

COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE



HUNTERDON COUNTY
APRIL 6, 2023



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ACKNOWLEDGMENTS



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



EXECUTIVE SUMMARY

From hay and feed corn, to horses, cattle and specialty crops, Hunterdon County is a leader in the state in agricultural production. The County has good agricultural soils, stable climate, access to clean water, proximity to urban markets, and farmers cultivating the land and supporting the local economy. The agricultural community is supported by state and local governments and nonprofit organizations alike, sharing a common goal to protect and preserve the viability and success of the agricultural industry in the County.

Since the completion of the 2008 Hunterdon County Comprehensive Farmland Preservation Plan, Hunterdon County has preserved an additional 13,784 acres of farmland on 226 farms. Through the County's farmland program, 36,136 acres of farmland in 478 farms have been protected. Farmers, residents, and local officials in Hunterdon County remain firmly committed to protecting farmland.

\$303.5 million has been spent preserving farmland in Hunterdon County. The State has contributed \$211 million (70%) to protect farmland in 17 of the County's 26 municipalities. Hunterdon County has spent \$36.7 million (12%), with local municipalities providing \$38.0 million (13%) of the cost. An additional \$14.4 million has been contributed by federal grants and non-profit organizations.

This update to the 2008 *Plan* is required for continued participation in the state's Planning Incentive Grant (PIG) program, a critical source of funding for Hunterdon County. Several public meetings were held as part of the update to the plan and the meeting materials are included in *Appendix A* of this report.

For farms meeting the County's criteria for preservation and based upon an analysis of agricultural soils and tillable land, **22,006 acres are potentially eligible for farmland preservation** within the County's Agriculture Development Area.

HUNTERDON COUNTY

2023 FARMLAND PRESERVATION PLAN

All county funded farms are subject to CADB review and approval. All eligible farms must comply with the existing SADC criteria to meet the SADC's minimum eligibility for cost sharing. In addition to state ranking criteria, when considering farms for county funding the CADB has additional standards it applies, including:

- **TIER I: THE MOST PRODUCTIVE FARMS, > 40 ACRES**
- **TIER II: FARMS ADJACENT TO PRESERVED FARMS, 10-40 ACRES**
- **OTHER FARMS: FARMS NOT ADJACENT TO PRESERVED FARMS, 10-40 ACRES**

STRATEGIC PRESERVATION FARM PRESERVATION CRITERIA

✓ **TIER I: THE MOST PRODUCTIVE FARMS, > 40 ACRES**

- >50% Prime or Statewide Soils, >50% Tillable Land
- 15,295 acres within the ADA

✓ **TIER II: FARMS ADJACENT TO PRESERVED FARMS, 10-40 ACRES**

- >50% Prime or Statewide Soils, >50% Tillable Land
- 4,606 acres within the ADA

✓ **OTHER FARMS: FARMS NOT ADJACENT TO PRESERVED FARMS, 10-40 ACRES**

- >50% Prime Soils, >50% Tillable Land
- 2,106 acres within the ADA

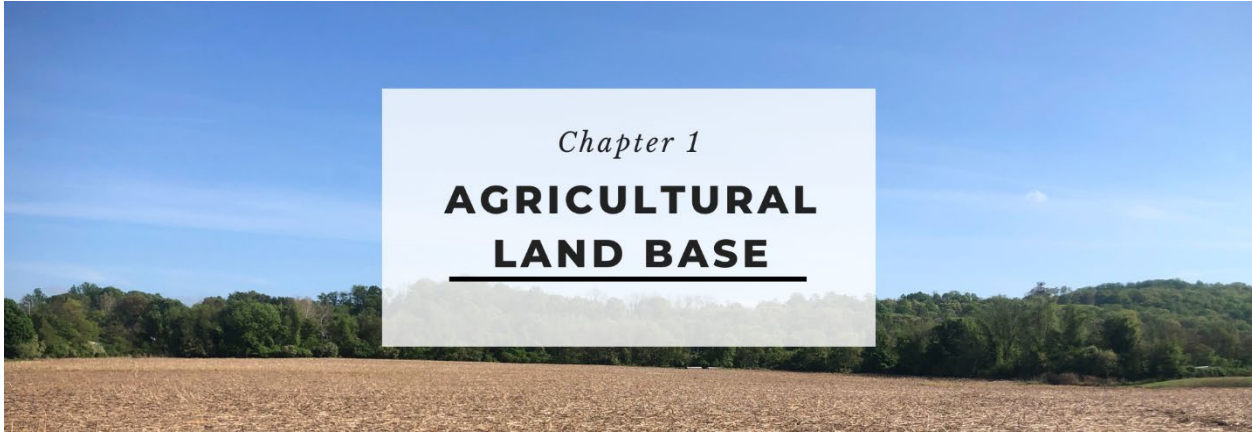
FAST FACTS

Hunterdon County is:

- 273,885 acres
- 116,200 acres farm assessed
 - 42% of the County
- 36,136 acres preserved farms
 - 13% of the County
 - 30% of farm assessed land
- 37,272 acres of parks & open space
- 73,408 acres of preserved land
 - 26% of the County

All target farms must reside within the County's Agricultural Development Area (ADA) on a farm assessed property which has the potential for development. The CADB will entertain the acceptance of the SADC's minimum size of 10 acres into the County PIG program, provided that the land meets all other state and county criteria.

Farms that are contiguous to already preserved farms are looked upon more favorably with the goal of creating contiguous farmbelts where possible. When evaluating individual applications, the CADB first reviews the application and uses the SADC ranking sheets to evaluate the farm. Beyond minimal qualifications and the additional county priorities listed above, the board's decision regarding a property depends on the number and quality of other applications and where the County stands in terms of funding. If there are too many applicants to fund them all, the highest ranked applications move forward and those that do not receive county funding are encouraged to go through an SADC, municipal, or nonprofit program. The CADB has adopted the SADC's scoring criteria to best prioritize farms for preservation.



Chapter 1

**AGRICULTURAL
LAND BASE**

I. HUNTERDON COUNTY AGRICULTURAL LAND BASE

A. Agricultural Land Base

Hunterdon County is located midway between two of the nation's largest metropolitan areas, New York, and Philadelphia. Despite its proximity to rapidly expanding suburbs, the region and its agricultural character remained unchanged through the first half of the 20th century.

With the completion of I-78 in 1987, new industries and employment centers developed along the corridor. Located less than an hour from major transportation gateways, including Newark International Airport and the New Jersey Turnpike, residents could more easily commute to business centers. As these industries and businesses began to grow around transportation routes, so did the residential population.

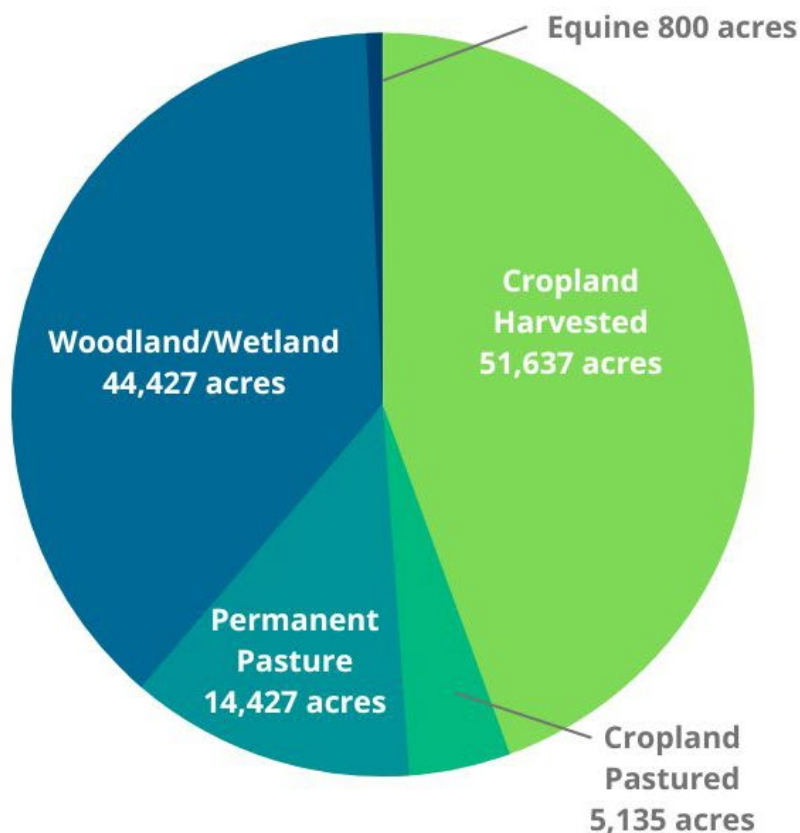
The population in Hunterdon County has increased nearly 40% since 1980, and the residential development supporting the growing population

has historically consumed prime farmland to meet its demands. Farmland preservation can help slow the pressures of development that take prime soils and open farmland out of production.

Agriculture has a strong historical presence in Hunterdon County. It is the county's first and oldest business, and has existed here for years amid social, economic, and environmental changes. Expansion of transportation routes throughout the county initiated a shift from primarily agrarian lifestyles and an agricultural-based economy to a progressive economy with persistent residential and employment growth. Like the rest of the state, Hunterdon County has followed national trends of declining agricultural lands and declining agricultural production.

According to the *2021 New Jersey Farmland Assessment* data there are 116,200 acres that are farm assessed land in Hunterdon County. Of this:

COUNTY FARM ASSESSED LAND (ACRES) 2021



CROPLAND HARVESTED

Number of acres qualified as "Cropland Harvested."

CROPLAND PASTURED

Number of acres qualified as "Cropland Pastured."

PERMANENT PASTURE

Number of acres qualified as "Permanent Pasture."

WOODLAND/WETLAND

Total acreage of all woodland/wetland without regard to whether it is appurtenant or non-appurtenant.

EQUINE

Number of acres qualified as "Horse Boarding, Training and Rehabilitation."

RENEWABLE ENERGY

Numbers of acres qualified as "Acres Used for Renewable Energy."

Figure I-1. Farm Assessment (2021)

- ✓ 51,637 acres (44%) is harvested cropland.
- ✓ 5,135 acres (4%) of land is cropland pasture.
- ✓ 14,427 acres (12%) are in permanent pasture.
- ✓ 44,159 acres (38%) is woodland/or wetland.
- ✓ 800 acres (0.7%) are used for equine.
- ✓ 41 acres (0.04%) is used for renewable energy, which refers to

small scale installations on farmland, not large-scale (commercial) solar facilities.

(Figure I-1)

The definition of **active agriculture** by the *New Jersey Farmland Assessment* is acreage falling within the categories: cropland harvested, cropland pastured, and permanent pasture. See *Map 1. Farmland* and *Map 2. Preserved & Public Land* in the maps section of this report for the location of

Table I-1. Acres of Active Agriculture by Municipality		
Municipality	Acres of Active Agriculture	Acres in Taxing District
Alexandria	6,460	18,048
Bethlehem	2,705	13,683
Bloomsbury	134	6,404
Califon	13	576
Clinton	69	858
Clinton Township	3,205	21,837
Delaware	8,811	23,616
East Amwell	7,430	17,792
Flemington	0	832
Franklin	5,142	14,912
Frenchtown	27	704
Glen Gardner	102	934
Hampton	212	870
High Bridge	12	1,536
Holland	3,858	14,528
Kingwood	8,164	22,734
Lambertville	0	704
Lebanon Borough	37	563
Lebanon Township	2,973	20,480
Milford	30	832
Raritan	4,074	24,576
Readington	7,135	30,592
Stockton	37	384
Tewksbury	4,671	20,352
Union	1,854	13,030
West Amwell	4,045	14,016

Source: NJDEP Bureau of GIS, 2021 Farmland Assessment

agriculturally assessed land in Hunterdon County. The *New Jersey Farmland Assessment Report for 2021* breaks down acreage of active agriculture by municipality. The total land in active agriculture in Hunterdon County is 71,199 acres. (see *Table I-1*) Active agriculture includes the following Land Uses-Land Cover

(LU/LC) types from the NJ Department of Environmental Protection (NJDEP):

- agricultural wetlands
- cropland and pastureland
- former agricultural wetland
- orchards/ vineyards/ nurseries
- other agriculture

COUNTY LAND USE/LAND COVER

NJ DEP LAND USE/LAND COVER DATA 2015

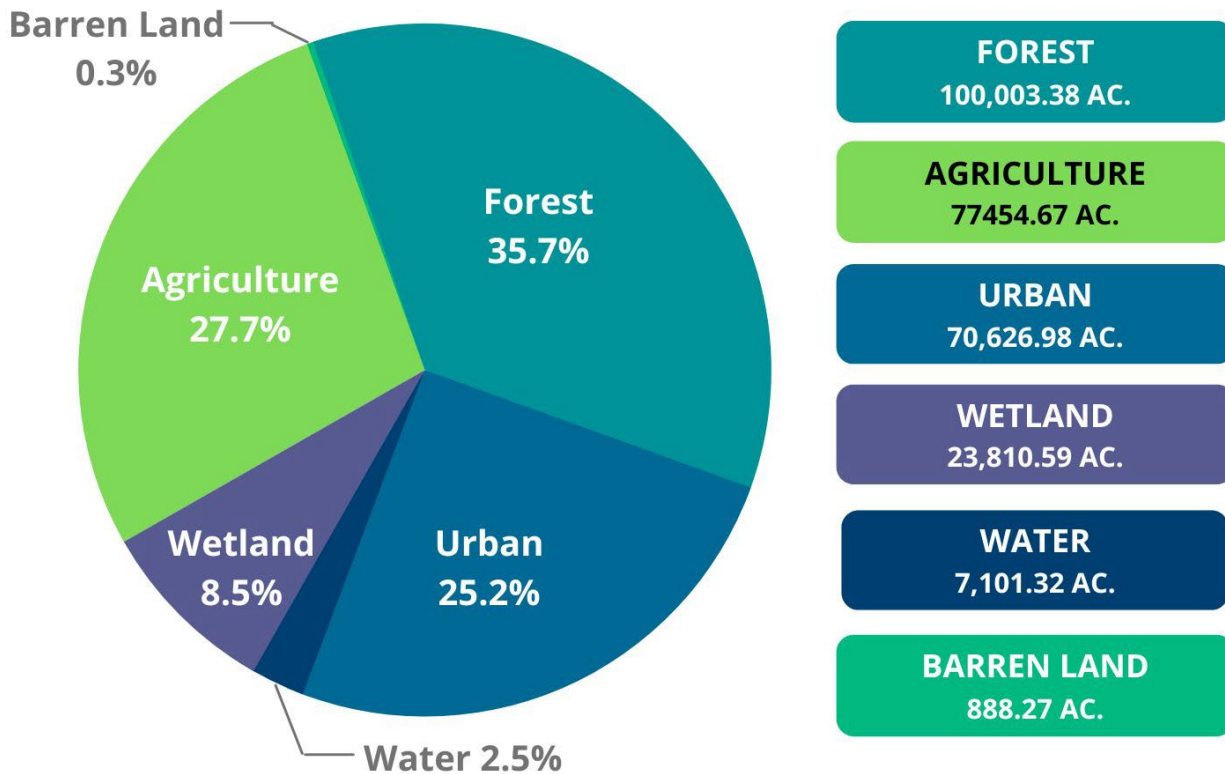


Figure I-2. County Land Use – Land Cover (acres)

According to the NJDEP LU/LC data, agriculture accounted for the second largest category of land use in Hunterdon County at 28%:

- 100,003 acres of forested land
- 77,454 acres of Agriculture
- 70,627 acres of urban land

The most recent data (2015) is represented in *Map 3. Land Use/Land Cover* and in *Figure I-2*.

Hunterdon County's land use distribution is experiencing a gradual increase in urban land

cover and a decline in forest land, agricultural land, and wetlands as shown in *Table I-2*.

Category	1995	2002	2007	2012	2015
Forest	36.5%	36.5%	35.5%	35.9%	35.7%
Agriculture	31.9%	29.3%	28.5%	27.8%	27.7%
Urban	20.0%	22.5%	24.6%	25.0%	25.2%
Wetland	8.9%	8.7%	8.6%	8.5%	8.5%
Water	2.4%	2.4%	2.5%	2.6%	2.5%
Barren Land	0.4%	0.5%	0.3%	0.2%	0.3%

B. Farmland Soils

New Jersey is divided into four physiographic provinces: the Valley and Ridge, Highlands, Piedmont, and Coastal Plain. Each province defines a region in which relief, landforms, and geology are significantly different from that of adjoining and nearby regions. The boundary lines dividing each

province is determined by a major change in topography and geology. Hunterdon County lies within the Highlands and Piedmont provinces. (Figure I-3)

Highlands Physiographic Province

The Highlands province occupies an area of approximately 980 square miles, covering roughly one-eighth of

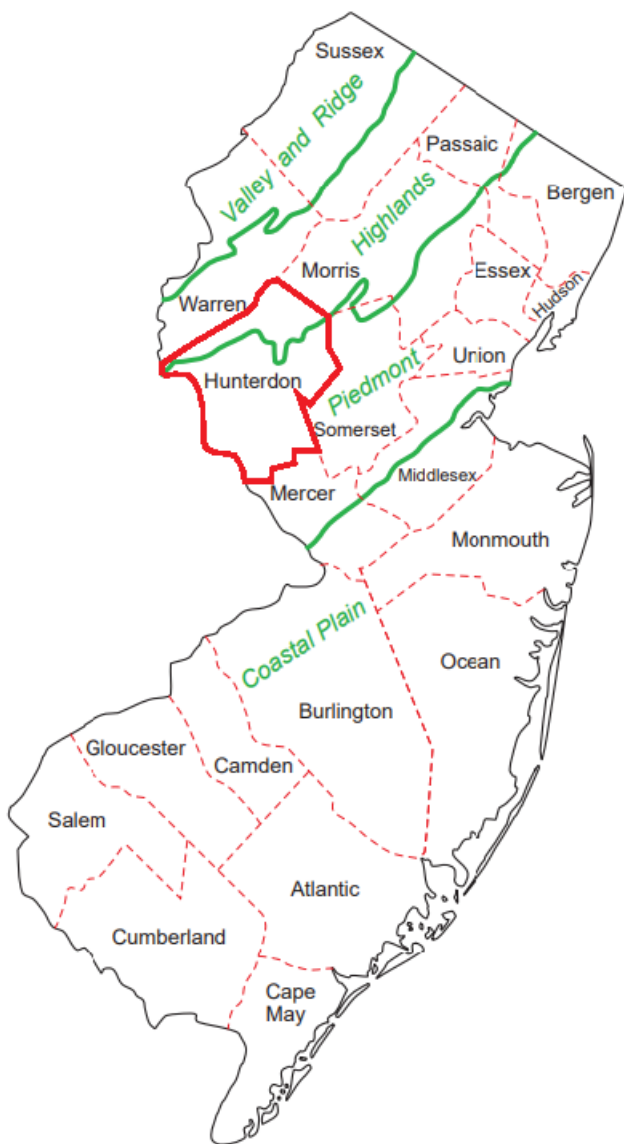
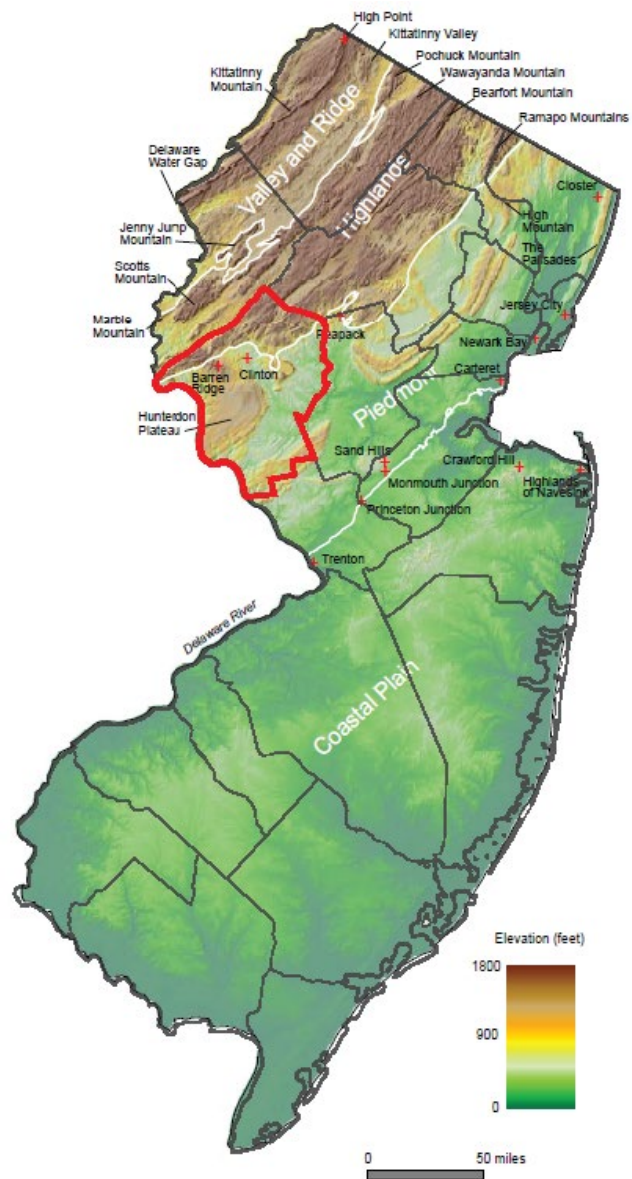


Figure I-3. NJ Physiographic Provinces



Color-shaded relief map, and physiographic provinces of New Jersey and location of named features.

the state and about one-third of north Hunterdon County. This mountainous belt is rugged; the topography consists of a series of discontinuous rounded ridges separated by narrow, deep valleys. Except where they merge with the Hunterdon Plateau in the western part of the county, the Highlands rise abruptly above the Piedmont. The soils of the Highlands province and lands adjacent the Piedmont Plateau contain deep, mostly well drained, moderate-to-steep, stony, rocky, or gravelly soils. Lands adjacent to the Piedmont Plateau have soils that are mostly deep, gently sloping-to moderately steep, gravelly, stony, or rocky. Included in this region are narrow areas of floodplains. Soils of the Highlands are formed over gigantic gneiss, whereas those on the Piedmont Plateau are formed over shale, limestone, and glacial till.

Piedmont Physiographic Province

The Piedmont province covers an area of approximately 1,600 square miles, making up about one-fifth of the state and two-thirds of Hunterdon County. The region consists of a low rolling plain divided by a series of higher ridges. It can be broken into two major regions: the Raritan Valley Lowlands and the Hunterdon Plateau (in the western part of the county). The topography of the Piedmont is more conducive to farming, which is consistent with data of distribution of farmland throughout the county

The dominate soils of the Piedmont are moderately deep, or deep over

shale, sandstone, or argillite. Slopes are mostly gentle and rolling with well drained soils, although some soils range to poorly drained. Minor areas are underlain by diabase rock and are characterized as very rocky soils.

Learn more about Highlands soils on the USDA's Web Soil Survey [website](#).

Soil types are determined by the parent bedrock material from which they were formed, the drainage characteristics they exhibit, and the steepness of slopes on which they are found. Soil types are grouped into larger categories called soil series, which are based on the parent materials, chemical compositions, and profiles of their member soil types. Soil series can also be grouped into a broader category called soil associations, formed through a similar process.

Soil Classifications

Productive farmland in Hunterdon County follows the location of statewide and prime soils that are classified for farming by the Natural Resource Conservation Service (NRCS), a division of the United States Department of Agriculture (USDA). These soils, as well as most farms, are located throughout central, easterly, and southern portions of the county.

The NRCS classifies certain soils as prime, of statewide importance, or unique based on their potential for

SOILS OF HUNTERDON COUNTY

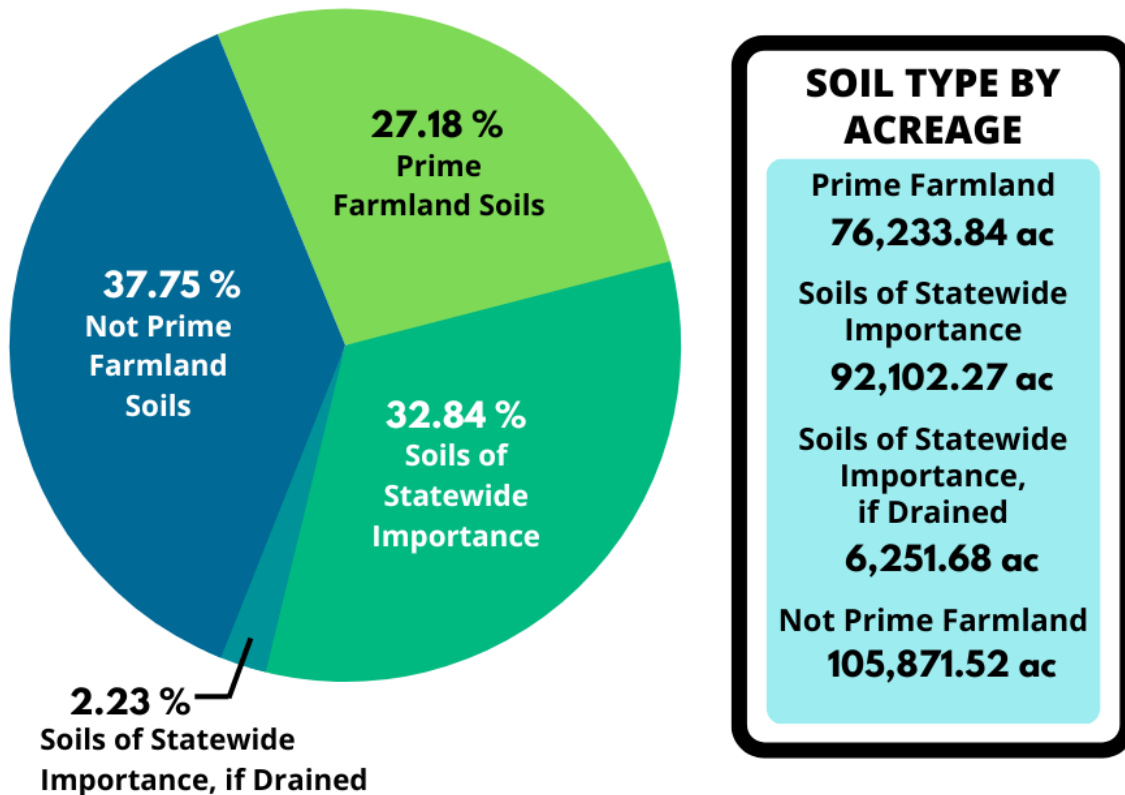


Figure I-4. Soils of Hunterdon County

agricultural productivity. There are 119 soil types in Hunterdon County. These are shown on *Map 4. Agricultural Soil Categories* and in *Appendix B. Soils*.

i. Prime Soils

Prime soils are defined by the Natural Resource Conservation Service (NRCS) as soils that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. Prime soils have the quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed

according to acceptable farming methods. They do not flood frequently and are not excessively erodible or saturated with water for long periods of time. In Hunterdon County, **76,234 acres are classified as prime soils.**

ii. Soils of Statewide Importance

Farmland soils of statewide importance produce high crop yields when treated and managed according to acceptable farming methods as well. Their yields are not as high as those of prime soils. **92,102 acres of soils with statewide importance** are located in Hunterdon County. These soils are generally adjacent to prime soils, but on areas with greater slopes.

iii. Soils of Statewide Importance, If Drained:

In Hunterdon County 6,252 acres fall under the classification of soils of statewide importance, if drained.

iv. Other Soils:

Other soil series (or non-prime farmland) encompass all soil types that are not classified as prime, statewide important, unique, or locally important. The capacity of these soils for supporting agricultural should be assessed on a site-specific basis.

Figure 1-4 identifies the major soils in Hunterdon County grouped by the NRCS agricultural soil classifications.

Map 4: Hunterdon County Soils illustrates their locations throughout the county.

31 soil types are classified as **Prime Farmland** by the NRCS, making up 76,234 acres, 27% of the county.

39 soil types, 92,102 acres, are of **Statewide Importance**, 33% of the county.

3 soil types, 6,252 acres are categorized as of **Statewide Importance, if drained**, 2% of the county.

46 categories, including water, 105,873 acres fall under **Not Prime Farmland Soils**, 38% of Hunterdon County.



Figure 1-5. Peacefield Farms in Alexandria

Irrigation and Water Resources

Water resources are as important as soil to the success of farming. Hunterdon County is bordered by the Delaware River to the west. The Musconetcong River (a major tributary of the Delaware River flowing through the environmentally sensitive New Jersey Highlands Region) forms the county's northwest border. More than two-thirds of the county are drained by the South Branch of the Raritan River, a major tributary to the Raritan River. The county also has two major water reservoirs constructed by the State of New Jersey. Round Valley Reservoir and Spruce Run Reservoir in Clinton Township were opened as parts of a

larger water supply system, the Raritan Basin system. Round Valley reservoir is a 2,350-acre off-stream pump storage reservoir that, at full capacity, can hold up to 55 billion gallons of water for use in central New Jersey. It is the largest water supply reservoir by volume in the state, filled primarily by pumping water from the South Branch of the Raritan River into the reservoir via large underground pipeline powered by a pumping station in Clinton Township. Spruce Run Reservoir is an 11-billion-gallon on-stream water

storage reservoir fed entirely by rain fed streams.

Across the State, there are five water supply regions. Hunterdon County is in the Raritan and Upper Delaware water supply regions (see *Figure I-6*)

Water resources are typically categorized as either surface water or groundwater. Both systems are important to the quality of soils, farmland production, and irrigation potential. Forested areas and stream-side riparian areas function to protect

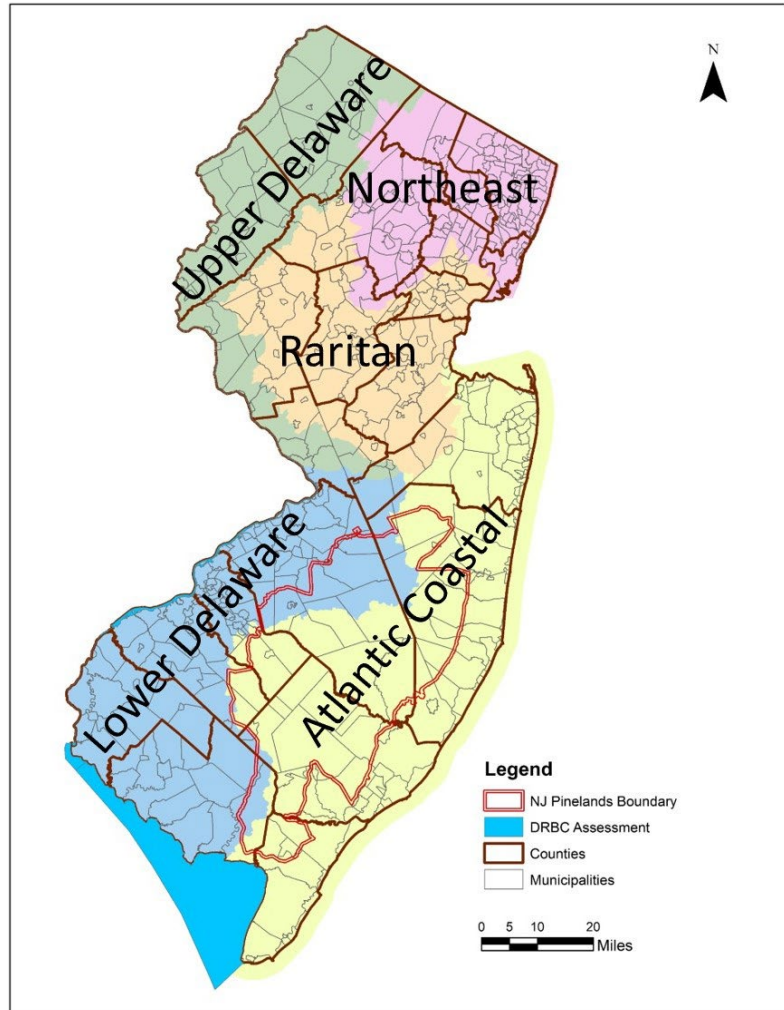


Figure I-6. NJ Water Supply Regions

surface and groundwater quantity and quality through collection and infiltration of rainwater, filtration of excess nutrients, solids, and pollutants and stormwater abatement.

In the Upper Delaware, located along the western border of the county, water sources are primarily from surface water and unconfined groundwater sources. Most of the annual water withdrawal in this region is used for power generation, followed by potable water supply, commercial/ industrial/ mining, and agriculture.

In the Raritan Region, which makes up roughly two-thirds of the county, water supply sources come from surface water, unconfined groundwater, and confined groundwater sources. In terms of annual water withdrawal by sector, most of the water is withdrawn for potable water supply, followed by power generation, then commercial/ industrial/ mining uses.

The **Upper Delaware Water Supply Region** includes the areas surrounding the Delaware and Musconetcong Rivers.

Includes: Bloomsbury, Delaware, Hampton, Holland, Milford, Frenchtown, Kingwood, Lambertville, Stockton, and parts of Bethlehem, Lebanon Township, Alexandria, West Amwell, Raritan and Franklin.

Raritan Valley Water Supply Region encompasses:

Round Valley Reservoir, Spruce Run Reservoir, and the South Branch of the Raritan River.

Most of Hunterdon County's groundwater originates from precipitation, with aquifer recharge areas replenishing groundwater quantities through percolation. Areas overlain by forest cover are usually the best for water recharge because they allow water to seep into saturated regions below plant roots and eventually reach aquifers with good water-bearing capability. The county does have several large aquifer recharge areas located in areas of carbonate rock including along the Musconetcong River, near Round Valley Reservoir in Clinton Township, and in Union Township. Other recharge areas include the Brunswick shale portions of Union and Tewksbury Townships. The county's prime groundwater and best aquifer recharge areas can be found in the Highlands Region. *Figure 1-7*, from the NJ Geological and Water Supply Survey, shows the potential for aquifer recharge in Hunterdon County and the ranking of groundwater aquifers.

Groundwater recharge rates vary independently across aquifers and higher rates of recharge do not necessarily guarantee higher ranking aquifers. Aquifer rankings are based on well yield, hydraulic conductivity,

specific capacity, transmissivity, and storability.

Most of Hunterdon County's aquifers and recharge areas are ranked a moderate "CB", and with higher recharge potentials, "CA" which is found in the Highlands Region. Some of the highest-ranking aquifers and recharge areas, "BA-BB" are in the Highlands region as well, and along northern parts of Spruce Run Reservoir, in Clinton Township east of Round Valley Reservoir, and along the Delaware River in the Upper Delaware Water Supply Region.

The Highlands Region

The *Highlands Water Protection and Planning Act* protects water sources in the ecologically important/sensitive Highlands Region which may limit the development of farms and farming operations in that region. The *Highlands Regional Master Plan (RMP)* guides the implementation of the *Planning Act*.

The RMP includes an analysis that determines the amount of water needed to protect natural systems and the amount that is available for water supply, agricultural, commercial, and industrial uses. The Highlands Region in Hunterdon County is split nearly evenly between areas with water

Aquifer-Recharge Potential for Hunterdon County, New Jersey

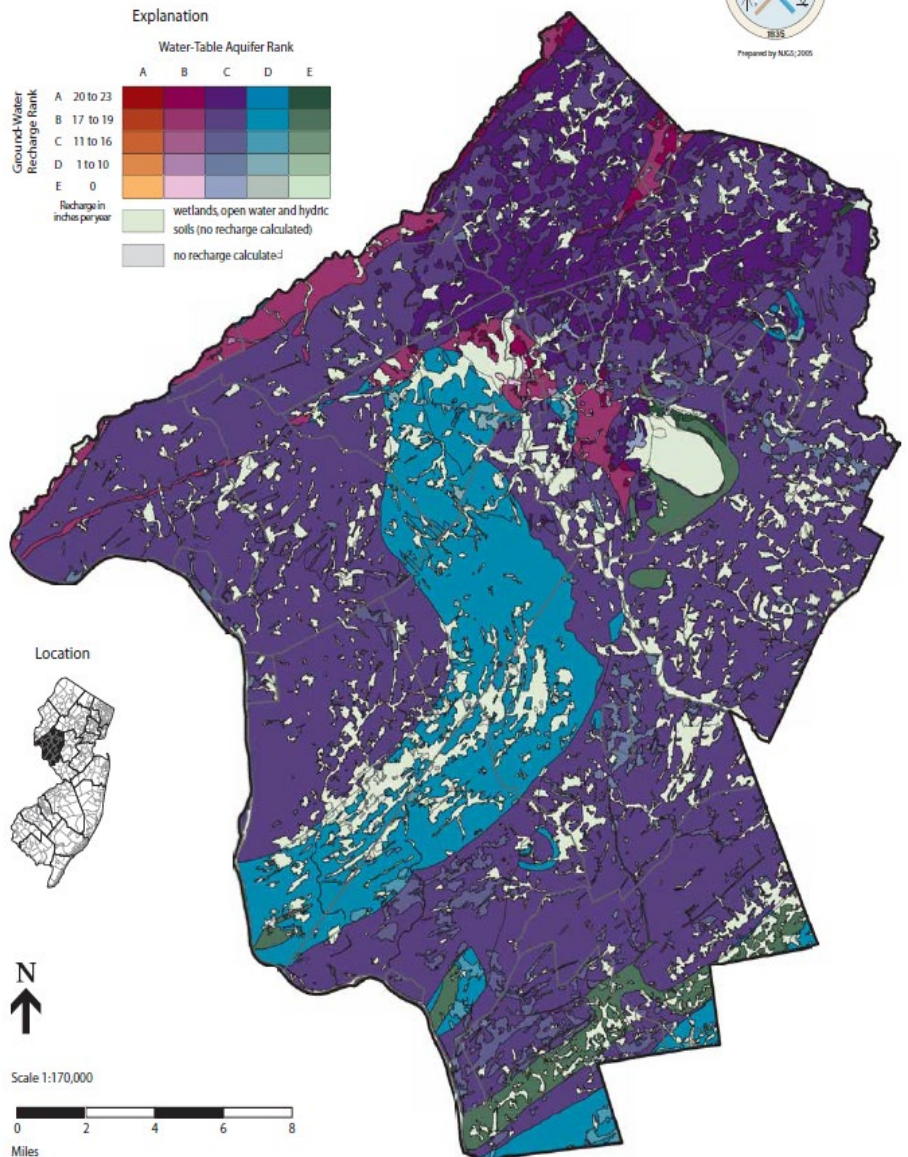


Figure I-7. Aquifer-Recharge Potential for Hunterdon County

availability surplus and deficit. The RMP defines surplus as a net positive water availability where capacity is beyond existing demand, and a deficit as when the current water consumption is unsustainable.

Several sub-watersheds in Union and Tewksbury have more substantial surpluses, and one sub-watershed, primarily in Clinton Township, has a

more substantial deficit, but generally, most of the county fits between slight surplus and deficit.

The designation of the Highlands Region allows for stricter regulations and protections to be put in place, specifically those that protect water resources and public water supply. Wellhead Protection Areas (WHPAs) are a critical component of the effort to preserve water quality, creating protection areas around public water supply. The largest concentration of WHPAs fall along the Interstate 78 corridor through Clinton and Union Townships but are also scattered throughout the Highlands Region of Hunterdon County.

In addition to the regulations of the Highlands Region, the NJDEP Bureau of Water Allocation also regulates ground and surface water withdrawal. Combined withdrawals of up to 100,000 gallons per day are permitted in Highlands Planning Areas and up to 50,000 gallons per day is permitted in the Preservation Area. Several public community water systems within the Highlands Region of Hunterdon County exist. The Boroughs of Hampton, Glen Gardner, High Bridge, Califon, Bloomsbury, and Milford have public water systems with limited available capacity, while areas along the Interstate 78 and Route 31 corridors in Clinton Township, Town of Clinton, Lebanon Borough, and Union have public systems with moderate available capacity.

Water Supply Monitoring

The Division of Water Supply and Geoscience within the NJDEP regularly monitors various water supply conditions within the state based on these different Water Supply Regions. Monitoring the water supply conditions aids the NJDEP in declaring when regions are in water supply drought. In addition, the USDA Secretary of Agriculture is authorized to designate counties as disaster areas to make emergency loans available to producers suffering losses in counties in and contiguous to those suffering from drought emergency conditions. The state and county have experienced several episodes of drought resulting in water shortages of varying degrees.

Between 1954 and 2020, the State of New Jersey experienced two Federal Emergency Management Agency (FEMA) declared drought-related major disasters or emergencies classified as a water shortage, both of which included Hunterdon County. These disasters cover a wide region of the state including many counties. In 2022 NOAA NIDIS drought data recorded levels of abnormally dry conditions from end of March through mid-April, and abnormally dry conditions that increased to moderate drought conditions July through mid-October. The months of August through mid-September saw a severe drought.

Table I-3. Drought Incidents in Hunterdon County, 2015 to 2022

Date(s) of Event	Description
May 5- June 22, 2015	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 05-12-15 to 05-18-15; "moderate drought" status from 05-19-15 to 06-01-15; and "abnormally dry" from 06-02-15 to 06-22-15. Gardens and lawns were reported as struggling due to drought conditions.
August 11, 2015- January 11, 2016	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 06-11-15 to 07-28-15; "moderate drought" status from 07-29-15 to 12-28-15; and "abnormally dry" from 12-29-15 to 01-11-16. Drought hindered hay growth. A drought watch was issued in New Jersey.
April 19, 2016- April 10, 2017	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 04-19-16 to 06-13-16; "moderate drought" from 06-14-16 to 10-24-16; "severe drought" from 10-25-16 to 01-23-17; "moderate drought" from 01-24-17 to 03-20-17; and "abnormally dry" from 03-21-17 to 04-10-17.
October 3-30, 2017	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 10-03-17 to 10-30-17. Tree leaves began falling weeks early.
December 19, 2017- February 12, 2018	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 12-19-17 to 02-12-18. Reservoirs were reported low in northern New Jersey.
September 17-November 25, 2019	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 09-17-19 to 10-14-19; "moderate drought" status from 10-29-19 to 11-25-2019. A fire restriction was placed in northern New Jersey.
March 17-23, 2020	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 03-17-20 to 03-23-20
July 7, 2020- August 11, 2020	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 07-07-20 to 08-11-20
May 4, 2021- June 8, 2021	According to U.S. Drought Monitor, "abnormally dry" conditions were reported intermittently across the county between 05-04-21 to 06-08-21
February 1, 2022 -April 5, 2022	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 02-01-2022 to 04-05-2022
July 15, 2022- October 11, 2022	According to U.S. Drought Monitor, conditions held at an "abnormally dry" status across the county from 06-15-22 to 06-25-22; "moderate drought" from 07-26-22 to 08-15-22; "severe drought" from 08-16-22 to 09-05-22; "moderate drought" from 09-06-22 to 09-20-22; and "abnormally dry" from 09-21-22 to 10-11-22.
November 4, 2022	The USDA Farm Service Agency (FSA) Designated Hunterdon County as eligible for natural disaster emergency loans following severe drought conditions that lasted for eight consecutive weeks.

Land Irrigated in Hunterdon County by Farmland Type

Source: US Census of Agriculture

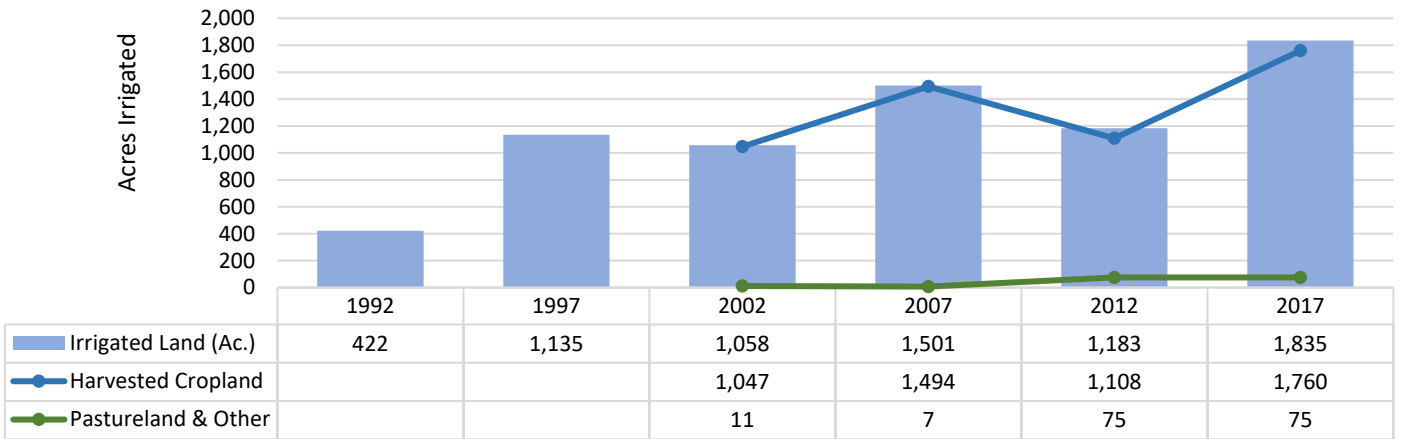


Figure I-8. Land Irrigated in Hunterdon County by Farmland Type

Agriculture-related drought disasters are quite common. In 2015, Hunterdon County was included in declaration S3930 for excessive heat and drought with losses for crops totaling \$179,611. *Table I-3* accounts for recent known drought events from 2015- 2022 accounted for in the 2021 Hunterdon County Hazard Mitigation Action Plan. On November 4, 2022, Hunterdon County was included in a drought emergency designation by the USDA and Farm Service Agency (FSA) that will allow producers to apply for emergency loans following severe drought conditions.

Hunterdon County has also been included in USDA FSA Designations of Primary Natural Disaster Areas in response to excessive rain that occurred August 21 through September 2, 2021, and in response to damages from Hurricane Ida September 1-2, 2021.

Irrigated Farmland

Water use trends are similar to water withdrawal trends which vary from month to month with water use typically peaking in summer months when outdoor and irrigation demands are high.

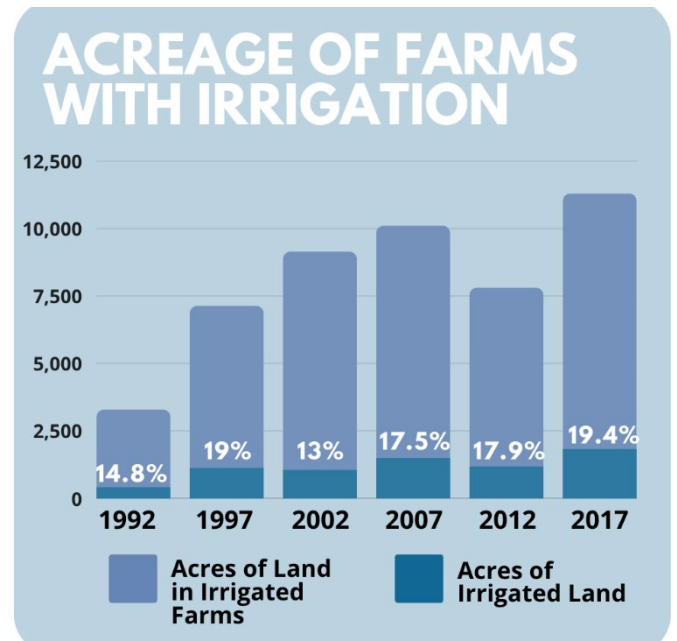


Figure I-9. Acreage of Farms with Irrigation

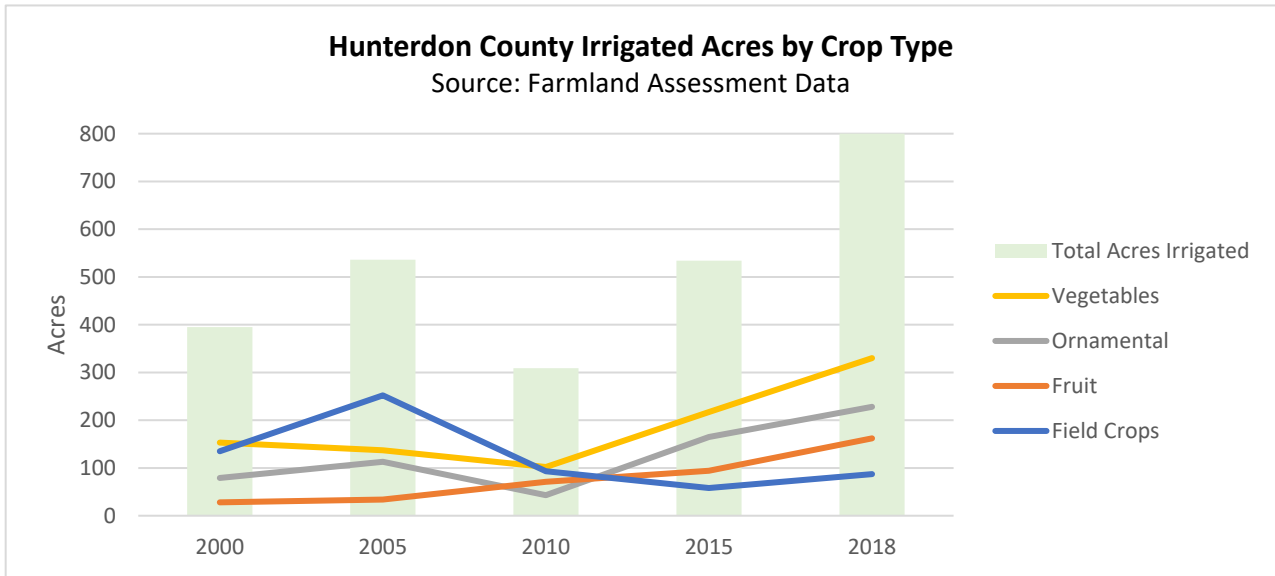


Figure I-10. Hunterdon County Irrigated Acres by Crop Type

Water tapped for irrigation includes sources from local wells, the Delaware River, the South Branch of the Raritan River, and groundwater. Groundwater is generally preferred to surface water for irrigation because there is less sediment, particulates, and chemical pollutants that may clog irrigation pipes and damage crops.

Over the past 25 years of Census data, an average of about 17% of acreage on irrigated farmland is watered regularly for agricultural production. In 2017, 156 farms amounting to 9,449 acres irrigated 19.4% of the total land, roughly 1,835 acres.

In the past two decades, irrigated farmland in Hunterdon County experienced a net increase of 49.7% from 1,226 acres of farmland in 1997 to 1,835 acres irrigated in 2017. The 2017

Census of Agriculture reported 146 farms irrigating 1,760 acres of harvested cropland while 12 farms irrigated 75 acres of pasture and other land. Although available historic data is incomplete for irrigation categories of harvested cropland and pasture and other land, harvested cropland generally accounts for around 96% of irrigated land types. (See *Figure I-8*)

The US Census of Agriculture reports the number of acres of irrigated farmland as well as the total acres of land on farms that participate in irrigation practices. Not all land on irrigated farms is irrigated, as reflected in *Figure I-9*.

Between 2007 and 2017 while the increase in irrigated cropland closely followed the percentage rise in acres irrigated overall, acres irrigated for pasture and other land saw an

increase from 7 acres to 75 acres irrigated.

Farmland Assessment data for Hunterdon County can distinguish acres of harvested cropland further, dividing reported acreage by crop type as well as by municipality. 15 of Hunterdon County's 26 municipalities reported irrigating acres which produce field crops, fruit, ornamental plants, and vegetables. Franklin and Holland Townships historically have the highest recorded number of irrigated acres of farmland, followed by Readington, Delaware and Kingwood Townships.

Most of the cropland irrigated falls into the "vegetable" category with trends showing that Hunterdon County farmers are moving away from irrigating field crops, towards watering ornamental plants and vegetables. Overall, Hunterdon County's land in irrigated acres has increased 104.3% from 395 acres to 807 acres between 2000 and 2018 (see *Figure I-10*).

According to *Farmland Assessment* data provided by the State Agricultural Development Committee (SADC) Kingwood and Franklin Townships have irrigated the most acreage of field crops. Farms in Franklin Township steadily increased water usage for field crops between 2000 and 2018. Kingwood Township reported consistent irrigation of field crops between 2000 and 2010 but has not noted any water usage data in this category since. Holland, Franklin, and

Tewksbury Townships irrigate more acres of fruit trees than other municipalities in Hunterdon County. While Franklin Township has consistently irrigated 18 acres of fruit, Holland Township's water usage for fruit crops has increased exponentially from a one-acre average between 2000-2015 data, to 83 acres in 2018. By comparison, Tewksbury irrigates an average of 9.4 acres of fruit.

As popularity for ornamental plant products rose, more land was irrigated to support their production. Alexandria, Delaware, and Readington Townships historically irrigated the most acres of ornamental plant products.

- Alexandria: 26.6 acres;
 - Delaware: 26 acres; and
 - Readington: 18.2 acres.
- (2000-2018 average for each town)

Between 2000 and 2018, annual acres irrigated for ornamental plants increased 189%. In 2018, Readington irrigated 55 acres; Clinton Township irrigated 40 acres; Alexandria irrigated 37 acres; and Delaware irrigated 35 acres.

Between 2000-2018, land in vegetable production used the most water for irrigation. This category experienced a 116% increase in irrigated acres. In 2000 a total of 153 acres were irrigated, and in 2018, that acreage increased to 330 acres. Franklin and Readington Townships irrigate the greatest acreage for their vegetable production.

Franklin Township irrigates an average of 79 acres annually, while Readington Township irrigates an average 30 acres annually. The past two data sets from Farmland Assessment reports (2015 and 2018) notes that Holland Township has begun increasing irrigated acres of vegetable cropland recently, 71 acres in 2015 and 127 acres in 2018. Bethlehem Township has also experienced an increase in irrigated acres of vegetables from 10 acres in 2005 to 50 acres in 2018.

The *Census of Agriculture* records numbers of acres irrigated by farm size as well. Data shows an increase in irrigated acreage during a period of drought in 2007, but otherwise relatively stable quantities overall. Trends from smaller farms (1-9 acres) show that less acreage is being irrigated over time while larger farms (260-499 acres) have seen an increase in acres irrigated in more recent years.

Due to the local climate, soils, and types of crops and pasture, most of the agricultural land in the county does not rely on irrigation. Prohibitive factors such as size of farms, access to infrastructure, and costs to irrigate also limit acreage maintained with irrigation. According to the *2017 Census of Agriculture*, approximately 156 farms amounting to 1,835 acres of County farmland was irrigated. In 2002 the *Census of Agriculture* reported approximately 1,058 acres of irrigated farmland in the county, an increase that is consistent when compared to

trends in irrigation for other counties in New Jersey.

C. Farmland Assessment and Census of Agriculture Statistics and Trends

1. Number of Farms & Farms by Size

According to the 2021 Farmland Assessment data provided by the SADC, Hunterdon County has 116,200 acres as farmland assessed.

The *Census of Agriculture* has historical records on number of farms and farm sizes. *Figure I-11* represents the distribution of farms by size and change over time. Smaller farms sized 10-49 acres have historically made up the majority of the county farmland. Since the *Census* in 2002, the number of farms has increased (1,313 farms in 1997 to 1,623 farms in 2002, and 1,604 farms in 2017) but data shows these increases have occurred primarily due to rises in smaller farms.

In 1992 farms sized 10-49 acres accounted for 44% of all farms and smaller farms (between 1-9 acres) made up 18%. The other 38% of farms were sized over 50 acres. In 1997, 45% of all farms were 10-49 acres and farms 1-9 acres became more numerous, making up 19% of the total farms. About 35% of farms were over 50 acres.

By the *2002 Census of Agriculture*, the percentage of farms 10-49 acres grew to 52%, smaller farms 1-9 acres also increased to 24% of the whole. The most recent data from the *2017 Census*

shows that more than half of all farms in Hunterdon County are under 50 acres. 51% of farms in 2017 were 10-49 acres, 24% of all farms were 1-9 acres, and less than a quarter of all farms in the county were greater than 50 acres.

2. Average and Median Farm Size

Along with the prevalence of small farms in Hunterdon County, statistics for average and median farm sizes in the county indicates that as number of farms are increasing, the sizes of these farms are decreasing. This trend in Hunterdon County follows the trend happening across the state (see *Table I-4* and *Table I-5*).

In 1992 the average size of farms in New Jersey was 93 acres, by 2002 the state average had dropped to 81 acres, and by 2017, the average farm size

AVERAGE & MEDIAN FARM SIZES

NJ Average
74 acres

NJ Median
16 acres

	Average	Median
Salem	123 ac	32 ac
Cumberland	111 ac	28 ac
Warren	92 ac	24 ac
Somerset	87 ac	23 ac
Burlington	114 ac	17 ac
Middlesex	87 ac	17 ac
Hunterdon	63 ac	17 ac

Source: US Census of Agriculture, 2017

Table I-4. Average & Median Farm Sizes

reached a low of 74 acres. Similarly, Hunterdon's average farm size in 1992 was 82 acres, decreasing to 72 acres by 2002, and 63 acres in 2017.

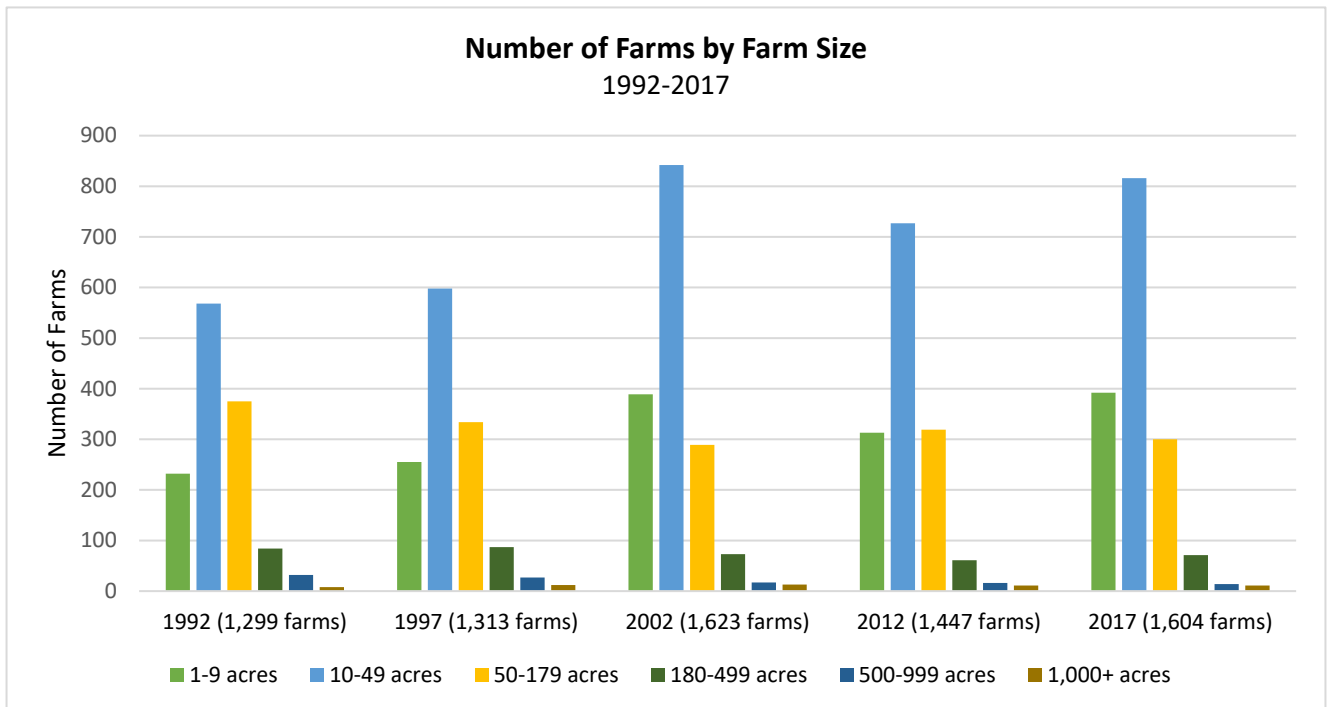


Figure I-11. Number of Farms by Farm Size

In 1997 the *Census of Agriculture* recorded the median farm size in Hunterdon County to be 27 acres, slightly greater than the median farm size for all farms in New Jersey (23 acres).

Over time, the median farm size in New Jersey and Hunterdon County has declined. In 2002 Hunterdon Counties Median Farm Size was 24 acres; in 2012, 20; and by the 2017 Census, 17 acres.

Census Year	New Jersey		Hunterdon County	
	Average Farm Size (Acres)	Median Farm Size (Acres)	Average Farm Size (Acres)	Median Farm Size (Acres)
1992	93	N/A	82	N/A
1997	91	23	80	27
2002	81	22	72	24
2012	79	20	66	20
2017	74	16	63	17

Source: US Census of Agriculture (1992-2017)

These numbers have been slightly higher than the state’s median farm size at 22 acres in 2002; 20 acres in 2012; and 16 acres in 2017. Acres of farmland in the county have also been decreasing over time which supports the fact that more small farms make up the majority of farmland, while larger farms struggle to maintain their land base in the county and state.

3. Cropland Harvested, Pasture, Woodland, Equine, and Totals for Agricultural Use

Each fiscal year, the New Jersey Department of the Treasury compiles the New Jersey Farmland Assessment, a report that divides active agriculture into 3 categories: Cropland Harvested, Cropland Pastured, and Permanent Pasture. *Table I-6* shows the change in these active agricultural uses over time, and *Table I-7* summarizes Hunterdon County’s active agricultural lands by municipality.

The county’s most productive cropland falls within the Piedmont, on the Hunterdon Plateau & the Raritan Valley Lowlands, areas encompassed by the Raritan Basin, Lockatong and Wickeceoke Creek watersheds and along the Delaware River. Delaware, East Amwell, Alexandria, Kingwood, Readington, and Franklin contain the greatest concentration of cropland in the county.

The amount of farm assessed land (total of all land devoted to agriculture and horticulture, plus land with farmhouse and all other land not devoted to agriculture or horticulture) shrank from 2010 (130,599 acres) to 2021 (121,982 acres), a 6.6% decrease, or loss of 8,617 acres of farmland. Land devoted to agriculture also decreased from 2010 to 2021 by 6,630 acres, or 7%. During this time, the composition of farm assessed land also changed:

- Harvested Cropland declined 10% from 57,572 acres in 2010 to 51,637 acres in 2021.
- Pastured Cropland experienced the greatest decline of 29% from 7,223 acres in 2010 to 5,135 acres in 2021, a loss of 2,088 acres.
- Permanent Pasture declined 11%
- Land Use for Equine decreased 4%

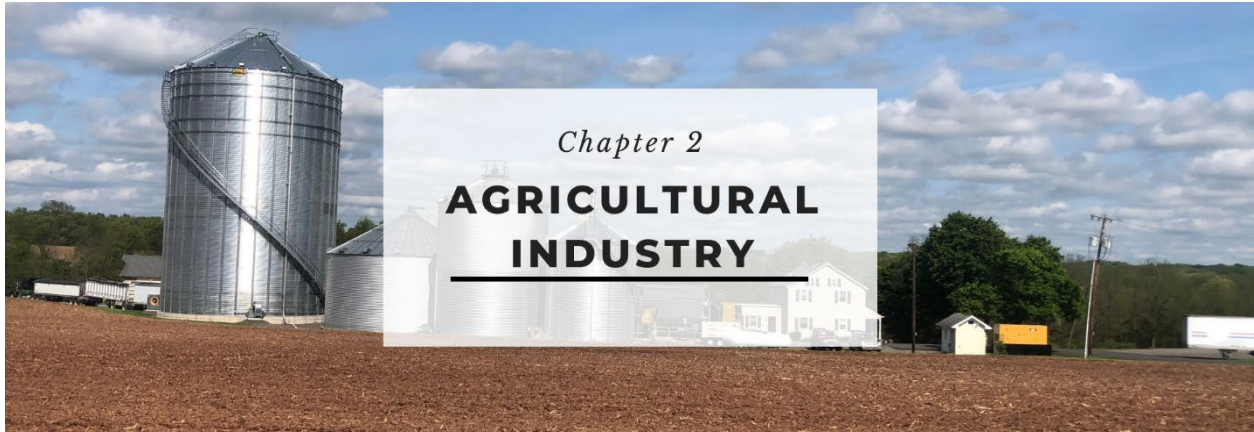
Table I-6. Active Agricultural Land, Acres and % Change									
	2009	2012		2015		2018		2021	
		Change, 2009- 2012		Change, 2012- 2015		Change, 2015- 2018		Change, 2018- 2021	
	Acres		Acres		Acres		Acres		Acres
Harvested Cropland	60,045	-6.6%	56,057	-2.4%	54,726	-0.3%	54,551	-5.3%	51,637
Cropland Pasture	7,609	-1.5%	7,495	-21.2%	5,907	-3.0%	5,730	-10.4%	5,135
Permanent Pasture	16,765	1.9%	17,089	-13.0%	14,861	-0.8%	14,741	-2.1%	14,427
Total	84,419	-4.5%	80,641	-6.4%	75,494	-0.6%	75,022	-5.1%	71,199
<i>Source: Hunterdon County Farmland Assessment Data</i>									

Figure I-12. Readington Buffalo Farm



Table I-7. Farm Use in Hunterdon County, by Municipality

Municipality	Cropland Harvested	Cropland Pastured	Permanent Pasture	Total Acres
Alexandria	5,060	412	988	6,460
Bethlehem	2,002	166	537	2,705
Bloomsbury	130	0	4	134
Califon	5	0	8	13
Clinton	69	0	0	69
Clinton Township	2,294	362	549	3,205
Delaware	7,101	365	1,345	8,811
East Amwell	4,989	1,014	1,427	7,430
Flemington	0	0	0	0
Franklin	4,012	90	1,040	5,142
Frenchtown	27	0	0	27
Glen Gardner	79	10	13	102
Hampton	191	0	21	212
High Bridge	4	0	8	12
Holland	2,741	158	959	3,858
Kingwood	5,944	921	1,299	8,164
Lambertville	0	0	0	0
Lebanon Borough	20	0	17	37
Lebanon Township	1,759	330	884	2,973
Milford	26	4	0	30
Raritan	3,385	210	479	4,074
Readington	4,725	608	1,802	7,135
Stockton	35	0	2	37
Tewksbury	3,015	137	1,519	4,671
Union	1,323	71	460	1,854
West Amwell	2,704	274	1,067	4,045
Total:	51,640	5,132	14,428	71,200



II. COUNTY'S AGRICULTURAL INDUSTRY

The Census of Agriculture reported **over \$92.2 million in sales in 2017, a 37% increase in market value from 2012**, confirming the trend of increased value of products sold.

Hunterdon County's large and fertile land base supports a thriving farming industry that is among New Jersey's most productive. The county ranks in the top three counties statewide for agricultural yields including harvested acres for hay, number of horses on farms, nurseries & nursery stock, corn for grain, and cattle & calve ownership.

The agricultural industry does more than sustain the rural characteristics of the county, it also contributes to the local economy. In 2002, agriculture accounted for approximately \$42.2 million in sales, and in 2007 sales jumped to roughly \$69.7 million. Between 2007 and 2012, there was a relatively slight decrease (around -\$2.5 million) in market value of agricultural products sold.

In addition to direct farm-related sales, the agriculture industry supports ancillary businesses such as equipment suppliers, seed suppliers, and veterinarians, whose sales are not captured within agricultural figures. These industries depend on farming to create necessary demand for services. Businesses such as butcher shops, creameries, farm-to-table restaurants, and local crafters all depend on agricultural products to maintain profitable businesses. When food is produced, processed, distributed, and sold within the region and county, money stays local.

Farms also provide indirect support by offering employment opportunities to younger residents and seasonal workers. Seasonal employment can help the county's aging farmer population reach production goals and the wage earnings of seasonal workers contribute to the economy when spent locally.

Farms often provide groundwater recharge and stormwater control. The recharge areas provided by farmland offset requirements by local governments to provide their own. NJAC 7:8 Stormwater Management Code gives stormwater ground recharge credit to municipalities that account for preserved and deed restricted farmland in their water management plan. Even if the stormwater recharge benefits on farmland do not have direct input to the economy, the land provides a cost-savings, allowing tax dollars to be spent on other visible county improvements. Additionally, when farm products are processed, distributed, and sold locally there are lower transportation costs, lower

TRENDS IN FARM SIZE

size of farms (acres)	1997	% change	2007	% change	2017	
1-9	255	52.9%	389	0.8%	392	↑
10-49	598	40.8%	842	-3.1%	816	↑
50-179	334	-13.5%	289	3.8%	300	↓
180-499	87	-16.1%	73	-2.7%	71	↓
500-999	27	-37%	17	-17.7%	14	↓
1,000+	12	8.3%	13	-15.4%	11	↓

Table II-1. Trends in Farm Size

vehicular emissions, and less pressure on existing infrastructure such as roads and bridges. More farms, a greater variety of farmland products, and a more connected farming community can also reduce environmental impacts from consumption of new machinery and equipment as used items can be sold, traded, and repurposed or repaired for use on neighboring farms.

Beyond the direct economic and environmental benefits of farms, farmland in Hunterdon County is also a social asset. Farmers can provide their local communities with access to fresh, healthy foods and can provide food security for local areas. As farmers markets, farm stands, wineries, farm breweries, and pick-your-own farms grow in popularity, interactions with local farms have been evolving into a social space for communities and attractions for agrotourism. Agricultural production and

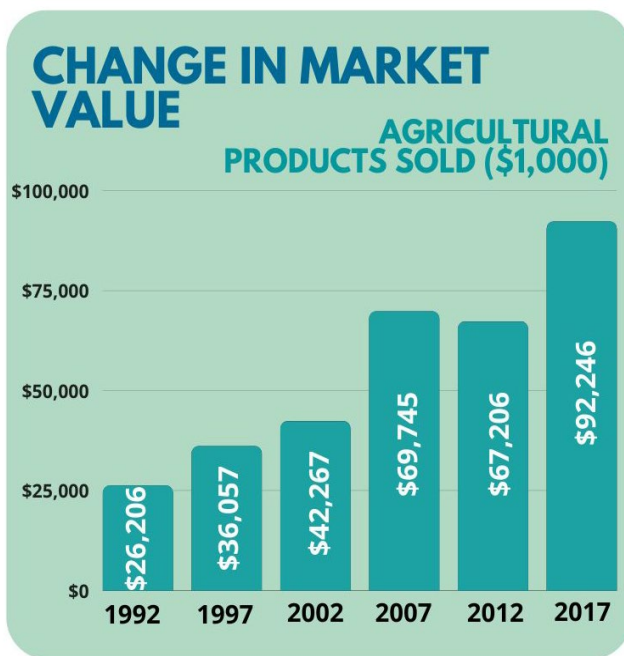


Figure II-1. Change in Market Value of Agricultural Products Sold

agriculture related activities provide ways for the County to promote a stable and independent local economy that engages the greater community and promotes social wellbeing.

Over the past 25 years, Hunterdon County has experienced a gradual decrease overall of farm size by acreage. (see *Table II-1*). The number of farms equal to and larger than 180 acres have declined between 1997 and 2017, while the number of smaller

farms (1-49 acres in size) has increased over the same period. In comparison to the size of farms, value of sales and revenue remains predominantly low. Larger farms can bring in higher amounts of revenue than numerous smaller farms. Larger farms have existing equipment and infrastructure in place and can practice economies of scale by further investing in expansion of operations. Although small farms dominate the amount of total farming operations in the county, the larger

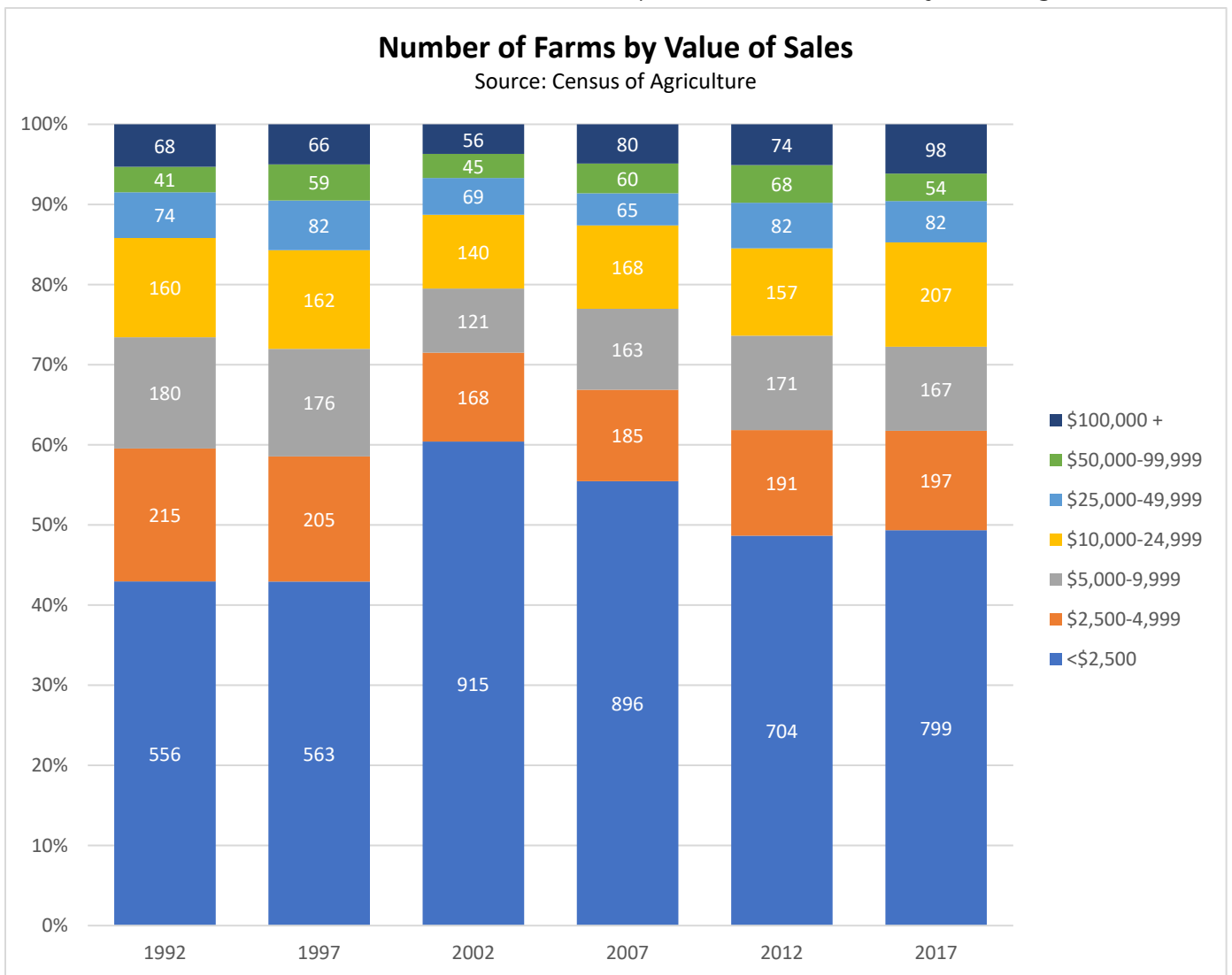


Figure II-2. Number of Farms by Value of Sales

farms consistently bring in most of the agricultural revenue.

Smaller farms may only be able to commit to certain types of products; rejected by larger operations as not as lucrative, but these value-added sales from the niche markets may boost the revenue of the smaller farm. A high number of low-earning farms may capture a smaller portion of the County’s agricultural market, and a small number of high-earning farms contribute to rising values of sales for the region (see *Figure II-1* and *Figure II-2*).

A. Trends in Market Value of Agricultural Products

The market value of agricultural products sold is rising, evident by data collected by the *Census of Agriculture*. There is a rising trend for market value of agricultural products sold between 2007-2017, a nearly 32%, \$22,501,000 increase (see *Figure II-1*).

Agricultural acreage dedicated to permanent pasture has experienced a gradual decline in recent years (see *Figure II-3*). Industry subsectors within the livestock category that rely on large acreage of pasture for grazing, such as cattle for beef and dairy, would likely feel mounting pressures as this acreage decreases over time. By examining the production and market value trends occurring in the livestock industries, we can determine if this decline in acreage is representative of

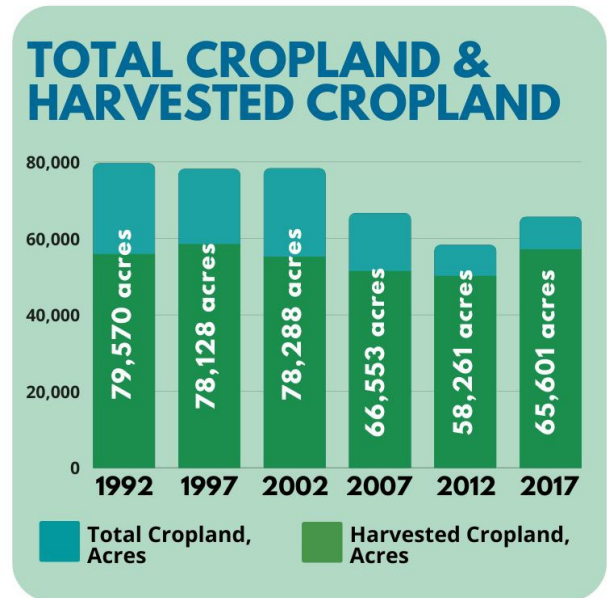


Figure II-3. Total Cropland & Harvested Cropland

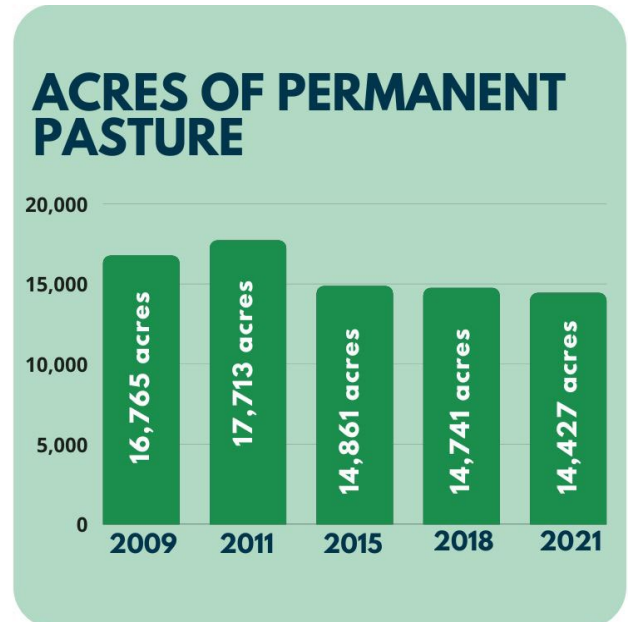


Figure II-4. Acres of Permanent Pasture

the shift away from livestock production relying on permanent pasture.

Total cropland and harvested cropland acreage has been experiencing a gradual decline which suggests the

market value of crops and other agricultural products is being driven, in part, by supply and demand (see *Figure II-4*). This number may be indicative of the changes in types of agriculture in Hunterdon County, with farmers adapting to market conditions by farming products that support higher financial yields rather than remaining in industries with lower sales gains per acre.

Farmers in Hunterdon County have been harvesting cropland acreage at a higher rate than in the past. In 1992, 70% of cropland was being harvested, compared to 77% in 2007, and 87% in 2017.

Market Value Trends

The *Census of Agriculture* separates agricultural activities into two categories:

- crops, including nursery and greenhouse
- livestock, poultry, and their products

Crops, including nursery and greenhouse products produced over \$78.8 million in sales during 2017, up 27% from sales of \$57.3 million in 2012. The crop, nursery and greenhouse market has experienced a steady growth in market value over the past 20 years. In 1992, the crops market was valued at \$16 million, representing about one-fifth of the current market.

Market value in the livestock, poultry and their products category have

TOTAL AG. MARKET VALUE BY COUNTY (\$1,000)

#7	Cumberland	\$212,649
	Atlantic	\$120,673
	Gloucester	\$102,454
	Salem	\$102,342
	Burlington	\$98,580
	Warren	\$93,217
	Hunterdon	\$92,246
Monmouth	\$80,633	
Middlesex	\$38,359	
Mercer	\$24,981	

Source: 2017, US Census of Agriculture

Table II-2. Total Agricultural Market Value by County

also rose. Reported data shows a 35% increase from \$9,888,000 in 2012 to \$13,379,000 in 2017, however, the market trend tends not to fluctuate too far from this range. In 1992, the sales from livestock, poultry and their products were valued at \$10,205,000.

Rising values of agricultural products is inversely linked to acreage in active agriculture for each of the categories. While quantities of acreage gradually decline, the value of the crops and products from livestock increase. These values may indicate new farming techniques and practices are yielding more productive, land intensive agriculture with higher outputs and greater revenue, or that costs for agricultural products are rising with nationwide inflation.

Hunterdon County is ranked 7th in the state for total market value for

TRENDS IN FARM SIZE BY COUNTY

County	2002				2017		
	Total Farm Acres	Av. Farm Size	Median Farm Size	# small farms trend	Total Farm Acres	Av. Farm Size	Median Farm Size
Cumberland	69,489	113	27	↓	66,256	118	26
Atlantic	30,372	61	19	↓	29,016	64	20
Gloucester	46,662	70	15		49,381	85	17
Salem	96,530	127	28	↑	98,239	79	20
Burlington	85,790	93	15	↑	96,256	105	17
Warren	74,945	80	22	↓	73,874	80	18
Hunterdon	100,027	62	19	↓	101,290	78	18

*Counties Ranked by 2017 Market Value of Ag. Products

Table II-3. Trends in Farm Size by County

agricultural products. The counties ranking in the top five are in the same geographic region of the Coastal Plains in southern New Jersey (see Table II-2).

Table II-3 depicts the top counties by market value of agricultural sales and the respective farm acreage, average farm size and median farm size. For these top agricultural producing counties, farmland acreage has remained constant between 2002 and 2017. The three counties with greatest market values for agricultural products; Cumberland, Atlantic and Gloucester Counties, have experienced a growth in both average farm size and median farm size, indicating that in these counties, the acreage of individual farms is increasing.

By comparison, the total farm acreage in Hunterdon County has increased

1.3% in the 15 years between 2002-2017, while the average farm size in Hunterdon County has increased 26% from 62 acres on average to 78 acres; however, median farm size has remained virtually the same.

Even as the average farm size has increased, farms between 1-49 acres (roughly 853 farms) typically produce under \$2,500. These figures suggest that several larger farms have increased in size and/or revenue, driving up average farm size metrics as well as contributing to the rising total market value of agricultural products.

Using data collected from the *Census of Agriculture*, we can see how the market value for specific crops has changed over time. The market value trends may help inform farmers of which products are most successful in a changing economy and guide them in planning for future seasons.

B. Crop Sales and Production Trends

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

- Vegetables
- nursery/greenhouse
- fruits, tree nuts, and berries
- grains, oilseeds, dry beans, & peas
- cut Christmas trees & short-rotation woody crops
- hay & other crops

Reported crop sales by categories are shown in *Figure II-6* and *Figure II-7*. *Figure II-8*, *Figure II-9*, and *Figure II-10*

show those crop categories over time by bushels produced, number of farms, and acres in production.



Figure II-5. Heritage Park Road in Bethlehem

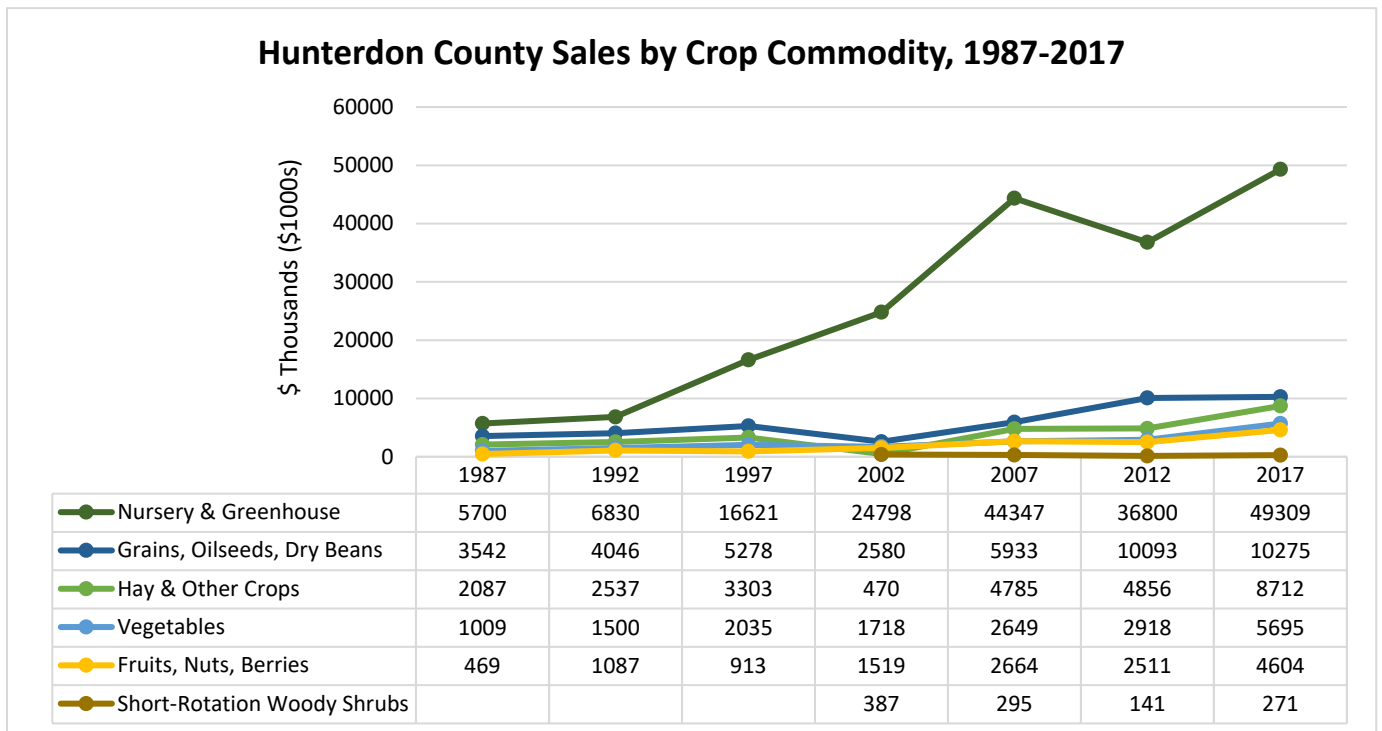


Figure II-6. Hunterdon County Sales by Crop Commodity, 1987-2017

2017 HUNTERDON COUNTY CROP SALES

Source: 2017 Census of Agriculture

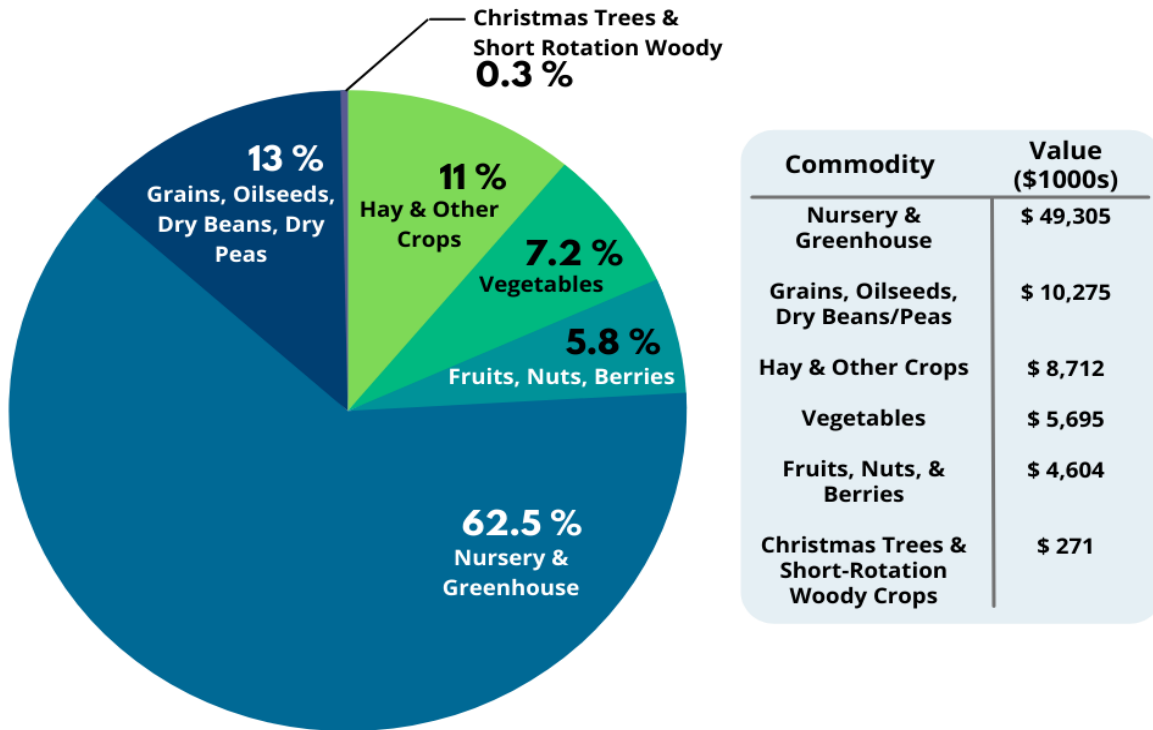


Figure II-7. Hunterdon County Crop Sales

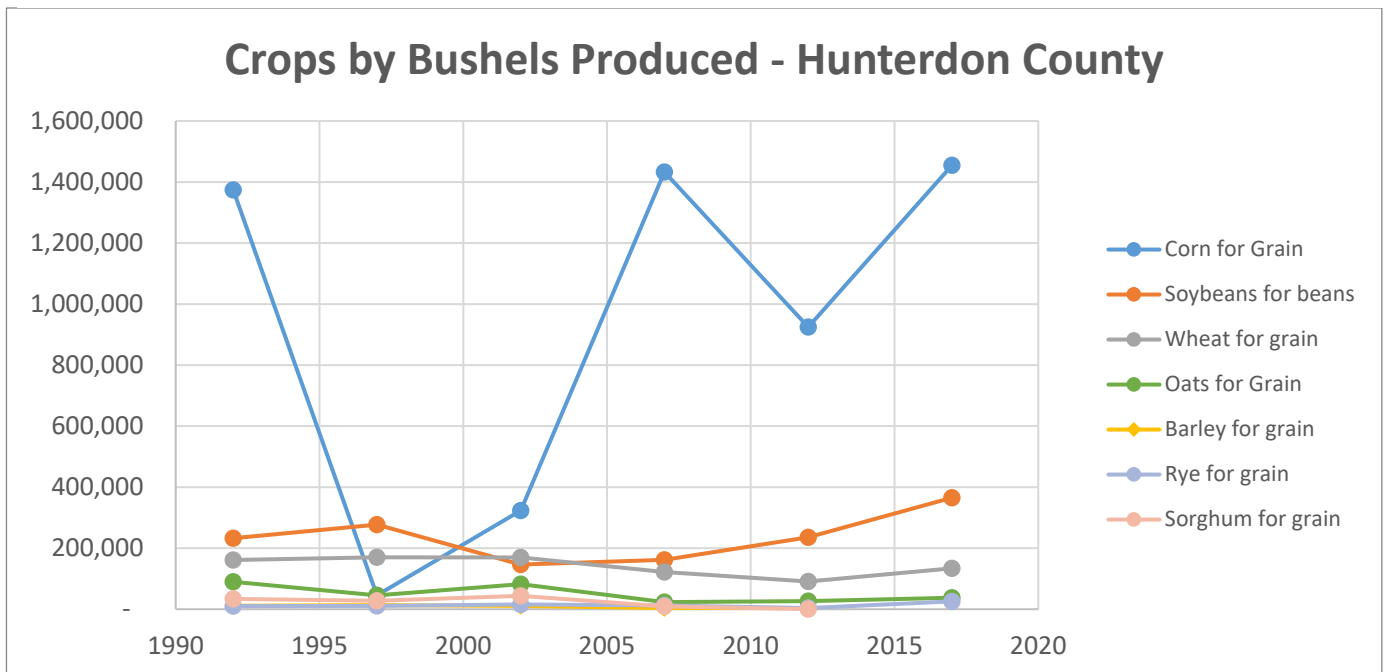


Figure II-8. Crops by Bushel Produced – Hunterdon County

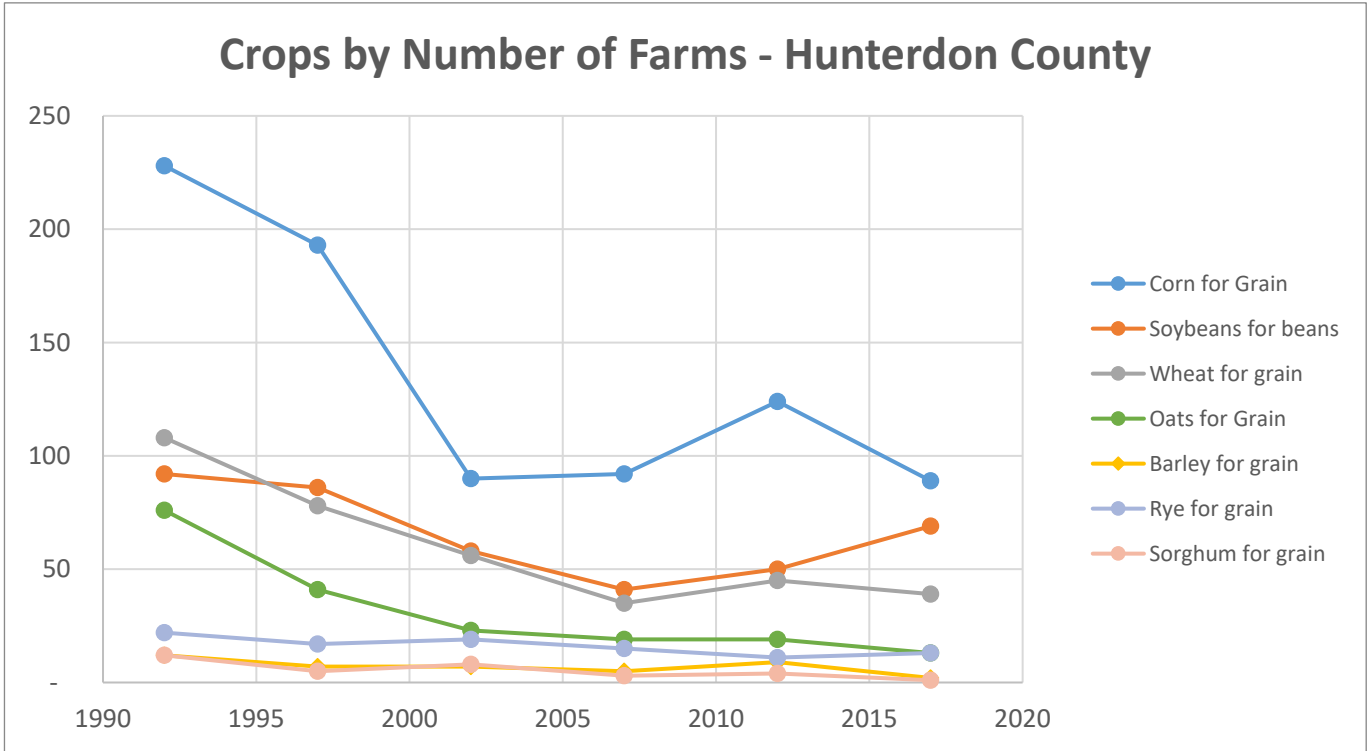


Figure II-9. Crops by Number of Farms – Hunterdon County

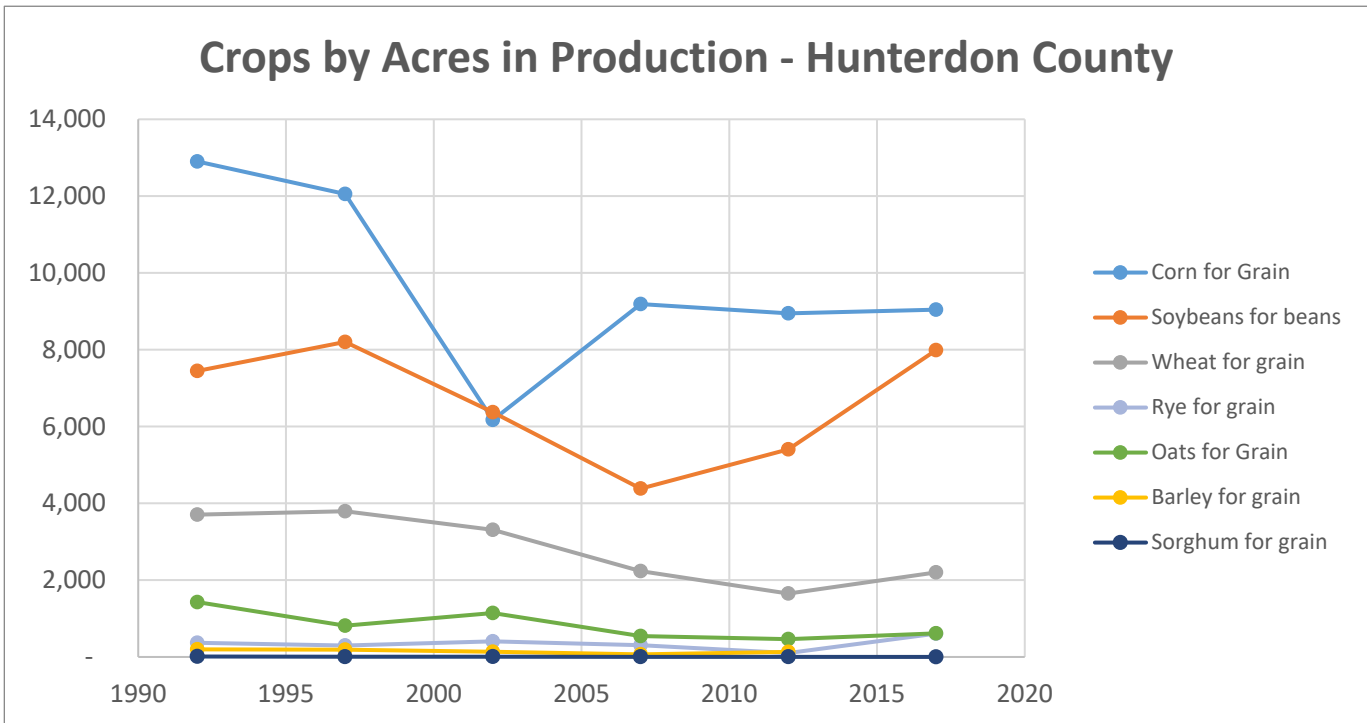


Figure II-10. Crops by Acres in Production - Hunterdon County

Figure II-7 displays an increase in sales in most categories over the past 30 years. Sales records for short-rotation woody shrubs were not recorded until 2002, where in the past 15 years on record, sales in this area have decreased slightly. The most significant increase in sales for a commodity is recorded for nursery and greenhouse products, with total sales rising 765% since 1987.

Crop Production Trends

The nursery, greenhouse, floriculture and sod sector encompass flowers, flower seeds, landscaping plants, trees/shrubs, and other products. This has been Hunterdon's highest grossing category since 1987. The sale of products from the nursery and greenhouse are a major reason for gains in agricultural sales after 1992. **In 2017, sales within this industry surpassed \$45 million, a 34% increase from 2012, and 99% from 2002.** The nursery, greenhouse, floriculture, and sod industry require comparatively few farms to bring in a disproportionate share of revenue.

This sector accounts for 62.5% of Hunterdon County's crop sales, and 53.5% of total agricultural sales. The largest subsectors; bedding, garden plants, and nursery stock, account for 992 acres of cropland and 105 farms. **While these subsectors only account for 1.5% of total cropland, they make up approximately 41.8% of total crop sales.** 39 farms, occupying 252 acres of farmland (0.38% of total cropland) participate in the bedding and garden

plants industry. In 2017, this subsector recorded \$22,527,527 in sales, 29% of all cropland sales and 24% of total agricultural sales.

Of the 66 farms participating in nursery stock, the 740 acres of farmland (roughly 1.1% of total cropland in the county) produced \$10,418,793 worth of sales. This accounts for 13% of total crop sales and 11% of total agricultural sales.

Similar to vegetable products, nursery and greenhouse products have higher market values than most other agricultural goods, although they do require comparatively higher input costs. Nursery stocks, such as trees and shrubs, may require costly chemical inputs including fertilizers and pesticides, labor to maintain and package plants, and lengthier time to allow for growth and plant maturity. Economy-of-scale production methods utilized by large scale operations capture the highest profit margins among producers.

Hay and Other Crops

The crop sector occupying the most land in Hunterdon County is hay and other crops which includes forage-land used for all hay and haylage, grass silage, and green chop. Despite consuming 32,162 acres of land or 49% of Hunterdon County's total cropland, **the total sales for hay and haylage was a relatively low \$8,712,000—only 11% of crop sales and 9.4% of all agricultural sales in the County** (see Figure II-11). Hay and other field crops

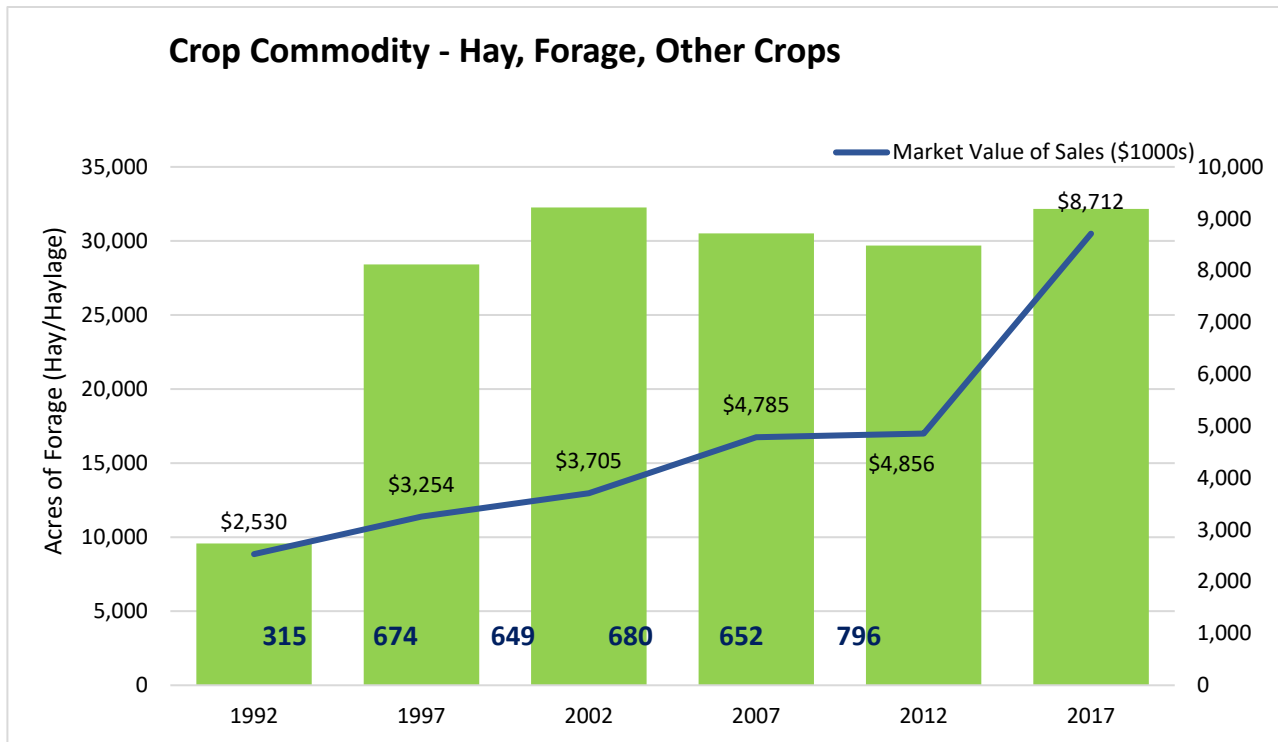


Figure II-11. Crop Commodity – Hay, Forage, Other Crops

are sold locally to livestock farmers to feed herds, and some farmers grow their own hay to feed their own livestock. Hay that is never sold is not recorded in the Census sales figures which contributes to low market value representation. Consequently, **hay plays a much larger role in the local agricultural industry than the sales numbers indicate.**

Even though hay sales contribute to a low percentage of overall sales, the industry has recorded several notable jumps in market value

over the past 25 years. While the 46% increase in sales between 1992-2002 can be attributed to a 237% increase in

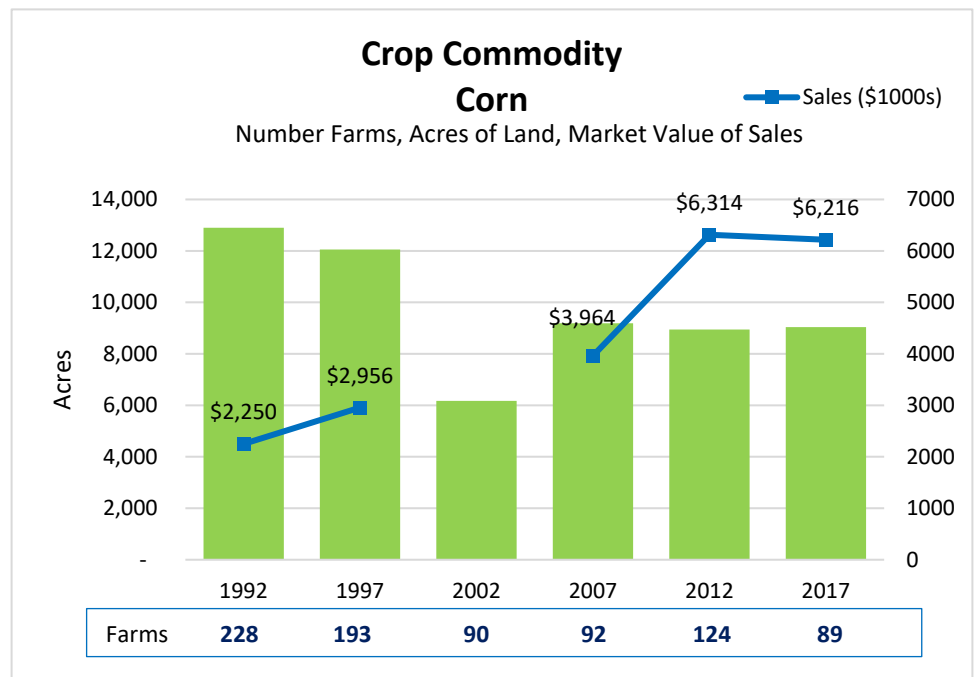


Figure II-12. Crop Commodity – Grains - Corn

acreage farmed for hay (9,570 acres in 1992, to 32,265 acres in 2002) and a 106% increase in participating farms, sales between 2012-2017 increased 79% from \$9,570,000 in 2012 to \$32,162,000 in 2017. During this five-year period, land dedicated to hay production only rose by 2,472 acres (an 8% increase). As livestock production drops in Hunterdon County, there is less need for farmers to grow their own forage for animals. Instead, field crops and hay grown on these farms are being sold to markets elsewhere; shipped out of the county and out of state.

Grains, Oilseeds, Dry Beans & Peas

Hunterdon County ranks third in the state for sales of grains, oilseeds, dry beans, and dry peas. With a total of \$107,275,000 in market value from these industries, Hunterdon County is surpassed only by Salem County and Warren County in sales.

Corn

In Hunterdon County, corn, soybeans, and wheat occupy 31% of total cropland. **In 2017, corn produced for grain accounted for the greatest subsector of grains production at 9,042 acres (16% of harvested cropland),** followed by soybeans with 7,987 acres (14% of harvested cropland), and wheat at 2,203 acres (4% harvested cropland). The

combined 20,382 acres of all corn produced (corn for grain and corn produced for silage/green chop) accounts for 36% of harvested cropland, 31% of Hunterdon County's total cropland, and 20% of total agricultural land.

Corn has historically been Hunterdon County's dominant field crop. Over the years, production yields have varied due to weather and climate factors and general demand for the product. Periods of drought have had a limiting effect on production, particularly leading up to the 2002 Census. In 1997, approximately 1.25 million bushels of corn was produced, dropping to a mere 323,240 bushels in 2002. By 2007, production had returned even stronger than ten years prior with an output of over 1.4 million bushels. The subsequent census years have recorded varying production levels, with a lull in production in 2012, but **by**

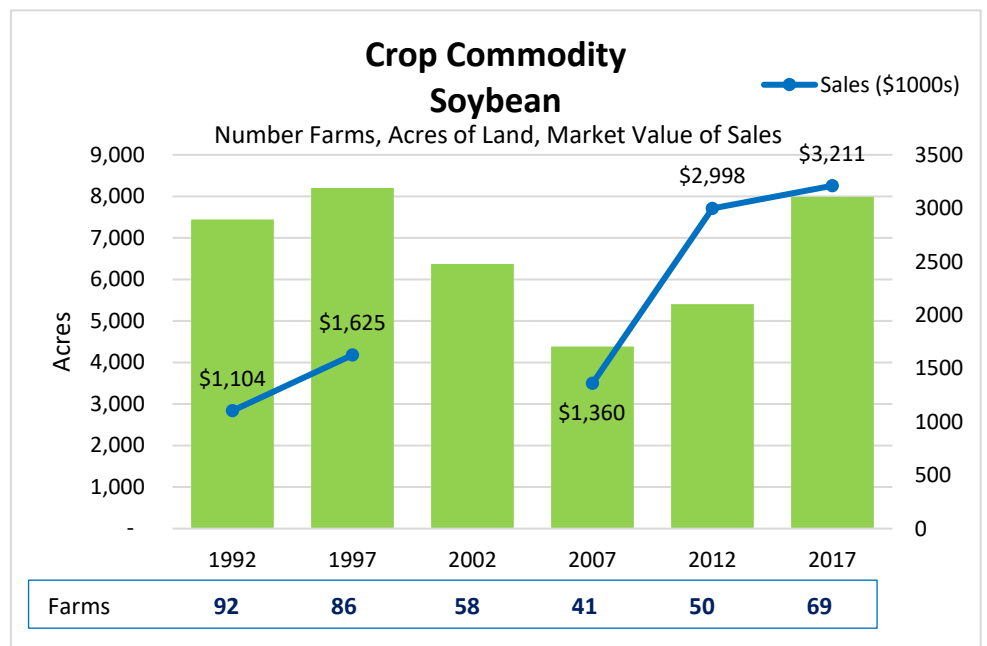


Figure II-13. Crop Commodity – Grains - Soybeans

2017 production was back up to around 1.45 million bushels.

In the past 25 years there has been a slight decline in number of farms and acres dedicated to corn production. In 1992, there were 12,902 acres on 228 farms producing a market value worth \$2,250,000. By 2007, 9,188 acres on 92 farms (a 29% decrease in land), but with higher sales amounting to \$3,964,000 (76% increase) (see *Figure II-12*). In 2017, acreage in corn production saw a 1.6% decrease to 9,042 acres, but still maintained a relatively constant production quantity (1,432,996 bushels in 2007, compared to 1,454,805 bushels in 2017) (see *Table II-4*).

Despite a comparable output, sales rose 59% in the same ten-year period. Similar to hay production, corn grown on farms can be stored and fed directly to livestock. Therefore, these yields would not be accounted for in the market value. As livestock production decreases, the demand for corn as an animal feed crop decreases as well. Therefore, a portion of the harvested corn is no longer needed for feed and can be sold into the market. The financial gains from selling corn instead of storing it on one’s farm can account for a rise in sales.

Despite high variability in annual corn yields, corn remains a staple crop for farmers in the county. Industries such as livestock and dairy farming rely on corn production for animal feed. In Hunterdon County, most corn products remain local, however this may shift as the livestock and dairy sectors experience a decline.

Soybeans

Soybeans occupy the next greatest acreage for cropland with 7,987 acres among 69 farms in 2017, which brings in sales valued \$3,211,000. The acreage, number of farms, and market value of soybeans has increased over the past ten years, but only after the commodity experienced a downward trend between 1997 and 2007.

Between 2007-2017 acreage used for growing soybeans increased 82% from 4,383 acres to 7,987 acres (see *Figure II-13*). Market value from soybean sales increased 136% from \$1,360,000 in 2007 to \$3,211,000 in 2017. In 2007, 161,756 bushels of soybeans were harvested for sale which increased to 365,376 bushels in 2017, a roughly 126% increase (see *Table II-5*). Upward trends in number of farms, acres of land, values of sales and bushels harvested indicate that soybeans are becoming a more popular and profitable crop for farms. Data collected on soybean production in the

Census Year	1992	1997	2002	2007	2012	2017
Bushels Produced	1,374,434	1,251,088	323,240	1,432,996	924,750	1,454,805

2022 Census of Agriculture will be important in analyzing the crops forward trajectory and the overall trend in Hunterdon County's crop production.

Vegetables

Vegetables, melons, potatoes, and sweet potatoes made up the fourth-highest selling crop sector in 2017, approximately 7% of total crop sales at \$5,695,000.

More than 50 types of vegetables, herbs, melons, potatoes, and other products were harvested on 950 acres, representing 1.7% of Hunterdon County's harvested cropland.

Vegetable commodities totaled \$5,695,000 of sales in 2017, up 49% from the 2012 market value of \$2,918,000. The value of sales for the fifteen years prior had not exceeded \$3 million (see *Table II-6*).

Sweet corn, squash, and pumpkins had the largest acreage of harvested crops with 308 acres, 87 acres, and 86 acres respectively.

In 2017 tomatoes were the most popular vegetable grown by number of farms. 83 farms harvested a total of 72 acres; 69 of which were harvested for fresh markets, and 3 acres harvested for processing.

Bell peppers were the second most popular vegetable by number of farms, producing 19 acres of harvested crop from 59 participating farms. 16 of those acres were harvested for fresh markets and only 2 acres were sold for processing. Only 35 acres (of the total 950 acres harvested for vegetables) are sold for processing.

Table II-6. Soybeans Production, Bushels						
Census Year	1992	1997	2002	2007	2012	2017
Bushels Produced	232,378	277,256	146,365	161,756	235,825	365,376

Table II-5. Market Value of Crops & Total Acreage Farmed, Vegetables					
Census Year	1997	2002	2007	2012	2017
Sales, \$1000's	\$ 2,035	\$ 1,718	\$ 2,649	\$ 2,918	\$ 5,695
Total Acreage, Vegetables	1,170	747	937	792	950

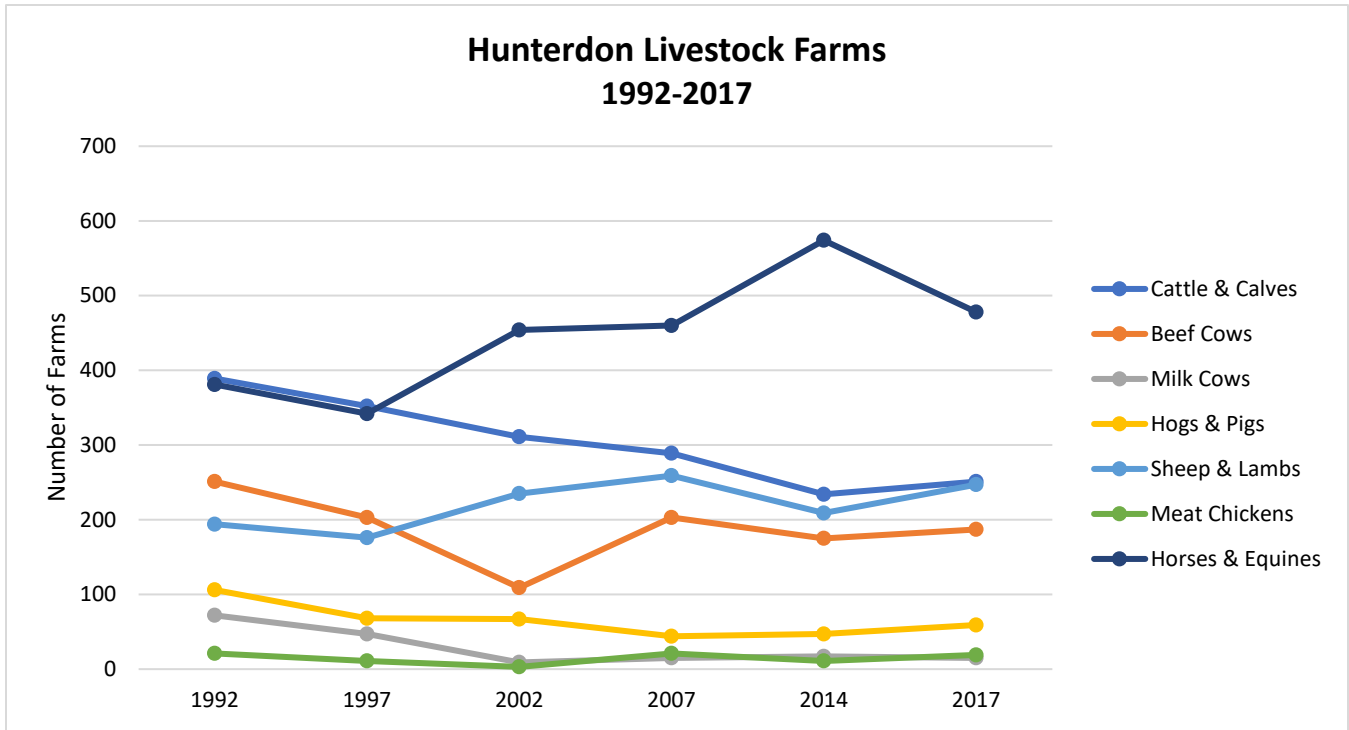


Figure II-14. Hunterdon Livestock Farms, 1992-2017

Fruits, Tree Nuts & Berries

The 2017 *Census of Agriculture* reported **\$4,604,000 in sales of fruit, tree nuts, and berries**. This is a roughly 83% increase from the \$2,511,000 in sales reported in 2012, and a 203% increase in sales from 2002 (approximately \$1.5 million).

Sale of fruits and tree nuts far outweigh sales of berries, dominating 81.5% of the 2017 market by value of sales. Fruits and tree nuts accounted for \$4,604,000 of sales (5.8% of the county's total crop sales), while berry sales were valued at \$850,000. While this percentage increase in sales is significant, this sector is largely overshadowed by other crop sectors such as hay and grains due to their total acreage and rising market values.

Short Rotation Woody Species & Christmas Trees

In 2017, 78 farm operations participated in cut-Christmas trees and woody crops, versus 108 farms in 2012 and 138 farms in 2007. However, sales were higher in 2017 than 2012, with the crop sales valued at \$271,000 in 2017 versus \$141,000 in 2012

Livestock & Poultry

Hunterdon County has a reputation of being a leader in New Jersey's livestock production industry. While livestock and poultry products are not the dominant revenue-producing category, they brought in **\$13,379,000 of sales value, 14.5% of the total agricultural revenue in 2017**. As a result, Hunterdon ranks second in the state for production of livestock, poultry, and their products.

INVENTORY OF ANIMALS 1992-2017

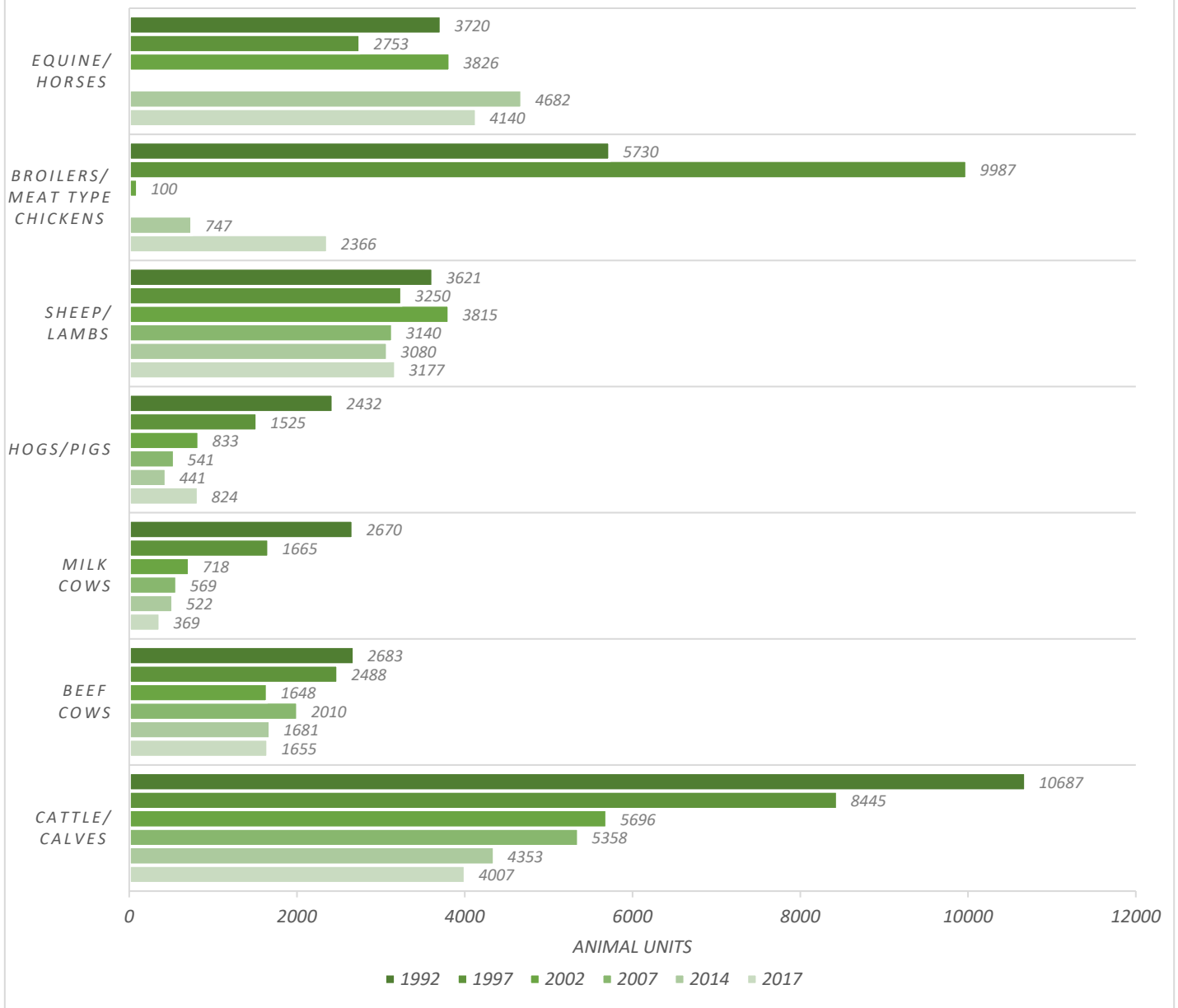


Figure II-15. Inventory of Animals, 1992-2017

The number of farms in production and sale of livestock & poultry products are on the decline, contributing to the recent decline in total farms countywide. Since 1992, only 2 major

livestock categories have experienced a net increase in participating farms: sheep and lambs (28% increase in number of farms) and equine (20% increase in farms) (see Figure II-14).

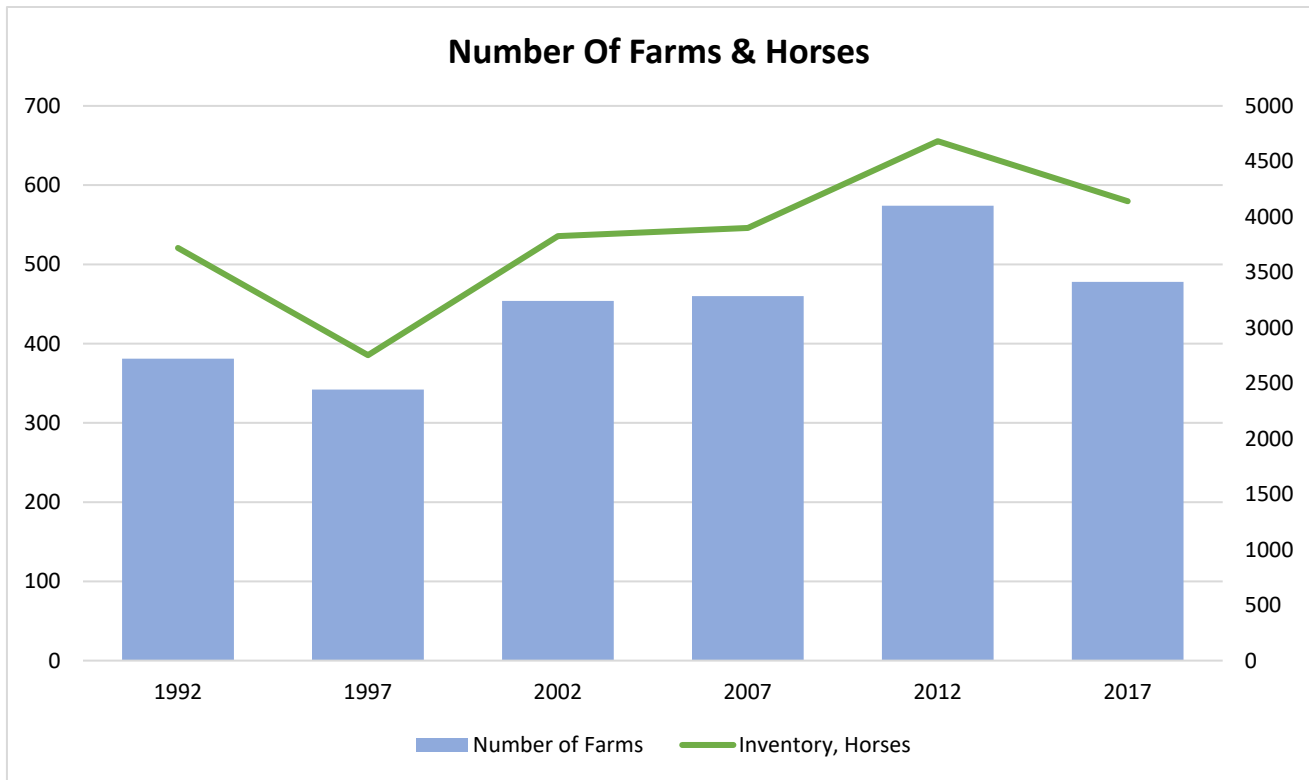


Figure II-16. Number of Farms & Horses

Despite the growing number of farms participating in the sheep and lamb subsector, the total number of animals has declined 12% between 1992 and 2017. The general trend within the livestock and poultry industries is a decline in number of farms and animal inventory (see Figure II-15). While the **market value of sheep, goats and their products ranked higher in Hunterdon County than any other county in the state**, this category only generated \$468,000 in 2017.

Equine

Equines (horses, ponies, mules, burros, and donkeys) have the greatest market value of livestock products sold. This category accounted for an estimated **\$8.54 million in 2017**, while

the market value for cattle and calves (the next highest livestock category by market value) was \$1.57 million.

Horses, ponies, mules, burros, and donkeys fall under the equine subsector of livestock production and **accounted for the highest market value of all livestock production in the 2017 Agricultural Census.**

Between 1992 and 2017 this category has experienced **net increases in both participating farms and number of animals** (see Figure II-16). Equine related farms in the County have grown by 20% in 25 years, with an estimated 10% net increase in number of equines. The New Jersey Equine Industry Economic Impact Report, published in 2007 by Rutgers University, states that horses are

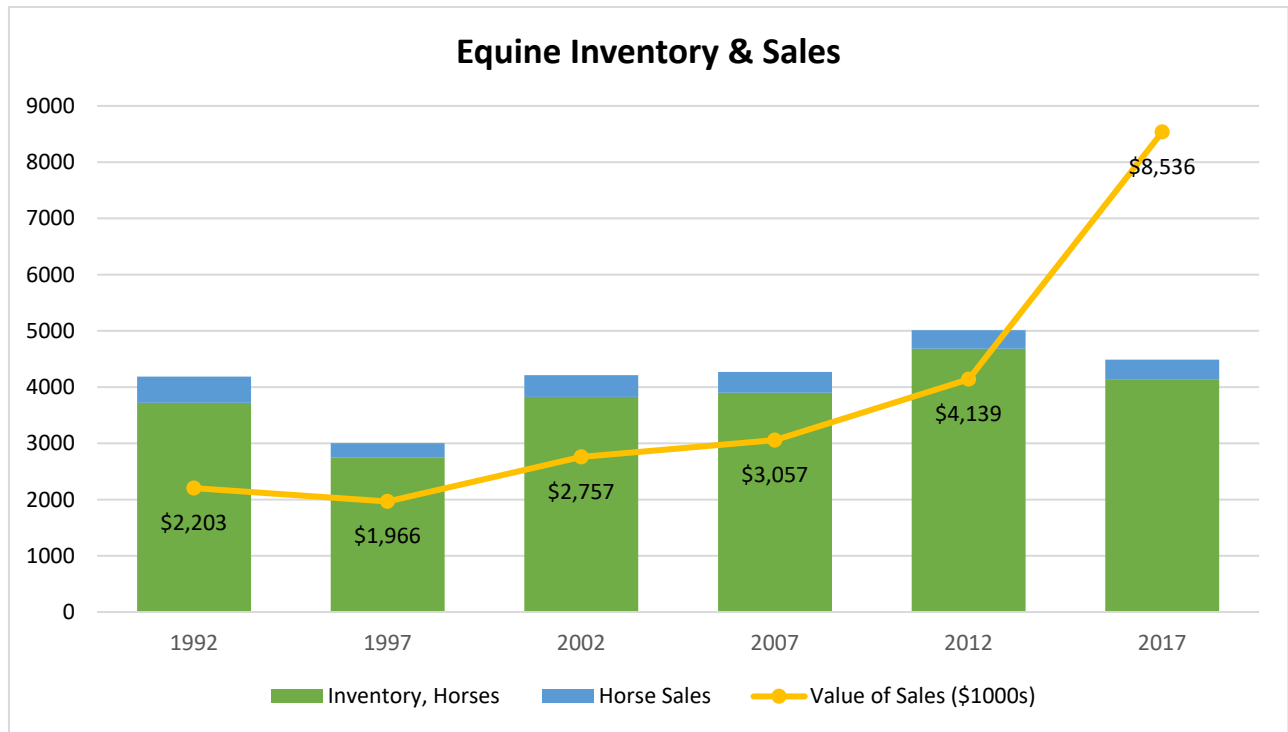


Figure II-17. Equine Inventory & Sales

largely an industry of smaller farms. More than 70% of the state's equine operations house fewer than eight animals per farm. Included in these farm numbers are small commercial facilities, horses kept in people's backyards, and commodity farms that happen to keep a few. Many smaller farms categorizing themselves as equine related could contribute to the high number of equine farms recorded in the Agricultural Census.

Sales from horses, mules, donkeys, and burros reached \$8,536,000 in 2017, accounting for 64% of the market value for livestock and poultry, and 9.3% of total agricultural sales. Despite a loss of 542 equines on farms between 2012 and 2017, number of animals sold increased by 18 animals. The percentages of change in farm

inventory and quantity sold are dwarfed in comparison to the rise of equine sales values.

Between 2012 and 2017, the market value of sales in this subsector jumped 106% (see Figure II-17). Unlike other agricultural products and livestock, the sales values of horses and equines do not follow regular market trends. Individual horse and equine prices are not relatively similar across the board. Depending on the animal, its breeding, conformation, age, and training, prices could range from roughly \$500- \$10,000, with some athletic show horses or racehorses (for breeding purposes or for sport) costing up to \$1 million (or more). The market

Hunterdon County Farms Selling Livestock Products

Source: Census of Agriculture 1992-2017

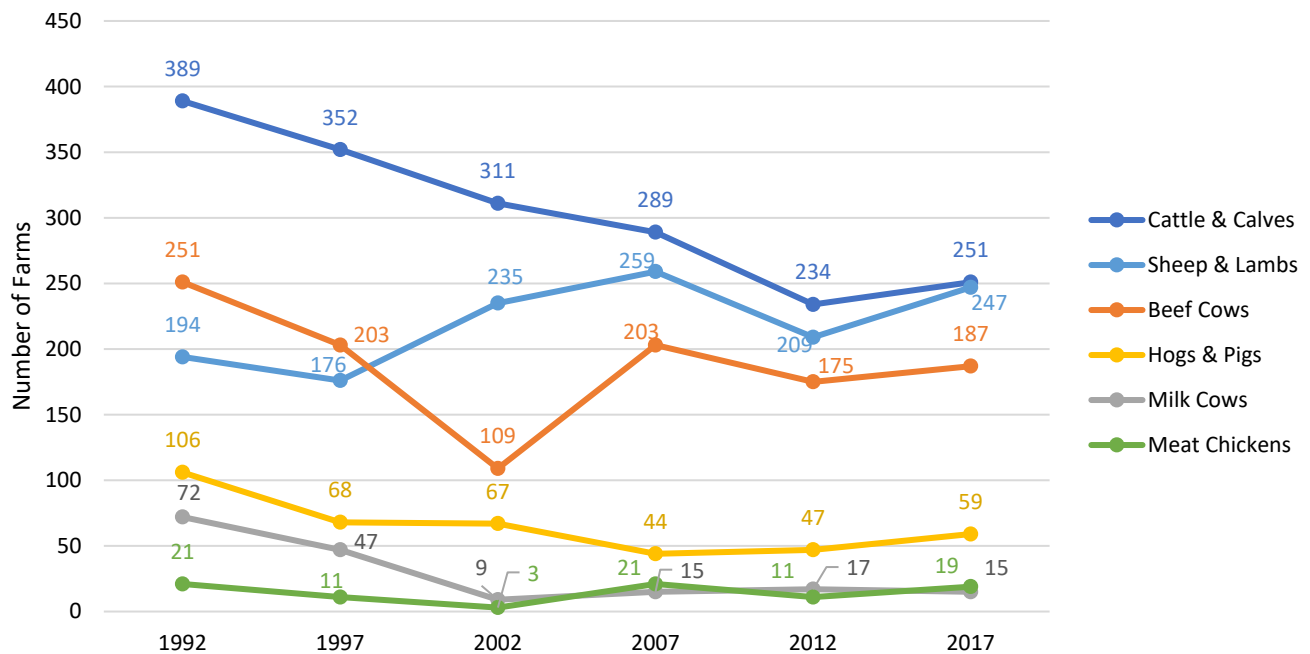


Figure II-18. Hunterdon County Farms Selling Livestock Products

value of equines can be greatly varied if high value horses are produced, trained, and sold from farms in Hunterdon County.

Cattle & Calves

Cattle and calves are the second highest subsector of livestock and poultry by sales, after horses, with roughly **\$1.57 million of sales in 2017**. The number of farms selling cattle and calves fell 84.5% from 1992 to 2017, despite a 7.3% increase between 2012 and 2017. While farms participating in livestock farming practices are generally decreasing across the board (except for sheep and goat farms), the biggest decreases in cattle stocks were seen in farms containing a greater number of cattle (see *Figure II-20*). Cattle farms with 200-499 animals

decreased 80% over the past 25 years with a net loss of 4 farms.

Farms with 100-199 animals decreased 79% and farms with 50-99 animals fell 60% over the same period. The number of cattle farms with between 10-19 animals also declined 67% with a steady loss of 46 farms since 1992. The decline in farms is reflected in a reduction in county-wide inventories of cattle and calves as well as a net decline in number of sales (see *Figure II-19*). Between 1992-2017, the number of cattle and calves in the county has declined by 62.5% from 10,687 animals to 4,007. The number of sales has followed suite with a 60% decline; however, the value of these sales remains relatively stable with the only serious fluctuation between 2002 and

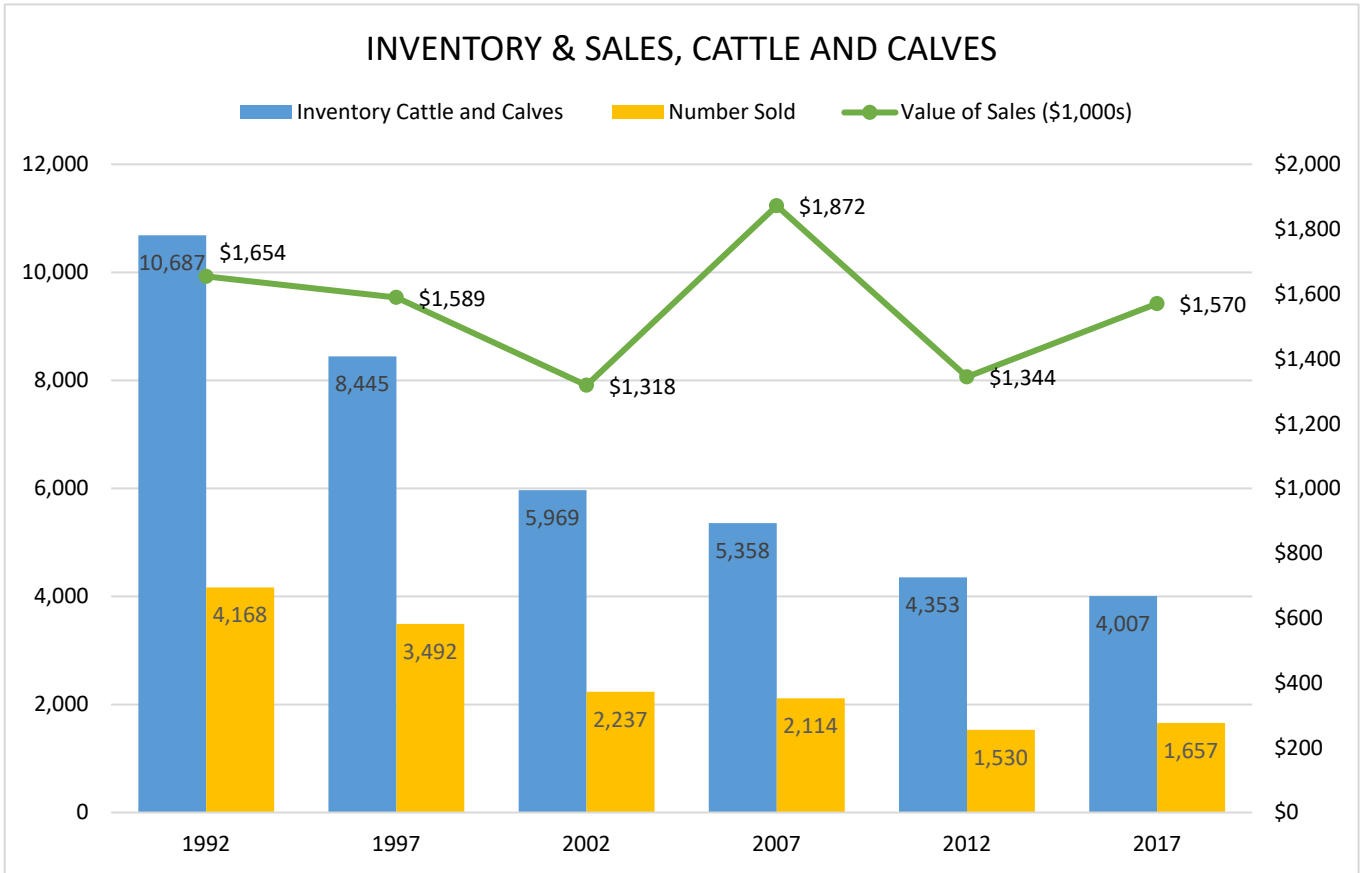


Figure II-19. Inventory & Sales, Cattle and Calves

2012 when value of sales rose 42% to \$1,872,000 in 2007 and then fell 20% to \$1,334,000 in 2012.

In Hunterdon County, cattle and calves including beef cattle have outnumbered dairy cows, but both subsectors decline similarly as farming trends shift (see Figure II-20).

Beef cattle have far outnumbered dairy cattle especially in the 25 years between census years 1992 and 2017 where beef cattle outnumbered dairy cows (see Figure II-21). While beef cow farms have declined 25% with a 38% decline in number of animals, **dairy farms have declined 83%, while milk cows only made up 9% of the total cattle inventory.**

The decline in dairy cows may be in part due to the lack of connected service industries such as milk processing, bottling, and distribution services. There are also preventative costs to farmers that deter farmers from entering the dairy industry.

Financing a farm presents hurdles, renovations to old barns and infrastructure is expensive or an extremely risky gamble to meet present dairy standards, new barn construction and modern milking equipment is expensive, and the limited market and support services makes opportunities for profit rare.

Number of Farms by Inventory of Cattle, Calves

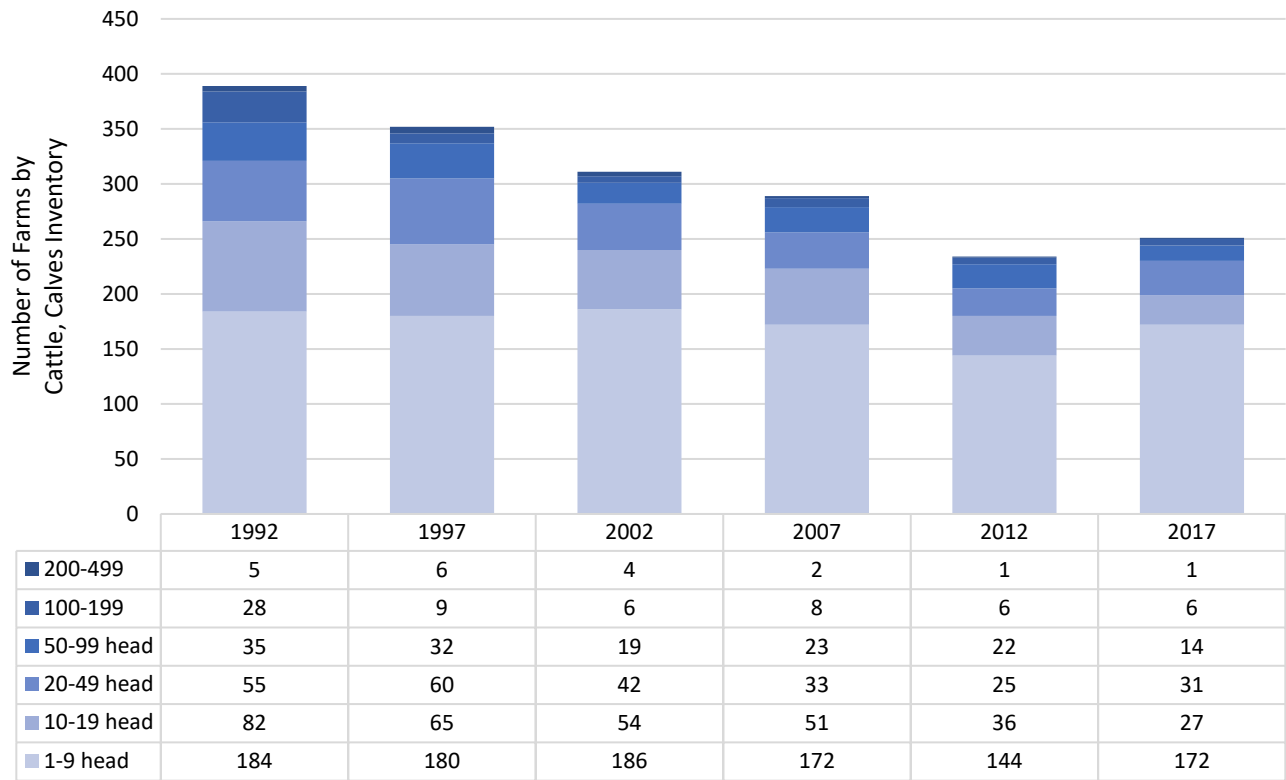


Figure II-20. Number of Farms by Inventory of Cattle, Calves

Non-dairy cattle operations require less infrastructure and investment inputs and as a result, is a more popular form of cattle farming than dairy in Hunterdon County.

Milk Production

Total value of sales for all dairy products are unavailable in the Census, but information on milk production sales indicates a clear decline in the dairy industry (see Figure II-22). The number of dairy farms saw a decline of approximately 79% between 1992 and 2007 when numbers began to level out. In 2017, sales from dairy products accounted for \$1,364,000, dropping 10% from

\$1,520,000 in 2002 and 73% from 1992 sales of \$4,987,000. In 2017, sales from the dairy subsector amounted to 10% of total livestock and poultry market value in comparison to the market value of beef cattle products (\$1,655,000) accounting for 12% of total livestock value.

Decrease in dairy production has been influenced by unfavorable market conditions including low milk prices, significant land costs and taxes, high operation and maintenance costs, and an eroding system of supporting infrastructure. Dairy farms require larger plots of land than other agricultural operations which may

make other types of farming more attractive to farmers.

Sheep & Lambs, Goats

Market values for the sale of sheep and wool were not recorded by the *Census of Agriculture* until 2012. However, there is data beginning in 1997 on number of farms, sheep inventory, number of farms by inventory, and pounds of wool sold. Most sheep farms in Hunterdon County have smaller flocks between 1 and 24 animals. **In 2017, farms with 1 to 24 animals made up 87% of all sheep farms.** Over the past two decades, this percentage has not changed greatly, ranging from 70% to 90% of sheep farms with 1- 24 sheep. From 2012 to 2017 only 31 farms had flocks of 25- 99 animals and only one farm in Hunterdon County had an inventory of 100- 299 sheep (see *Figure II-23*).

While the number of farms participating in the sheep and lamb subsector has not varied much, the **overall inventory of sheep and lamb has declined** (see *Figure II-24*). In 2017, 3,177 sheep were present in the industry, dropping 17% from 3,815 sheep in 2002. Sales of sheep reflect inventory numbers as well, however gaps in data prevent any long-term conclusions from being drawn. In 2012, the value from sheep

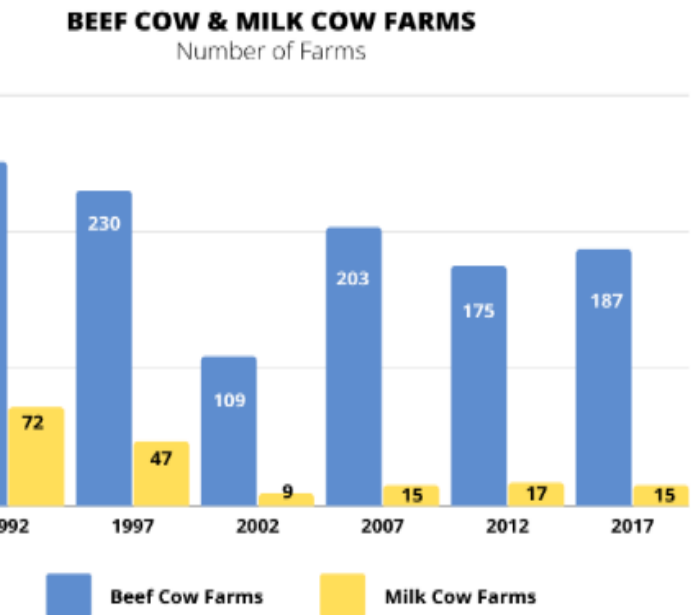


Figure II-21. Beef Cow & Milk Cow Farms

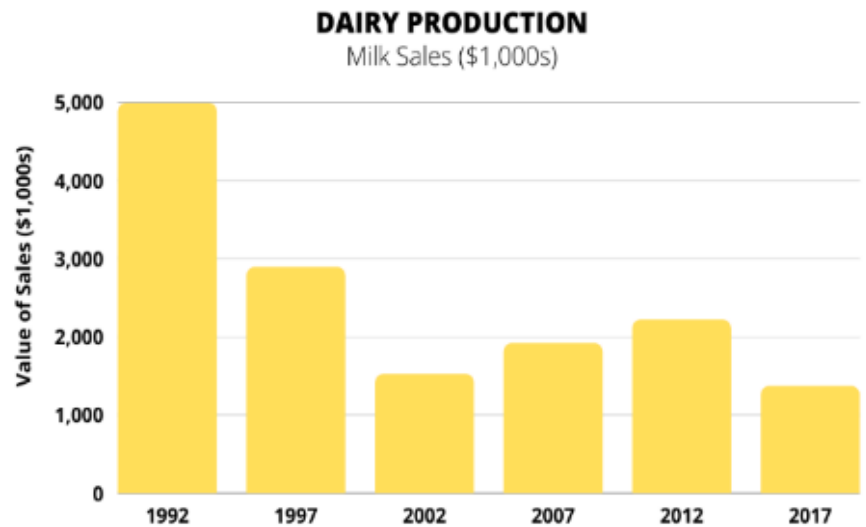


Figure II-22. Dairy Production

sales was recorded at \$330,000. In 2017, sales dropped 21% to \$260,000.

In the case of goats, the *Census* began publishing the total number of goat farms and inventory of goats in 2007. It breaks goats by three types: milk,

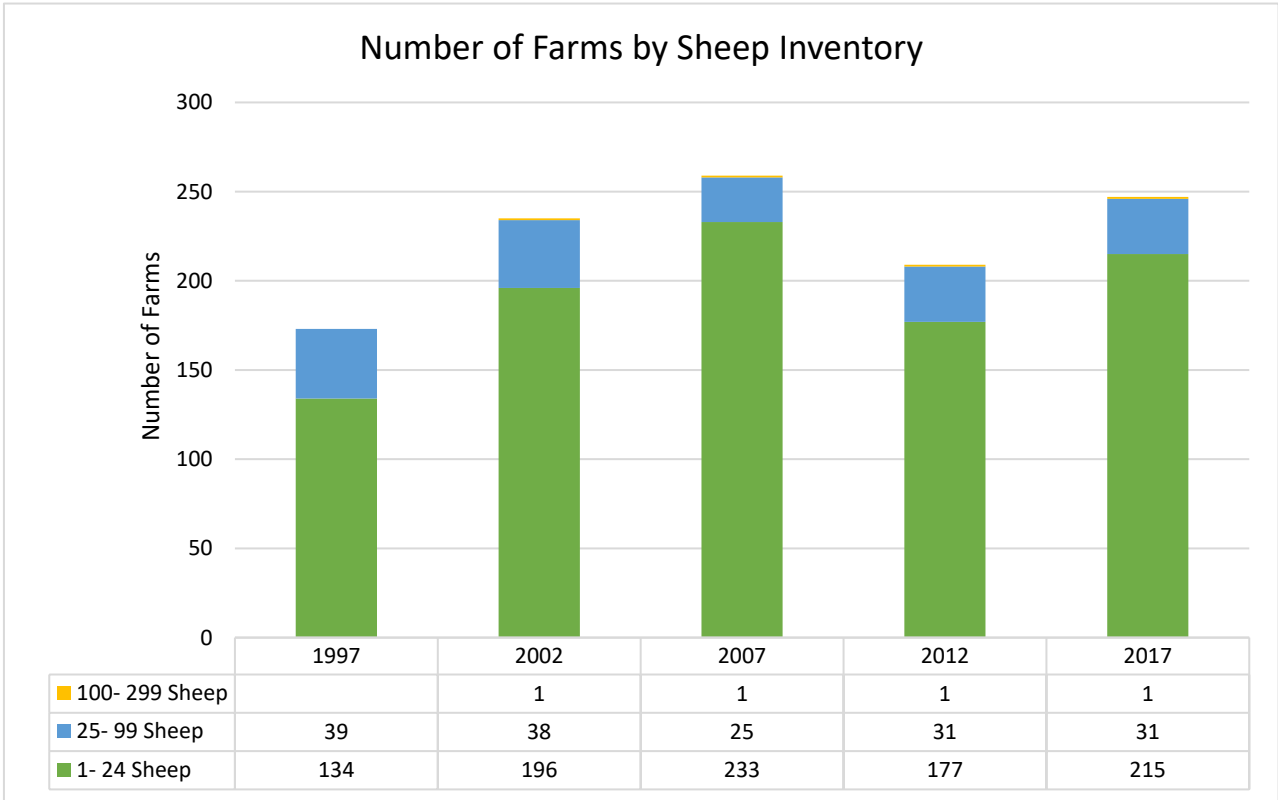


Figure II-23. Number of Farms by Sheep Inventory

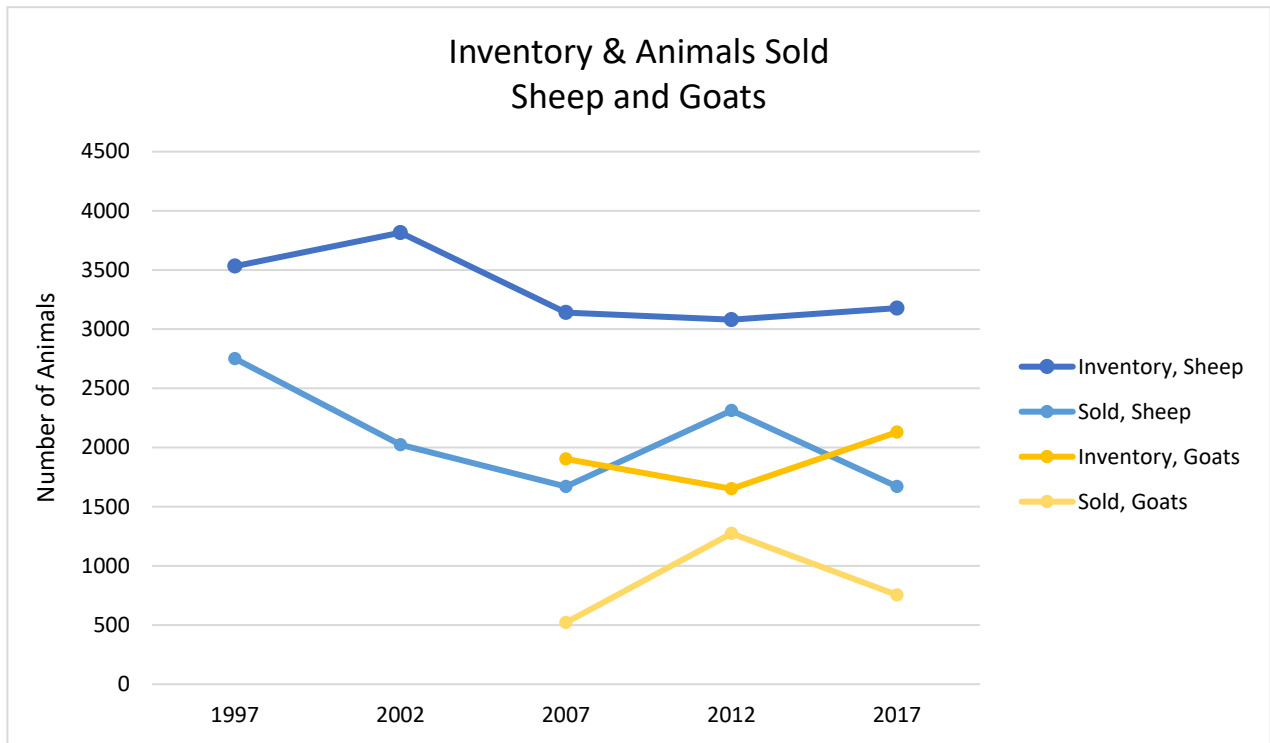


Figure II-24. Inventory & Animals Sold, Sheep and Goats

angora, and meat goats, but only began recording sales data from all goats in 2012.

In 2007, 179 farms reported raising a total of 1,903 goats. By 2017, 146 farms and 2,130 goats were reported, a decrease of 33 farms but a 12% increase in total number of goats. Fewer farms were keeping on average larger inventories of goats. Like the sheep and lamb subsector, market value data on goat sales were not recorded until 2012. In 2012, sales accounted for \$209,000 as 1,274 animals were sold. In 2017, 752 goats were sold, valuing \$122,000 in sales, a 42% drop in the five-year period.

In addition to the sale of the animals, sheep and goat subsectors produce other agricultural products for sale including wool, mohair, milk, and meat. Historic data collected on wool production shows a sharp 60% decline in pounds of wool produced between 2012 (14,668 lbs.) and 2017 (5,872 lbs.) (see *Figure II-25*). The fifteen years prior (1997-2012) were showed a decline in wool production of approximately 14%. Wool sales in 2017 brought in \$6,000, compared to \$5,000, despite the drop in production. The *Census* provides data for the production quantities of mohair and

WOOL PRODUCTION, LBS. Sheep and Lambs

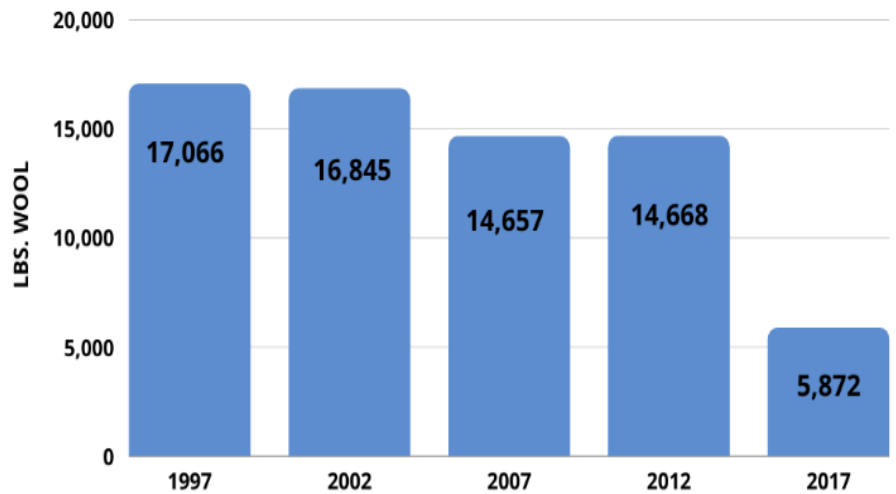


Figure II-25. Wool Production, lbs.

MOHAIR PRODUCTION, LBS. Angora Goats

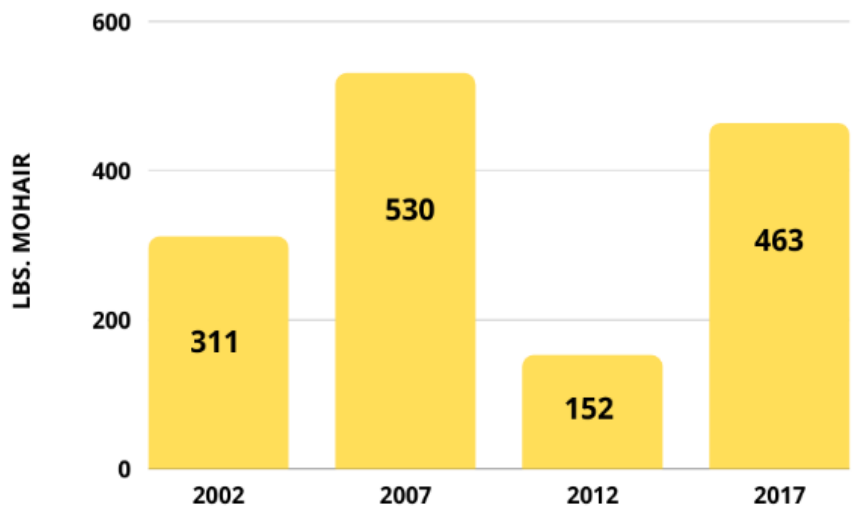


Figure II-26. Mohair Production, lbs.

sales recorded from 2012. (see *Figure II-26*) In 2012, sales of mohair totaled \$1,000.

The \$438,000 of sales from sheep, goats, wool, mohair, and milk do not largely contribute to total sales from

EQUIPMENT AND SUPPLY

Tractor Supply Co, Ringoes

Agricultural and livestock supply, tools, and hardware

Dave's Equipment Sales, Ringoes

Used farm, light construction equipment sales, auction items

Walt's Outdoor Center, Ringoes

Sale and service of light outdoor power equipment

Everitt Equipment, Ringoes

Parts and servicing of farm equipment, compact tractors

The Country Mechanic, Ringoes

On-site service, repair to farm equipment and machinery

Power Place, Whitehouse Station

Compact tractor and utility vehicle sales

Brian's Tractor Repair, Glen Gardner

Compact and mid-sized tractor and equipment repair

Kollmer Equipment Company, Flemington

Sales of small tractors

Hunterdon Mill and Machine Supply, Lebanon

Farm specific products and hardware.

the livestock and poultry category. These industries make up approximately 3.3% of the livestock and poultry market value, which is

notable in comparison to other counties throughout the state.

The livestock industry provides a demand for the county's field crop production. Considerable amounts of grain and hay produced in Hunterdon County is 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 fundamentally important to the agricultural industry as a whole and in keeping local agricultural revenue.

C. Support Services Within Market Region

The agricultural support services in Hunterdon County are predominantly oriented towards supplying materials necessary for farming. Due to the rural nature and intensity of agriculture in the county, numerous agricultural support businesses have located themselves in Hunterdon. Businesses include tractor and equipment sales and supply stores, feed suppliers, local auctions and trade businesses, hardware retailers and farm equipment repair businesses.

Businesses provided in this report are a sampling of local providers serving the agricultural industry. It is subject to change and is not an endorsement.

While there are a variety of local support businesses, they are often insufficient at meeting all the needs of the agricultural community. Farmers have become skilled at minimizing repair services by fixing mechanical issues themselves and relying on mail order and out of state or out-of-county retailers for agricultural supplies and machine parts. Online forums can also be used to search for and connect with other farmers selling or trading equipment. Online businesses such as Farm Country Trader, Equipment Trader, Machinery Pete (online auctions), and Tractor House are among a few that provide access to used machinery and parts. Groups on social media can also connect members in the farming community for trading, sale, purchasing, renting, and servicing of farm equipment and

The guidebook titled, "Leasing Farmland in New Jersey: A Guide for Landowners and Farmers," is accessible on the SADC [website](#).

The website has links to worksheets designed to help landowners and farmers clarify their goals and needs, evaluate opportunities and plan for a lease.

The [website](#), NJ Land Link was created out of the SADC and NOFA-NJ collaboration with contributions by the Rutgers Office of Research Analytics to search listings for lease, sale, partnership, farm management, apprenticeships, and other opportunities.

ANIMAL FEED SUPPLY AND HARDWARE

Growmark FS, Bloomsbury

Seed and fertilizer supply company, MidAtlantic Office

Alliance Seed Inc., Flemington

Seed supplier

Sergeantsville Grain & Feed Supply, Stockton

Livestock feed, farm supplies, hardware items

Delaware Valley Feed & Farm Supply, Frenchtown

Livestock feed, farm supplies, hardware items

machinery. *Appendix C* includes an abbreviated list of agricultural support services for Hunterdon County.

As the population in Hunterdon County grows and new residents take up interest in farming in favor of farmland assessment tax benefits, leasing out land to farmers has contributed to a growth in leased land farm services. The SADC in collaboration with the Northeast Organic Farming Association of New Jersey (NOFA-NJ) published a guidebook that can assist landowners and farmers in creating leasing agreements that are mutually beneficial.

The guidebook's target audience are beginning farmers and landowners, but it can be useful to all farmers. Farmers and landowners alike can also create a listing themselves through use of this site.

With few, and small-scale exceptions, processing facilities such as creameries, milk processing plants, lumber mills and meat processors have become absent from the county.

Local farmers must ship their products out of town to be processed which forces a dependency on companies and facilities that impose transportation costs that cut into the profitability of their operations. As the national economy shifts towards more of an online market than in-person, businesses are moving to national outlets with delivery and online ordering. This creates greater opportunities for a diversity in products available to farmers.

Two sectors that have taken advantage of online shopping and distribution in recent years is seed and pesticide providers.

Seed suppliers include:

- Alliance Seed Inc., Manitoba, Canada
- United Horticulture Supply, Ontario, Canada
- Ball Horticultural Company, West Chicago, Illinois
- Harris Seed Company, Rochester, New York

Online pesticide companies include:

- Southern Agriculture Insecticides, Florida and North Carolina
- Borchers Supply Company, Iowa
- Reichman Sale and Service, Illinois

Companies that are more local are:

- Farmer's Brokerage and Supply Inc. (seed, fertilizer, & crop production products), Allentown, NJ.
- National Seed Company of New Jersey, Inc. (supplies grass seed); King's AgriSeed, Inc., Lancaster, PA.
- Northampton County Seed Company (seeds, fertilizer, weed control & pesticides), Nazareth, PA.

Veterinarians are an important part of the agricultural industry. Large animal

The **Banks Brothers Sawmill, LLC in High Bridge** remains as a lumber mill in Hunterdon.

Gorgeous Goat Creamery in Stockton and **Spring Run Dairy** in Pittstown have their own processing facilities on site.

V. Roche Butcher in Whitehouse Station and **Game Butchers LLC.**, in Lebanon provide meat processing services and meat products for hunting game and farm animals, although the sizes of these operations are more equipped to handle orders of personal scale rather than commercial quantities.

veterinary and emergency services are especially vital to the health and success of livestock populations and farms. Hunterdon County has the advantage of being close to the Pennsylvania border where more variety of mobile livestock veterinary services exist. In Hunterdon County, many veterinary services gravitate towards smaller household and domesticated pets, although the popularity of equestrian sports and horse ownership in the area has also proved to attract equine veterinary services to the area.

The following farm animal veterinary services are in Hunterdon or frequently service areas within the county.

Equine:

- B.W. Furlong & Associates, Oldwick
- The Equine Trauma Center, Pittstown
- Stockton Equine Veterinary Services, Stockton
- Mid-Atlantic Equine Medical Center, Ringoes
- Bucks County Equine, New Hope, PA
- Mountain Pointe Equine Vet Services, Long Valley
- Running S Equine Vet, Califon
- Keystone Equine Vet Services, Reiglesville, PA
- Cross River Veterinary Services, Bangor (PA)

The State Department of Agriculture has information regarding marketing, farm development, programs, and services on their [website](#).

Large Animals:

- EquiHeart Veterinarian Services, LLC., Califon (horses, donkeys, goats, sheep, llamas, and alpaca)
- Valley Brook Veterinary Services, Mobile Service (cattle, swine, sheep, goats, camelids, and poultry)
- Acorn Embryo LLC, Belle Mead (sheep, goats, dairy and beef cattle)

Despite loss of support businesses, local farmers take advantage of retailers, large animal veterinarians, and feed suppliers located outside the county and in eastern Pennsylvania.

Agricultural Support & Marketing

Hunterdon County is known for its agricultural diversity. Farmers produce hay, grains, vegetables, nursery stock, and raise horses and other livestock. As a county made up of relatively smaller scale producers, it is difficult for local farmers to compete with corporate farms. Local sale and direct retailing of agricultural products provides the farmer with an optimal way of receiving better profits. While farmers markets provide farmers the opportunity to sell products locally, additional campaigns and assistance are needed to market local farms and encourage consumers to participate.

The state's **Jersey Fresh** campaign, hosted by the NJDA Division of Marketing and Development, focuses on encouraging consumers to buy locally, and promote and support initiatives that are helpful to agricultural businesses. The division is a resource that can be used to identify opportunities within the agricultural industry. Hunterdon County farmers are eligible to take advantage of this safety net if they register with the NJ State Treasury.

Other successful marketing programs include **Jersey Raised, Jersey Grown,** and **Jersey Equine/Jersey Bred** inspired by the *Jersey Fresh* campaign that assist in the branding, marketing and promotion of New Jersey raised livestock, New Jersey grown plants, trees, shrubs, and flowers, and horses and 4-H market lambs bred and raised in the state.

The county's wineries participate in a program sponsored by the State Office of Travel and Tourism and the Garden State Wine Growers Association catering to promotion of wineries and vineyards. **Jersey Fresh Beer** and the New Jersey Brewers Association connect farmers with beer makers seeking locally sourced ingredients and promote both farms and the brewing industry at festivals and events.

At the County-scale, **Hunterdon Harvest** is a new initiative that assists local agriculture-based businesses in

[Pick Your Own.org](http://PickYourOwn.org) provides information and locations for pick-your-own farms, filtered by region.

promoting their products, creating partnerships, and attracting customers. **Hunterdon County's 579 Trail** encourages agritourism through consumer advocacy of farm products, events, and farm-related experiences. Their website contains lists of farmers markets, restaurants, wineries and cideries, farm stores, U-Pick, and "On Farm Fun," promoting a variety of farms and farm products to residents and tourists alike.

D. Other Agricultural Related Industries

The agricultural economy extends further than crop and livestock production. Agricultural related industries include the greater community in farming practices and products and agrotourism. Pick-your-own farms and farmers markets can connect residents and visitors with farmed products while providing social and community services.

Numerous farmers markets throughout the County provide residents with access to locally grown, fresh, nutritious produce and farm products. Farmers markets 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 provide spaces for value-added farm items to be sold, including honey, candles, sauces, fibers, and crafts.

Farm-to-Table restaurants have also been gaining increased popularity in recent years which improves visibility and support of local farms. Farm-to-Table operations also create a unique market for producers to sell their products.

The **Hunterdon County 579 Trail website** lists and encourages patronizing local farm-to-table restaurants. The website lists farmers markets, farm stores, U-Pick farms, farm breweries and wineries. It provides information on specialty farms in the area that offer unique experiences such as cheese and baking classes, playing with goats, or spending time with alpaca. Farm related events are debuted and promoted on this website as well, making it a useful tool for residents seeking activities that support the local farming community as well as for farmers interested in expanding local marketing tactics.

Access the Hunterdon County 579 [website](http://www.hunterdon579trail.com) for more information on farm-to-table restaurants and resources.



Future of Agriculture

Hunterdon County is experiencing a loss of farms, both by number and acreage, in part due to high land values, high taxes, high operation and maintenance expenses, and competition for land from residential and commercial developers. An aging farmer population struggles to support the financial needs of their family and farmland while younger generations pursue more lucrative occupations, making it difficult for farmers to pass their land on to the next generation.

Large lot residential subdivisions have given rise to an interest in small hobby farms, part-time farmers, and contributed to the popularity of leasing land to farming operations.

Current health and wellness trends have increased the popularity of locally grown or crafted products, organic produce, farm-to-table establishments, and outdoor, on-farm entertainment. Social media and agritourism marketing, such as the Hunterdon 579 Trail and Hunterdon County Wine Trail, encourage residents and visitors to frequent farmers markets, farm stores, and agricultural businesses for food products, events, and entertainment. The rise in use of online marketing and business opportunities has also impacted the landscape of agriculture support services. While state and local governments can reach more farmers through online platforms, support businesses have also moved to greater online presences.

Farmland preservation ensures that land will be permanently used for agricultural purposes, creating a constant demand for support services in the region which could entice these businesses to return to the area.

Hunterdon County has maintained its reputation as a rural agricultural county. 32,162 acres of cropland are used for harvesting hay, corn remains a valuable field crop, and Hunterdon County has a booming nursery and greenhouse crop production. Roughly 62.5% of all crop sales come from the

nursery and greenhouse sector. This industry has seen significant growth since the *1992 Census* with no indication of slowing down.

Corn and hay production supports the livestock industry as animal feed. Steady increases in sale of corn for grain and a 79% increase in sales of hay between 2012 and 2017 indicate that these crops are being sold to other markets as well. Hunterdon County ranks second in the state to produce livestock, poultry, and their products, but declining interest in dairy production and decline in larger cattle herds will affect other adjacent agricultural operations.

Livestock markets that have recently gained popularity include horses, sheep, and goats. Horses and smaller livestock animals require less land and can be supported by smaller hobby farms and by part-time or land leasing farmers. Equine operations rely on hay and grain production for animal feed which can be supported by local crop farming. This industry has become quite lucrative for Hunterdon County with an increase in sales values of 106% between 2012 and 2017.

It will be up to farmers, support services, and the local and state governments to adapt to changes and to preserve the Counties rural identity while supporting a healthy agricultural economy.



III. LAND USE PLANNING CONTEXT

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

In June of 1992, New Jersey published the *State Development and Redevelopment Plan (State Plan)* in response to mandates of the New Jersey State Planning Act of 1986. New Jersey's *State Plan* and State Plan Policy Map is used to guide municipal, county, and regional planning, state agency planning, and infrastructure investment decisions. The *State Plan* outlines general policy objectives concerning land use and future development in the state. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

The *State Plan* promotes Smart Growth; a concept of sustainable design principles that shifts growth

away from rural areas and focuses development to existing urban and suburban areas. For Hunterdon County, these principles support a desire to maintain the county's rural and agricultural characteristics—a sentiment that is shared and promoted by the *Farmland Plan*.

The State Plan Policy Map identifies Planning Areas for growth, limited growth, agriculture, open space, and conservation as required by the State Planning Act. Each Planning Area is identified by common characteristics and policy direction for each area is provided by the *State Plan*. Centers and Environs designated by the Policy Map promote preferred forms of future development and redevelopment (see *Figure III-1*).

In Hunterdon County there are six identified Planning Areas: Suburban (PA 2), Fringe (PA 3), Rural (PA 4), Rural/Environmentally Sensitive (PA 4B), Environmentally Sensitive (PA 5), and Parks and Natural Areas (see *Table III-1*).

NJ State Development and Redevelopment Plan Areas – Hunterdon County

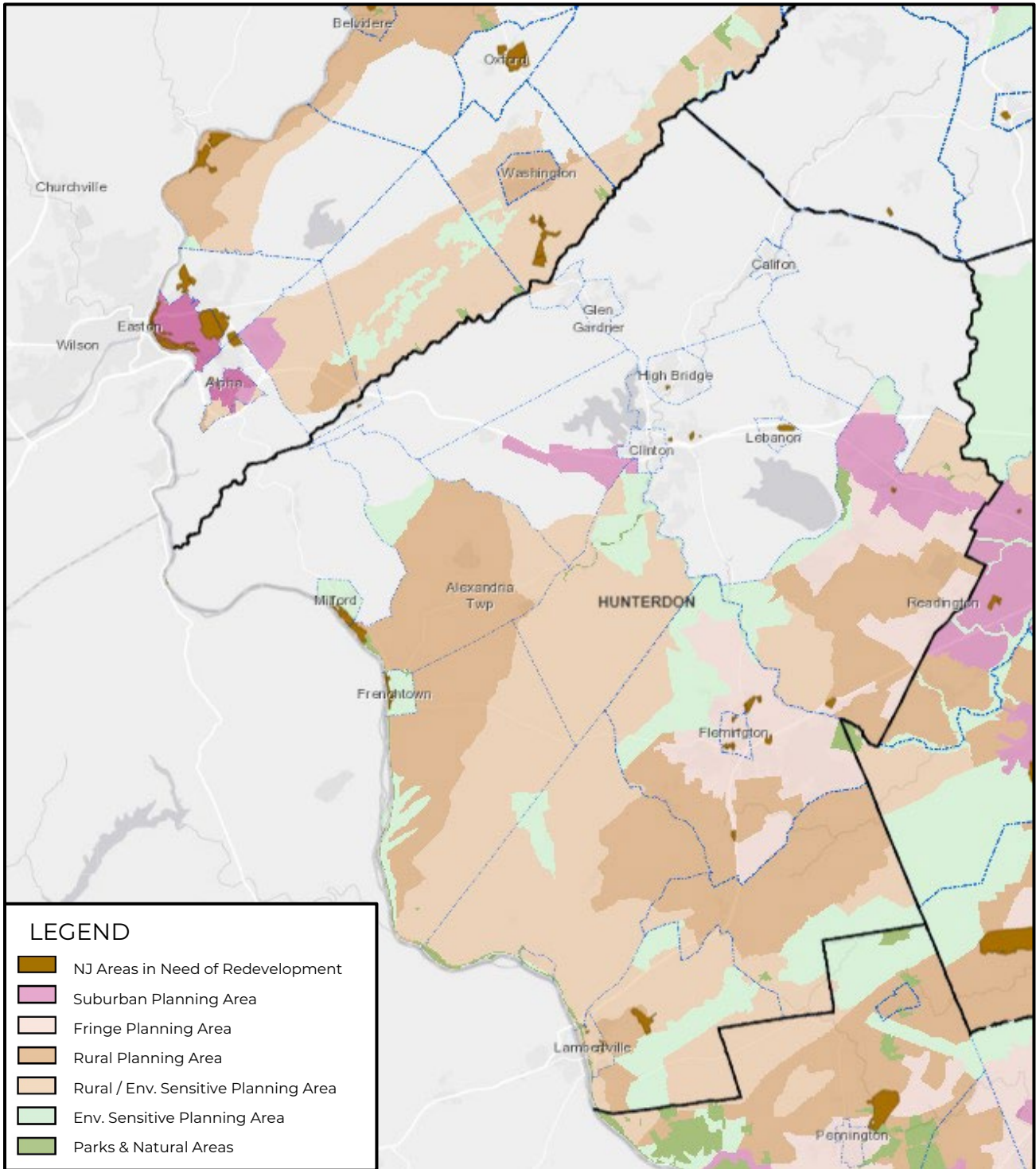


Figure III-1. NJ State Development and Redevelopment Plan Areas – Hunterdon County

Suburban Planning Areas (PA2) provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns. **Suburban Planning areas are concentrated around the I-78 corridor** into Somerset County.

Fringe Planning Areas (PA3) are typically found outside of Suburban Planning Areas but are predominately rural with some scattered development. Fringe Planning Areas generally lack the major infrastructure systems characterized by PA2. PA3 acts as a buffer between PA2 and Rural or Environmentally Sensitive Planning Areas to accommodate future growth in centers and protect rural and environmentally sensitive areas that surround the Fringe Areas. In Hunterdon County, **Fringe Planning areas are found predominantly in the eastern part** of the county.

Rural Planning Areas (PA4) are large areas of undeveloped land including farmland, woodland, and other vacant properties along with some scattered development that is served by rural roads, wells, and septic systems. This is the **most common planning area in Hunterdon County** and largely contributes to the agricultural characteristics of the county.

Rural/Environmentally Sensitive Planning Areas (PA4B) shares traits and planning policy with PA4 and PA5. New growth in PA4B should ensure natural resources are protected. In Hunterdon County, areas designated as PA4B are present Franklin, Holland, Kingwood, Raritan, and Delaware Townships, as well as in Stockton Borough, Lambertville, southern parts of Readington Township, as well as parts of East Amwell and West Amwell.

Environmentally Sensitive Planning Areas (PA5) are large contiguous areas of sensitive ecosystems, geological features, and wildlife habitat. These areas are generally associated with the **Highlands Region** in the northern region of the County and along the **Delaware River and Spruce Run and Round Valley Reservoirs**. Other clusters throughout southern Hunterdon County also exist, in parts of East Amwell and West Amwell.

Planning Area	Acreage	Active Agriculture Acreage
PA 1	0	0
PA 2	13,359	2,536
PA 3	221,704	3,153
PA 4A PA 4B	54,318	25,296
PA 5	59,295	8,242
PA 6 PA 8	1,564	71
PA 11	3,551	2
Total:	353,791	39,300

Centers are defined by the State Planning Commission as compact forms of development that consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.

Townships. Parks and Natural Areas (PA6, PA8) PA6 are municipal and county parks, while PA8 denotes State owned parks.

Water Bodies (PA11) are listed as PA11.

The *State Plan* outlines five Centers: Urban, Regional, Towns, Villages, and Hamlets. Centers can occur in any of the designated planning areas.

Urban Centers are the most intensively utilized areas in the state, serving as concentrations for corporate headquarters, industry, residential areas, and culture. Hunterdon County does not contain any existing or proposed Urban Centers.

Regional Centers are smaller urban areas that provide commercial, cultural, and residential needs of the region. They are generally less than 10 square miles but are sufficiently active to support public transportation. In Hunterdon County, Flemington is classified as a Designated Regional Center.

Towns are smaller than both Urban and Regional Centers, usually less than 2 square miles in size. They serve as

local concentrations of commerce and government activity and commonly support residential neighborhoods, offering access to local goods and services. The State Plan Policy Map (2020) considers Lambertville a Planned Town (PT). Identified Towns (IT) not yet endorsed by the State Plan include Milford.

Villages are residential neighborhoods that have access to some local public and commercial facilities, but are small, occupying less than 1 square mile. Whitehouse Station and Three Bridges have been noted as Planned Villages (PV) by the State Plan Policy Map (2020). Frenchtown, Pittstown, Stockton, Ringoes and Sergeantsville are among the Identified Villages (IV) without State Plan Endorsement.

Hamlets are the smallest type of Center, usually a residential community that is planned around some small focal point, such as a place of worship. The recommended area for a hamlet is between 10 and 50 acres without community wastewater or less than 100 acres with community wastewater. Neshanic is noted as a Planned Hamlet (PH) by the State Plan Policy Map (2020). Identified Hamlets (IH) are numerous in the county including Everittstown, Bapitstown, Mount Pleasant, Quakertown, Cherryville, Stanton and Rosemont.

Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county and municipal planning efforts

in achieving the goals and policies of the State Planning Act. Completion of Plan Endorsement requirements makes the municipality or county eligible for a host of benefits provided by state agencies.

B. Special Resource Areas

New Jersey Highlands Act and Highlands Regional Master Plan

In Hunterdon County, the total land area in the Highlands Region amounts to 128,934 acres or 46% of the total land area. 15 of the county's 26 municipalities fall within the Highlands Region and are subject to the Highlands regulations.

The Highlands Council is the regional planning body charged with implementing the Highlands Act. Farmland preservation is one of the principal objectives of the *Highlands Regional Master Plan (RMP)*.

The RMP outlines two Policy Areas: Preservation and Planning Areas (see *Figure III-2*). The Preservation Area contains the most significant and unique natural resources and sensitive surface and ground waters.

Lands within the Preservation Area are subject to heightened restrictions on development, water use, and activities that affect water quality or environmentally sensitive lands. The Act expands mandatory buffers around the region's streams and water bodies, sets limits on impervious coverage for individual properties, and requires master plan conformance to

the RMP from municipalities within the Preservation Area.

The Planning Area is intended to promote a balance of environmental protection and responsible land use policies on lands adjacent to preservation areas. Conformance with the Planning Area requirements is voluntary.

Legislation from the Highlands Act requires municipalities and counties to create master plans and regulations to conform to the *Highlands Regional Master Plan*. **In May 2021, the Highlands Council approved Hunterdon County's petition for Plan Conformance.** In addition, towns can request the authority to make determinations on agricultural development exemptions. Nine Highlands municipalities in Hunterdon have been certified to make such exemptions including Alexandria Township, Bethlehem Township, Bloomsbury Township, Califon Borough, Clinton Township, Clinton Town, Glen Gardner, High Bridge, and Lebanon Township.

The *Highlands Region Policy Areas by Municipality* table shows the 14 (out of 15) municipalities within the Highlands Region who have submitted petitions for Plan Conformance, their status and land areas (*Table III-2*).

Hunterdon County has 64,945 acres in the Preservation Area and 63,989 acres in the Planning Area

Agricultural Priority Areas

Agricultural Priority Areas within the Highlands Preservation Area is a subset of the larger Agricultural Resource Area that designates land particularly well suited to agricultural production. The Agricultural Priority Area was developed to prioritize farmland preservation within the Highlands region, and outline areas where such preservation would be most suitable (see *Figure III-3*).

Working in coordination with the SADC, these areas are delineated based on criteria that include farm size, on-farm investments, soil quality, tillable acreage, buffers, development potential, local commitment, and proximity to other preserved lands.

Hunterdon County has 20,213 acres of prime farmland soils in the Highlands Region, of which 14,981 acres of prime farmland soils are in the Preservation Area (see *Table III-3*).

Table III-2. Highlands Region Policy Areas by Municipality

Municipality	Preservation Area (acres)	Planning Area (acres)	Plan Acceptance Date	Exemption Policy
Alexandria	2,721	15,038	4/19/2012	Yes
Bethlehem	12,146	1,141	12/12/2010	Yes
Bloomsbury	623 (entirely in Preservation Area)	-	6/16/2011	-
Califon Borough	629 (entirely in Preservation Area)	-	12/16/2010	Yes
Clinton Town	141	777	1/20/2011	-
Clinton Township	643	21,064	6/18/2015	Yes
Glen Gardner	991 (entirely in Preservation Area)		12/16/2010	Yes
Hampton Borough	835	136	7/24/2017	-
High Bridge		1,555 (Plan conformance voluntary)	1/20/2011	Yes
Holland	13,352	1,973	4/19/2011	-
Lebanon Borough		577 (Plan conformance voluntary)	11/19/2010	
Lebanon Township	20,264	6	10/13/2011	Yes
Tewksbury	13,469	6,857	2/17/2011	Yes
Union	10,502	2,667	Submitted 10/2021	-

Highlands Region Policy Areas by Municipality (New Jersey Highlands Council)

NJ Highlands Preservation and Planning Area – Hunterdon County

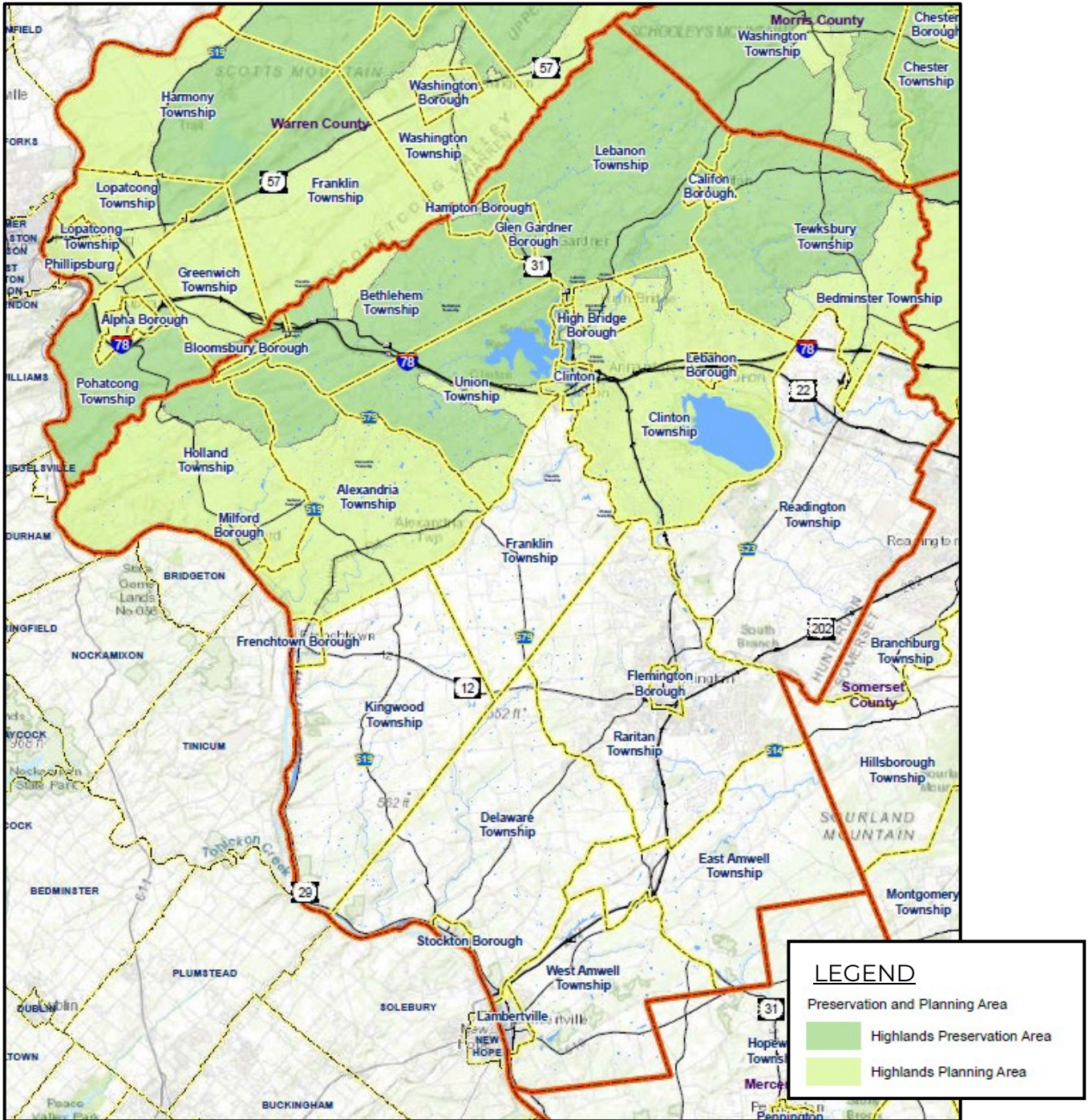


Figure III-2. NJ Highlands Preservation and Planning Area – Hunterdon County

Highlands Agricultural Priority Areas - Hunterdon County

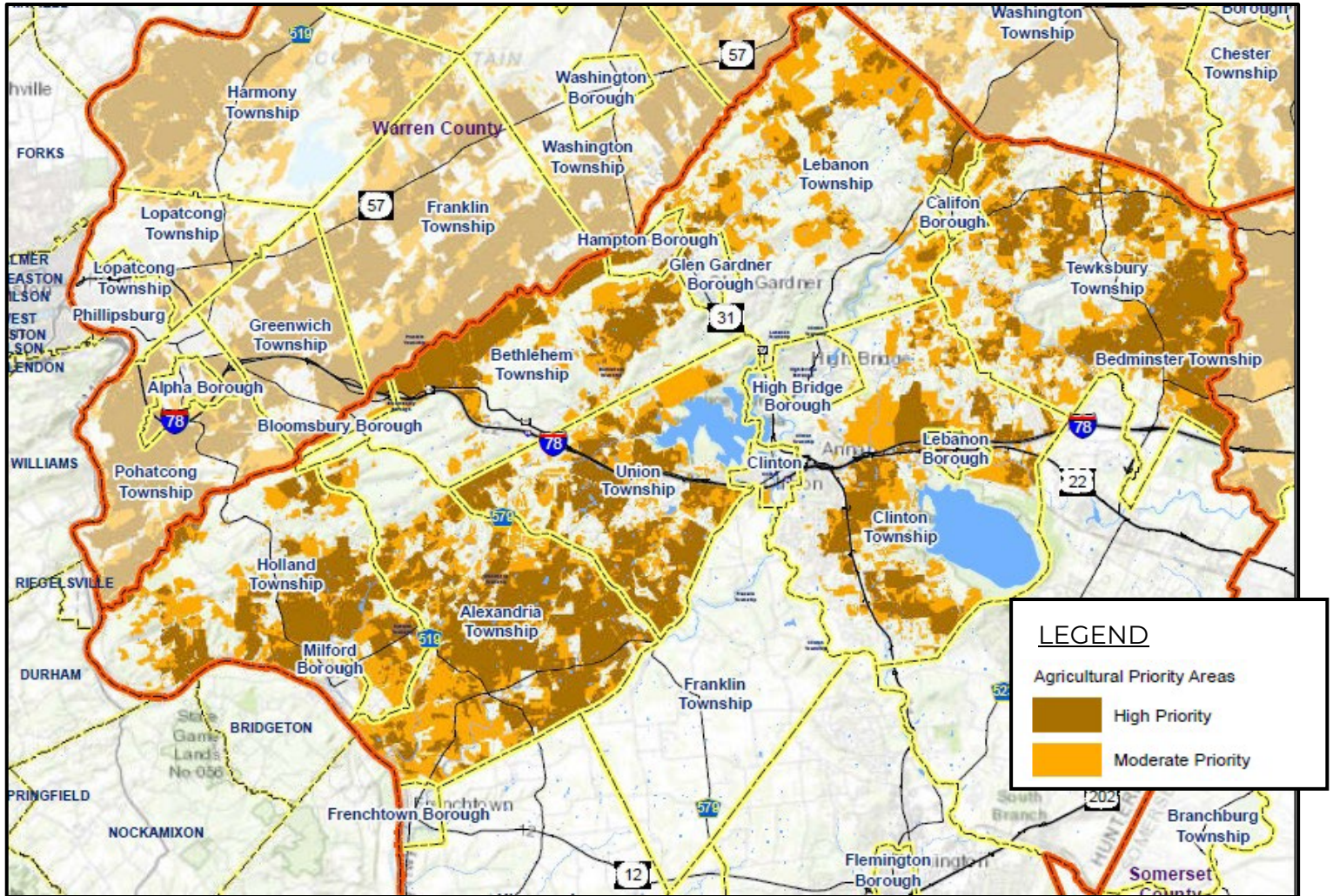


Figure III-3. NJ Highlands Agricultural Priority Areas – Hunterdon County

Like the State Plan, the RMP encourages center-based development and redevelopment. The Highlands Council may designate a specific geographic area as a Highlands Center, which is identified by both a municipality and by Highlands staff as appropriate for development and redevelopment.

Approved Highlands Centers engage in an advanced planning process

seeking to implement natural resource protections while supporting development opportunities.

To date, the Highlands Council has approved one Highlands Center in Hunterdon County, Lebanon Borough. The 2018 *Monitoring Program Recommendation Report* recommends further evaluation of centers designated in the *State Plan* and the plan endorsement process. Guidelines for establishing distinct

types of Highlands Centers may be appropriate.

Establishment of designated centers for development within the Highlands Region would help confine development and redevelopment to existing urban and suburban areas.

Despite the Highland Act, pressures to develop outside preservation areas could push growth onto undeveloped agricultural land and forested tracts. Designated centers and exemption areas help prevent disjointed, fragmented development of rural landscapes.

C. County Master Plan and Development Regulations

Hunterdon County is currently updating its *County Master Plan* as part of the Highlands Council Plan Conformance process. The *Farmland Preservation Plan*, *Highlands Master Plan for Hunterdon County*, *Land Development Standards*, and *Growth Management Plan* will all be considered in the drafting of the most recent *Master Plan* update.

Highlands Master Plan Element 2021

The *Highlands Master Plan Element* for Hunterdon County was published in January 2021 and outlines the framework for the County's compliance with the RMP and defines a set of goals and activities for future implementation. It provides an overview of the county's physical characteristics, demographics, land

use and planning activity, and future goals related to Highlands Plan Conformance.

The plan recognizes that farmland preservation is an important growth management and sustainable economic development tool for the county, and the document supports agritourism, farmers' partnerships with complementary businesses, targeting specialized crops for marketing, and expanding niche agricultural product markets. It provides recommendations and implementation objectives related to sustaining the agricultural industry specifically within the more stringent regulations in the Highlands Region.

Hunterdon County Land Development Standards, 2021

The purpose of the Land Development Standards is to provide procedures, rules, regulations and standards for review and approval of land subdivisions and site plans pursuant to the County Planning Act. It defines subdivisions, agricultural subdivisions, major and minor subdivisions and outlines the process in which these applications are reviewed.

As related to agriculture, definitions include:

- Subdivision: division of a lot, tract, parcel or other divisions of land for sale or development. The division of land for agricultural purposes where all resulting parcels are 5 acres or larger in size is not considered a subdivision.

Table III-3. Farmland Soils by Type and Municipality

Municipality	All Farmland Soils		Prime Farmland Soils		Soils of Statewide Importance	
	Planning Area	Preservation Area	Planning Area	Preservation Area	Planning Area	Preservation Area
Alexandria	10,910.40	801.67	5,814.59	479.41	5,095.80	322.26
Bethlehem	800.63	4,519.92	694.54	2,722.41	106.09	1,797.52
Bloomsbury		476.42		286.91		189.52
Califon		231.09		98.62		132.48
Clinton Town	598.35	53.43	272.88	0.85	325.46	52.58
Clinton Twp.	11,106.92	158.30	5,916.37	141.60	5,190.55	16.70
Glen Gardner		321.35		127.77		193.58
Hampton	114.35	559.10	92.03	247.03	22.31	312.07
High Bridge	534.77		219.32		315.45	
Holland	5,667.45	718.62	3,199.07	390.06	2,468.38	328.56
Lebanon Boro.	412.25		233.53		178.73	
Lebanon Twp.	0.00	4,577.67	0.00	3,057.56	0.00	1,520.12
Milford	260.69		186.15		14.54	
Tewksbury	5,405.55	5,786.32	2,670.82	3,811.55	2,734.73	1,974.77
Union	2,415.53	7,060.48	913.93	3,617.48	1,501.60	3,442.99
Total:	38,226.88	25,264.40	20,213.24	14,981.25	18,013.64	10,283.15

- Agricultural Subdivision: division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other provisions of land for agricultural purposes only.

The Land Development Standards states that municipal approval of a subdivision or site plan shall not be granted by the local approval authority unless the application is first approved, exempted, or waived by the County Planning Board. The County Development Review Committee reviews and approves subdivisions and site plans which affect how land use and land development evolves in Hunterdon County.

In addition to the Development Review Committee, the *Delaware and Raritan Canal Review Zone* has its own commission that reviews development and subdivision applications in its region. The Review Zone may not have tremendous implications for farmland practices or on farming operations except where waterways are affected, but the zone does include Kingwood, Delaware, East Amwell, West Amwell, Raritan and Franklin Townships, nor Stockton Borough and Lambertville.

The Delaware and Raritan Canal State Park Law of 1974 directs the Commission to preserve and protect the Delaware and Raritan Canal as a historic and natural resource, as well as

a water supply system for much of central New Jersey. The Review Zone consists of Zone A which is the area within 1,000 feet on either side of the center line of the canal, and Zone B which is based upon sub-watersheds which impact the canal.

Hunterdon County Growth Management Plan, 2007

The *Hunterdon County Growth Management Plan* follows the guidance of the *State Plan* to outline specific challenges, objectives, strategies, and actions within Hunterdon for future growth and development.

Faced with changes in land use and development, residents in Hunterdon County have stated their desire to preserve the county's rural character.

The *Farmland Preservation Plan* and subsequent plan updates will work in conjunction with the County's *Growth Management Plan*, and other similar plans, to prioritize the maintenance of Hunterdon's rural character and farmland.

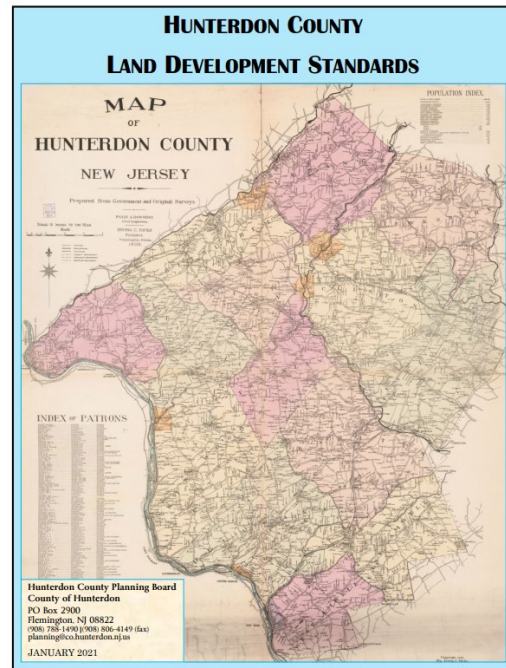


Figure III-4. 2021 Land Development Standards, As stated in the report:

Throughout the Vision 2020 public participation process, county residents highlighted the need to preserve the county's remaining agricultural landscape, to support a healthy, sustainable environment, and to establish an extensive network of public open spaces, farmland and protected natural resources. Recognizing, however, that additional growth will continue to occur,

The 2007 Plan's Vision:

New development will be limited by the collective desire of Hunterdon County communities to protect an extensive network of natural resources and maintain a rural or semi-rural landscape and economy. Development that does occur will be directed away from areas targeted for preservation. The design of new development will continue to be dictated first and foremost by the natural environment of the site and its surroundings, and all efforts will be made not only to minimize environmental damage, but to ensure long-term management and sustainability of a healthy

Hunterdon County's Vision 2020 offers guidance on how to make new developments best fit into the area's unique, ecologically invaluable landscape.

The plan makes suggestions for green design standards such as site clearing limitations, architectural design standards that govern building features such as roof styles and building materials, and community design standards that ensure new development maintains the character of existing communities.

Final Cross-Acceptance Report, 2005

To ensure that government and the public participate in the statewide planning and revision of the *State Plan* on a regular basis, cross-acceptance was created. The Hunterdon County Planning Board uses the Cross-Acceptance Report to help frame the County's forthcoming *Growth Management Plan*.

D. Current Land Use and Trends

The advent of interstate highways and access to transportation hubs has brought changes to Hunterdon County, which was once a community of forests, farms, small villages, and towns. The county has become attractive to commercial, business, and residential development, spurring growth and change in the landscape.

Population

Improved highway systems, better sewer and water infrastructure,

increased access to employment centers in nearby counties, and a desirable quality of life have all contributed to the volume and patterns of growth occurring in the county in recent decades. Despite the population and development growth, Hunterdon County is still considered one of the most rural parts of New Jersey. **The population census of 2010 recorded a population of 128,349 people, with a growth of 0.5% to the 128,947 people in 2020.** (*Table III-4*)

The three most densely populated municipalities in Hunterdon County are Lambertville, Flemington, and the Town of Clinton.

Lambertville: In 2020, with a population of 4,139 residents and a total area of 704 acres, Lambertville had a population density of 5.88 persons per acre.

Flemington, with a slightly larger area of 832 acres and a population of 4,876 had a density of 5.86 persons per acre.

Clinton Town had a population density of 3.23 persons per acre in 2020.

Raritan Township, Readington Township, and Clinton Township have the largest populations; 23,447, 16,128, and 13,505 persons respectively, although they also have a greater land area than their more population dense town counterparts. Over the past several decades, these municipalities have experienced rapid population growth patterns.

Raritan Township: Between 1970 and 1990, the population of Raritan Township increased 125% from 6,934 residents to 15,616 residents. The growth then slowed between 1990 and 2010 to a rate of 20%. By 2010 the population of Raritan Township had grown by 15,251 residents since 1970.

Readington Township also saw rapid growth between 1970 and 1990, with a 74% increase in population from 7,688 residents to 13,400. Between 1990 and 2010 the population continued to grow by 42% to 16,126 residents, a total increase of 8,438 persons over a 40-year period.

Clinton Township's population grew 111% between 1970 and 1990 from 5,119 residents to 10,816. From 1990 to 2010, the rate of increase slowed to 26%, resulting in an overall growth of 8,359 residents between 1970 and 2010.

Land Use Trends

In 1995 the two largest land use categories in Hunterdon County were land for forest and agriculture:

- Forested land: 36% of land
- Agriculture: 32%
- Urban, developed land: 20%

By 2007, the NJDEP reported that percentage of forest and agriculture had dropped to 35% and 28% respectively. By comparison, urban land use rose to 25% (see *Table III-5*). While the county has retained a predominantly rural character, increasing population growth has led

to a rise in development over the past several decades, largely at the expense of agricultural lands. Since 1995, 14,650 acres of developed/urban land has been added, while 11,767 acres of agricultural land has been lost. Forested land also experienced a net decline of 2,172 acres (see *Figure III-5*).

During the 1970s and 1980s, several high-density residential developments were built in Raritan Township, Union Township, Glen Gardner, Lambertville, Clinton Township, Clinton Town, and Readington Township. Some of these developments contained several hundred units with single-family homes on small lots, townhouses, apartments and/or condominiums. In some cases, these developments also included limited commercial uses.

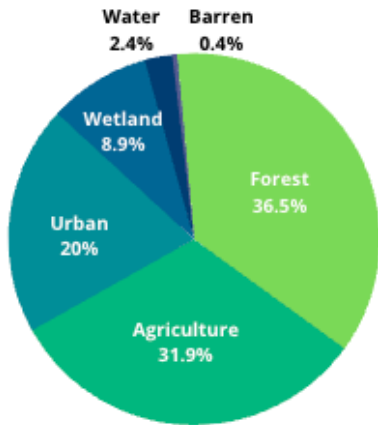
Large single-family homes on larger lots (usually 3 to 15 acres) dominate the character of new residential construction. Zoning for larger lots has been a tool for municipalities to reduce the number of residences that can be constructed in an area, but it also removes a considerable amount of land from agricultural use as these expansive lots become lawns and private backyards. Some communities have attempted to retain open space by encouraging other types of development and land use such as open space subdivisions, 50-acre deed restrictions, and lot size averaging.

Table III-4. Hunterdon County Population by Municipality

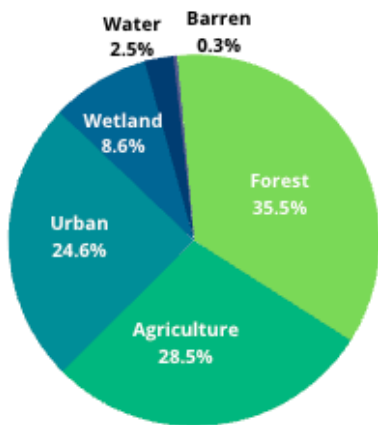
	1970	1980	1990	2000	2010	2020	Change 2000- 2020	Percent
Hunterdon County	69,718	87,361	107,776	121,987	127,351	128,947	6,960	5.70%
Alexandria	2,127	2,798	3,594	4,698	4,938	4,809	111	2.36%
Bethlehem	1,385	3,045	3,104	3,820	3,979	3,745	-75	-1.96%
Bloomsbury Borough	879	864	890	886	870	792	-94	-10.61%
Califon Borough	970	1,023	1,073	1,055	1,076	1,005	-50	-4.74%
Clinton Town	1,742	1,910	2,054	2,632	2,719	2,773	141	5.36%
Clinton Twp.	5,119	7,345	10,816	12,957	13,478	13,505	548	4.23%
Delaware	3,249	3,816	4,512	4,478	4,563	4,560	82	1.83%
East Amwell	2,568	3,468	4,332	4,455	4,013	3,917	-538	-12.08%
Flemington Borough	3,917	4,132	4,047	4,200	4,581	4,876	676	16.10%
Franklin	2,154	2,294	2,851	2,990	3,195	3,267	277	9.26%
Frenchtown	1,459	1,573	1,528	1,488	1,373	1,370	-118	-7.93%
Glen Gardner	874	834	1,665	1,902	1,704	1,682	-220	-11.57%
Hampton	1,386	1,614	1,515	1,546	1,401	1,438	-108	-6.99%
High Bridge	2,606	3,435	3,886	3,776	3,648	3,546	-230	-6.09%
Holland	3,587	4,593	4,892	5,122	5,291	5,177	55	1.07%
Kingwood	2,294	2,772	3,325	3,782	3,845	3,802	20	0.53%
Lambertville	4,359	4,044	3,927	3,868	3,906	4,139	271	7.01%
Lebanon Borough	885	820	1,036	1,065	1,358	1,665	600	56.34%
Lebanon Twp.	4,235	5,459	5,679	5,816	6,588	6,195	379	6.52%
Milford Borough	1,230	1,368	1,273	1,195	1,233	1,232	37	3.10%
Raritan	6,934	8,292	15,616	19,809	22,185	23,447	3638	18.37%
Readington	7,688	10,855	13,400	15,803	16,126	16,128	325	2.06%
Stockton Borough	619	643	629	560	538	495	-65	-11.61%
Tewksbury	2,959	4,094	4,803	5,541	5,993	5,870	329	5.94%
Union	2,351	391	5,078	6,160	5,908	6,507	347	5.63%
West Amwell	2,142	2,299	2,251	2,383	2,824	3,005	622	26.10%

Hunterdon County Population by Municipality (US Census Bureau, Census Redistricting Data)

LAND USE, LAND COVER 1995



LAND USE, LAND COVER 2007



LAND USE, LAND COVER 2015

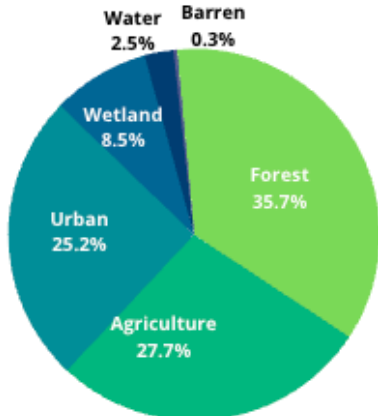


Figure III-5. Land Use, Land Cover
(1995, 2007, & 2015)

These subdivision practices reduce minimum lot sizes in exchange for large contiguous acres of preserved lands or encourage more flexible siting of homes to limit disturbance of natural features.

Most municipal cluster subdivisions ordinances in Hunterdon County still require relatively large lot sizes (1-1.5 acres) to accommodate individual septic systems as municipal wastewater infrastructure has limitations in a rural county.

Residential Building Permit Data and Population Data from the New Jersey Department of Labor and US Census Bureau provides insight into the growth and development of agricultural lands for residential uses (see *Figure III-6* and *Figure III-7*).

Although the *State Plan* has called for development and redevelopment to be centered around existing developed and urban areas, most residential developments are isolated from each other, and farther from shopping centers, government services, schools, and businesses. Many are built on cul-de-sacs that prohibit future connections, limiting the area from becoming its own center. This approach fragments contiguous farmland and encourages vehicular dependency and travel.

Table III-5. Land Use by Acreage (1995-2015)

	1995	2002	2007	2012	2015
Forest	102,175.75	102,120.46	99,380.24	100,444.71	100,003.38
Agriculture	89,221.6	82,125.10	79,737.50	77,736.43	77,454.67
Urban	55,976.75	63,064.47	68,701.32	69,985.13	70,626.98

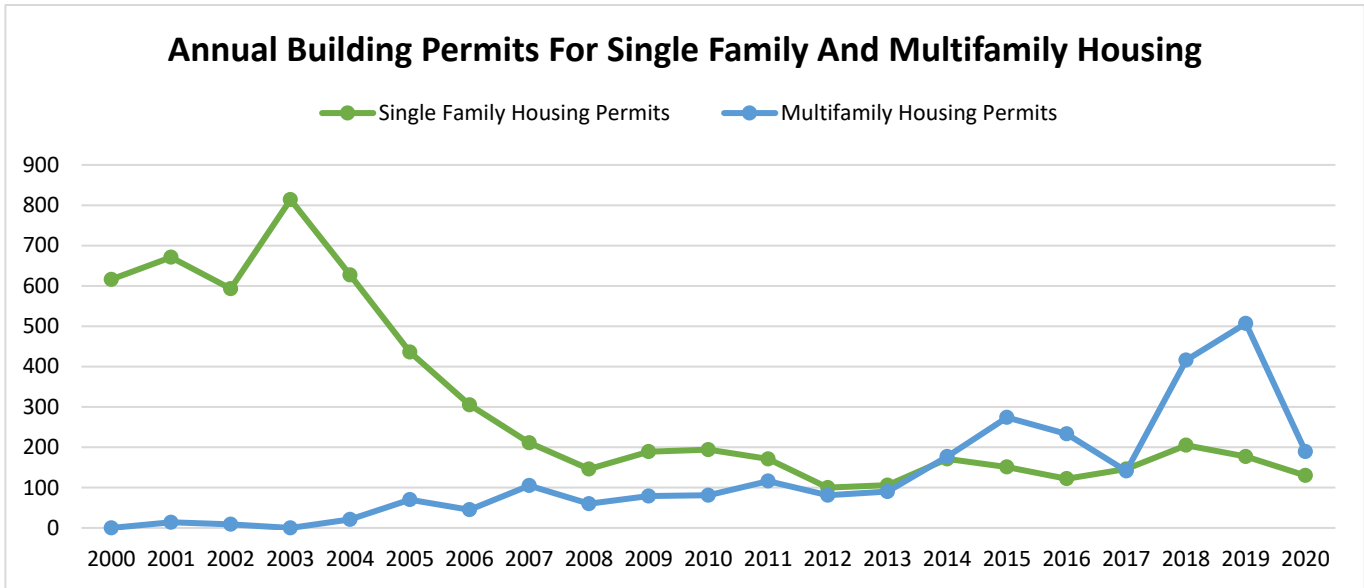


Figure III-6. Annual Building Permits for Single Family & Multifamily Housing

In the past two decades, the housing trends in Hunterdon County have changed. In 2000, 100% of annual residential building permits were issued for single family residences. It wasn't until 2004 that building permits for single family residences in Hunterdon County began to drop and 2005 when multi-family residential development began to gradually rise. By 2014, the total number of building permits issued for multi-family residences had surpassed the number of those issued for single-family dwellings. In 2020, 130 building permits were issued for construction of single-family homes and 189 permits were issued for multi-family buildings. Between 2010 and 2020 the number of annual permits issued rose 16%. Single-

family building permits declined by 33% while multi-family buildings increased by 133% during that same ten-year period (see *Table III-6* and *Figure 11-10*).

Figure III-9 indicates that spikes in permits for residential development occurred around 2003, 2015, and 2019, before the Covid-19 pandemic caused stop-orders for construction projects. The greatest residential growth by number of new residential buildings authorized occurred in Raritan, Readington, and Clinton Townships, and Flemington and the Town of Clinton (see *Table III-7* and *Figure III-11*).

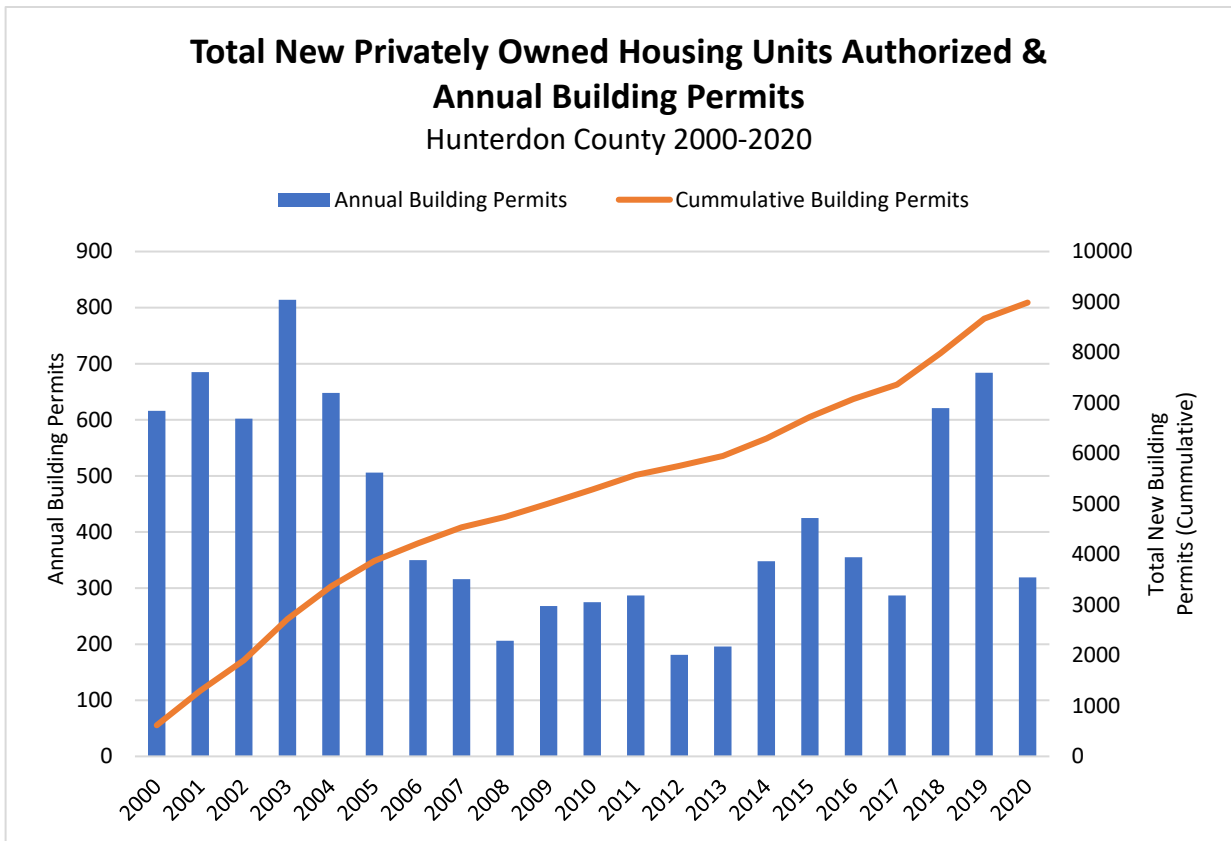


Figure III-7. Total New Privately Owned Housing Units Authorized & Annual Building Permits



Figure III-8. Lauber's Country Market, Alexandria Township

Table III-6. New, Privately-Owned, Residential Housing Units Authorized to be Built in Hunterdon County						
TOTAL ANNUAL PERMITS (4-year Snapshots)						
Hunterdon County	2000	2004	2008	2012	2016	2020
Alexandria	27	27	6	4	2	1
Bethlehem	19	7	2	1	0	7
Bloomsbury Borough	0	0	0	0	0	0
Califon Borough	0	3	1	0	0	3
Clinton Town	1	0	8	4	72	89
Clinton Township	86	79	3	1	0	4
Delaware	22	22	10	10	6	2
East Amwell	9	10	6	4	3	7
Flemington Borough	1	0	50	61	91	7
Franklin	19	18	0	2	3	4
Frenchtown	4	2	1	0	0	53
Glen Gardner	11	7	2	0	0	0
Hampton	3	12	2	0	2	0
High Bridge	4	3	1	0	4	0
Holland	9	18	8	0	2	4
Kingwood	19	16	10	10	12	14
Lambertville	0	1	9	2	0	3
Lebanon Borough	12	89	24	42	0	0
Lebanon Township	48	29	4	5	7	1
Milford Borough	0	7	0	0	1	0
Raritan	190	171	20	11	112	99
Readington	54	28	15	13	27	10
Stockton Borough	0	1	1	2	0	2
Tewksbury	32	37	4	8	8	3
Union	22	16	17	0	0	0
West Amwell	24	45	2	1	3	6
Total:	616	648	206	181	355	319

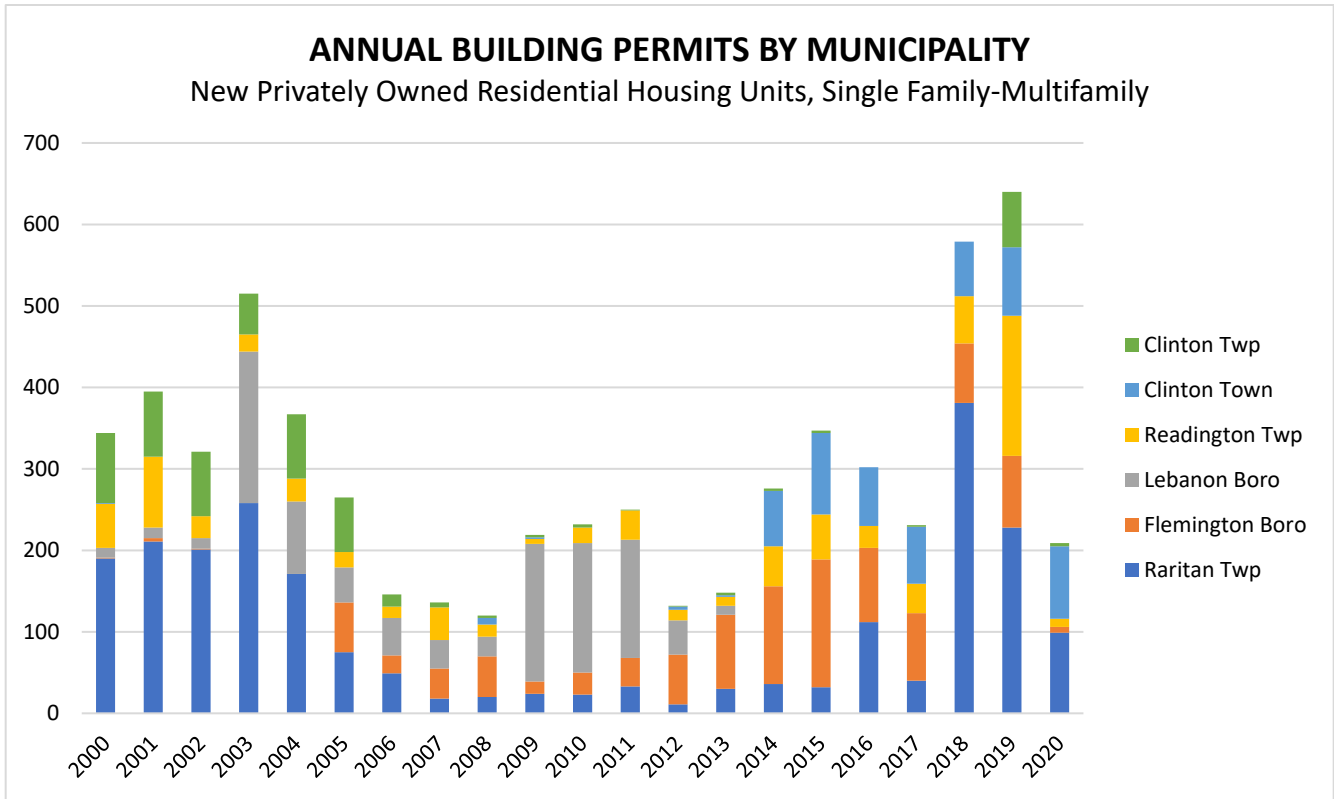


Figure III-9. Annual Building Permits by Municipality



Figure III-10. Residential Building Permits, 2010 - 2020

Table III-7. Residential Building Permits by Municipality and Building Type (2000-2020)

Municipality	Building Type	Total Permits 2000-2020
Raritan Twp	Single Family	2,280
	2-Family	12
	3-4 Family	21
	5+ Family	1,140
Flemington Borough	Single Family	180
	2-Family	2
	3-4 Family	8
	5+ Family	1,852
Lebanon Borough	Single Family	1,264
	2-Family	0
	3-4 Family	21
	5+ Family	376
Readington Twp	Single Family	1,017
	2-Family	0
	3-4 Family	6
	5+ Family	408
Clinton Town	Single Family	53
	2-Family	104
	3-4 Family	0
	5+ Family	982
Clinton Twp	Single Family	551
	2-Family	12
	3-4 Family	0
	5+ Family	120

**colors in table to align with Building Permits by Number of Dwelling Units for Flemington and Lebanon Boroughs, and Raritan Township (see Figure III-11).*

The greatest residential growth by number of new residential buildings authorized to be built in Hunterdon County occurred in Raritan, Readington, and Clinton Townships.

Over the 20-year period:

- Raritan had the highest number of single-family building permits issued, with 2,280 buildings authorized.
- Flemington authorized the most 5+ family dwellings, totaling 1,852 permits approved between 2000 and 2020.

Between 2000 and 2003, building permits for single-family residences rose by 36% with 258 buildings authorized for construction in 2003. By 2008, the number of permits for single-family residences had plummeted 93% to 18 permits, likely due to the economic crash.

Flemington has had a longer relationship with buildings accommodating dwellings for 5+ family units. The Borough has issued construction permits for buildings with 5+ units consistently between 2005 and 2020. While new construction for single-family residential was leveling off in Raritan, 5+ family building increased by 145% between 2005 and 2015. Over the next 5 years, this multi-family housing growth would decline 96% to 6 permits issued in 2020.

The development of new residential housing in Lebanon Borough does not seem to follow the rising population of the municipality over the past 20 years. The number of building permits for residential dwellings spike and drop sporadically, responding to other economic factors. In 2003, 186 single-family housing permits were issued which dropped to 25 permits in 2008. This trend can be seen across municipalities in Hunterdon County as the status of the economy limited the financial abilities of developers and potential home buyers alike. A total of 188 5+ multi-family dwelling permits were issued in Lebanon Borough between 2009 and 2013. 21 three-to-four family building permits were issued in 2001 and 2002. As in most municipalities in Hunterdon County, most new residential housing units authorized to be built in Lebanon Township were single-family residences. A total of 778 single-family dwellings were authorized to be built between 2000 and 2013 in Lebanon Borough.

In the subsequent 8 years, the number of permits remained somewhat consistent until 2018, when there was a 225% increase in approved housing in 6+-2 years. The most recent data from the Department of Labor recorded 61 single-family housing permit approvals in Raritan in 2020. Only a few two-family and three-to-four-family building permits were issued over the past 20 years. In 2009, 8 buildings with 5+ dwelling units were issued followed by 84 in 2016 and a high of 290 in 2018.

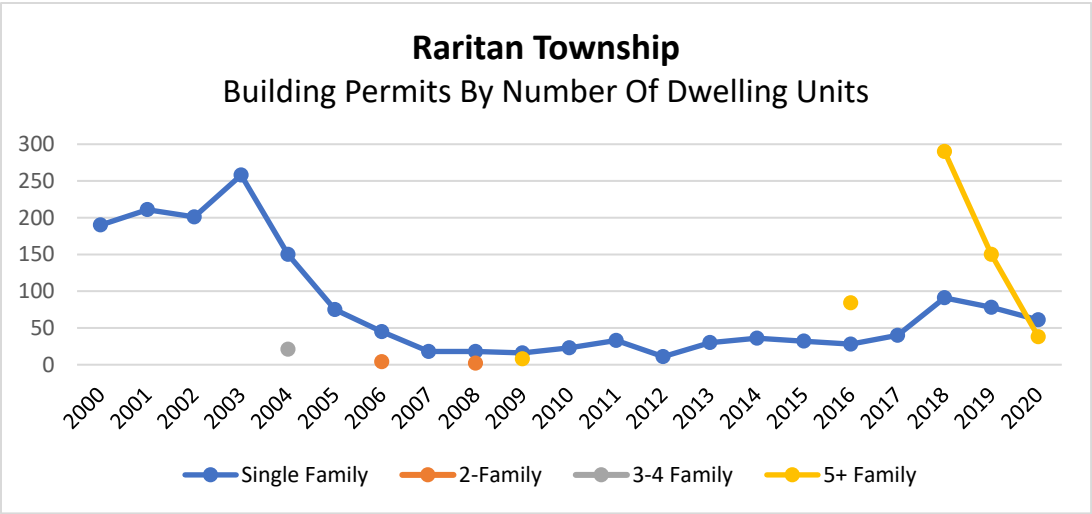
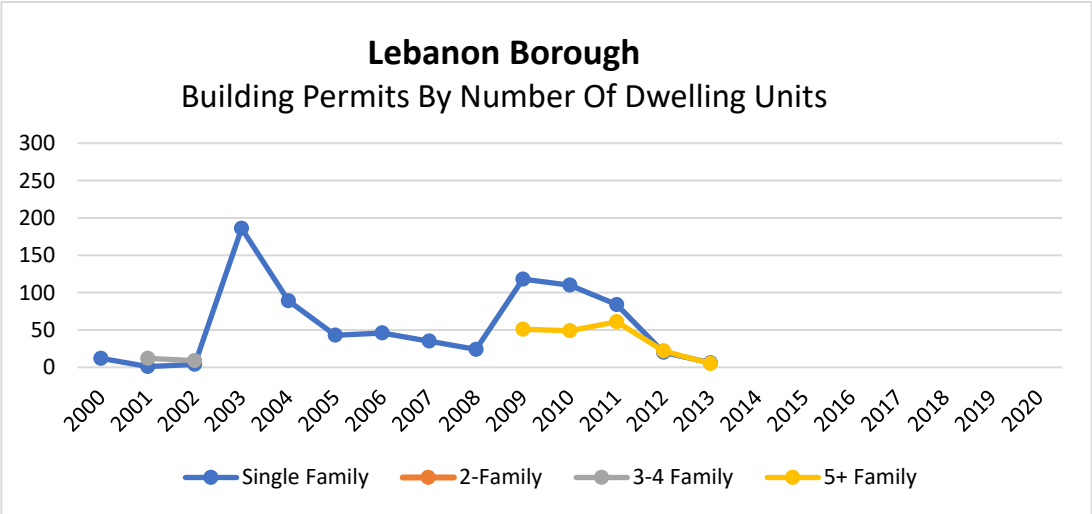
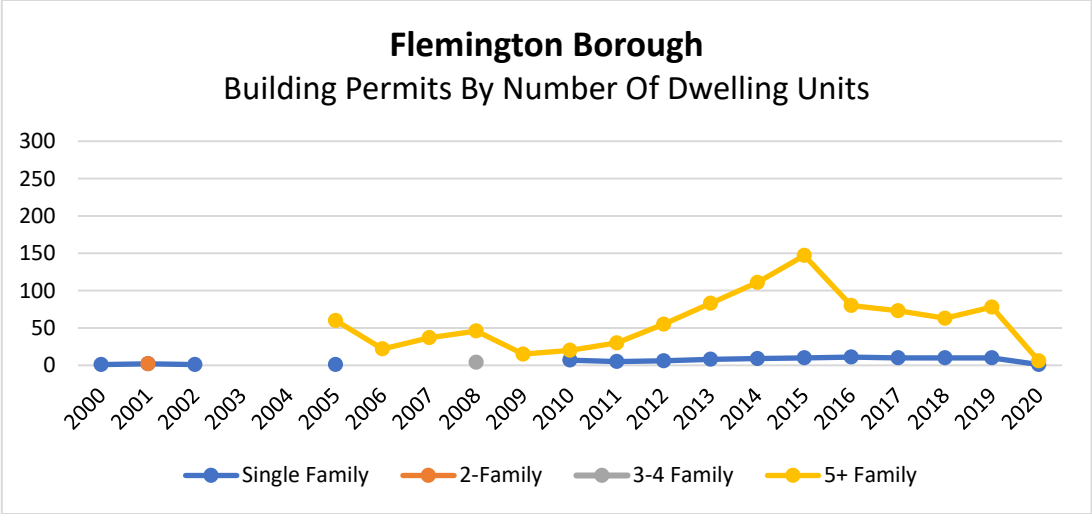


Figure III-11. Flemington, Lebanon, & Raritan Borough: Building Permits
 *in Figure III-11 no data point for a given year indicates a zero value.

Building permits for multi-family buildings have decreased since 2018, with a 33% decrease in Raritan.

Non-Residential Development

Non-residential growth also plays a role in the development and land use trends of Hunterdon County. The expansion of highway systems improved connectivity to major cities and employment hubs allowing people to move into Hunterdon County and commute to work. It also opened opportunities for research and engineering offices, corporate offices, and manufacturing businesses to develop office space close to highways.

In the 1980s there was a considerable amount of large non-residential land development. In 1983, ExxonMobil opened an 800,000 square-foot research and engineering headquarters on Route 22 in Clinton Township. In 1986, Foster-Wheeler began constructing a 300,000 square-foot office building in Union—which has since expanded to over one million square feet. In 1989, Merck began developing a research and lab space that eventually totaled 1.24 million square feet in Whitehouse Station (which Merck has since sold to Unicom). Other major corporations began constructing headquarters and major office buildings, hotels sprang up, and big box retail companies moved in along highways and commercial centers.

These new non-residential construction projects are often located

on large, open campuses—making the surrounding farmland a prime target for developable land.

Population Growth & Trends

One of the factors contributing to increased development is population growth. Over the ten-year period between 2010 and 2020, New Jersey's population grew by 5.7%. In the same period, Hunterdon County's population grew by 0.5%, or 598 people. In 2020, the U.S. Census Bureau recorded the population of Hunterdon County at 128,947 people, amounting to roughly 282.8 people per square mile.

Compared to other counties in New Jersey, Hunterdon County had one of the lowest population growth rates in 2020, ranking 16th out of 21 counties (see *Table III-8*).

Hunterdon also had one of the lowest populations, ranking 18th out of the 21 counties. The only counties with lower total populations were Warren County with a population of 109,632 (and a growth rate of 0.9%), Cape May County with 95,263 (and a growth rate of -2.1%), and Salem County with a population of 64,837 (and a growth rate of -1.9%). Hudson County had the highest percent growth in population between 2010 and 2020 at a rate of 14.3%.

While the rate of change may be minor over that ten-year period, development and growth within the county has continued to put pressure on select communities and towns.

Between 1990 and 2000, some of the fastest growing municipalities in the county were those with close connections to major transportation corridors: (*Table III-8*)

- Town of Clinton (28%)
- Raritan Township (27%)
- Bethlehem Township (23%)
- Union Township (21%)
- Clinton Township (21%), and
- Readington Township (18%)

One of the more rural municipalities, Alexandria Township, experienced the highest growth rate of 31% between 1990 and 2000. During the same time, Raritan (19,089), Readington (15,803), and Clinton Townships (12,957) contained the largest resident population, while the smaller municipalities contain the highest densities.

Between 2000 and 2020 the fastest growing municipalities were:

- Lebanon Borough (56%)
- West Amwell (26%)
- Raritan Township (18%)
- Flemington Borough (16%), and
- Franklin Township (9%)

These municipalities have close connections to major transportation corridors such as US Route 202, US-78, Route 31 and Rt-22.

They had not experienced the same rate of residential growth as other municipalities between 1990 and 2000,

but as growth slowed in the smaller, denser municipalities of Stockton (-11.6%), Glen Gardner (-11.6%), Bloomsbury (-10.6.), Frenchtown (-7.9%), and Hampton (-7%), these more rural towns saw more growth.

Between 2000 and 2020, the Township of East Amwell experienced the highest population decline at -12%.

In 2020 the most populous municipalities were:

- Raritan (23,447) which continued to grow 18% from 2000
- Readington (16,128)
- Clinton Township (13,505)
- Union Township (6,507) and
- Lebanon Township (6,195).

Land development is one of the greatest factors affecting modern-day Hunterdon County farmers, but an aging population of farmers also puts pressure on remaining farms. In 1967, the average age of farmers in Hunterdon County was 52.7 years. By 1997, the average age had risen to 56 years of age. In 2017, the National Agricultural Statistics Survey and USDA recorded:

- 5.6% of farmers under the age of 35,
- 57% of farmer between 35-65, and
- 37% of farmers 65 and older.

Table III-8. Counties Ranked by Percent Population Change and County Population, 2020

% Population Change	County Ranked by Population Growth	2020 Population	Ranking by Population
14.3	Hudson	724,854	4
10.5	Ocean	637,229	6
10.2	Essex	863,728	2
7.2	Union	575,345	7
6.8	Somerset	345,361	13
6.6	Middlesex	863,162	3
5.7	Mercer	387,340	12
5.6	Bergen	955,732	1
4.9	Gloucester	302,294	14
4.6	Passaic	524,118	8
3.5	Morris	509,285	10
2.9	Burlington	461,860	11
2.1	Monmouth	643,615	5
1.9	Camden	523,485	9
0.9	Warren	109,632	19
0.5	Hunterdon	128,947	18
0	Atlantic	274,534	15
-1.8	Cumberland	154,152	16
-1.9	Salem	64,837	21
-2.1	Cape May	95,263	20
-3.4	Sussex	144,221	17

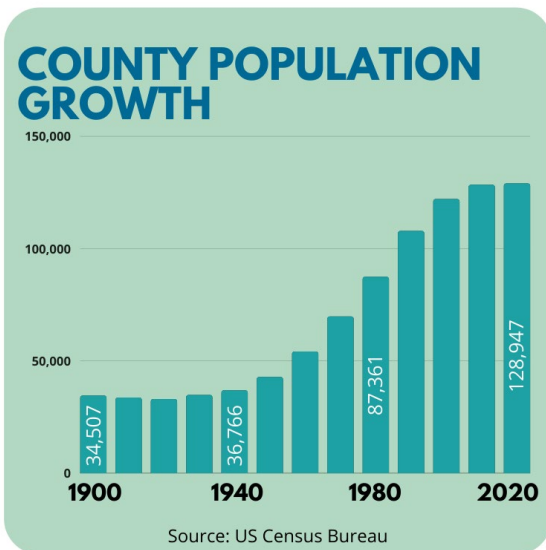


Figure III-12. County Population Growth

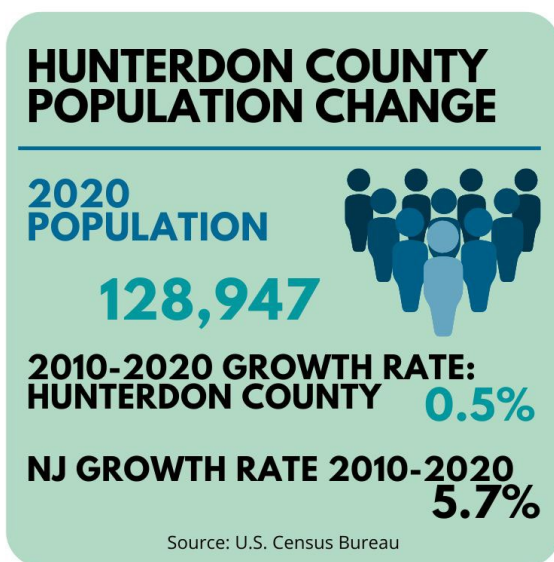


Figure III-13. County Population Change

E. Sewer Service Areas and Water Supply Service Areas

According to the 2007 *Hunterdon County's Growth Management Plan*, over 70% of Hunterdon County's

households use individual wells to obtain water.

Major water suppliers providing service include Aqua America, New Jersey American Water, and United Water. The Clinton Water Department, Flemington Borough Water Department, and Hunterdon County Water Department operate public water systems, providing tap water to residential, commercial, industrial, and institutional customers.

Though they supply water mainly to residents of other counties, the Round Valley and Spruce Run reservoirs are important resources located in Hunterdon County, with capacities of 55 and 11 billion gallons, respectively.

Most Hunterdon County residents rely on septic systems due to the rural and decentralized nature of the County. Several municipal officials have noted that the lack of sewer services in the region impedes development.

Hunterdon County recently adopted an updated *Future Wastewater Service Area* map. The map was last updated in July 2012.

The main sewerage authorities in Hunterdon County are

- Town of Clinton Sewerage Authority,
- Delaware Township Municipal Utilities Authority,
- Flemington Borough,

- Frenchtown Borough Sewage Treatment Plant,
- Lambertville Sewerage Authority,
- Milford Sewer Utility,
- Raritan Township Municipal Utilities Authority, and
- Readington/Lebanon Sewerage Authority.

F. Municipal Master Plan and Zoning Overview

1. General Use Type and Minimum Lot Size Categories and Distribution

General Use Type and Minimum Lot Size Categories and Distribution throughout the County are:

- Small Lots*: zoning with less than a 1-acre minimum lot size.
- Medium Lots*: zoned greater than 1-acre, but less than or equal to a 5-acre minimum lot size.
- Large Lots*: zoned greater than 5 acres and less than or equal to a 10-acre minimum lot size.
- Very Large Lots*: lots zoned greater than a 10-acre minimum lot size.

Identification of Adopted Redevelopment Areas

11 municipalities in Hunterdon County have identified redevelopment areas. (see *Table III-9*) Examples include:

Lambertville adopted a redevelopment plan for the Commons, a 13-acre residential neighborhood on Connaught Hill, south of County Route 179 in September of 2002. The plan advocated for a mix of housing types, a new public park and playground, and the installation of a public sewer

system. Lambertville has also investigated a possible expansion of the redevelopment area to include adjacent vacant land as well as the former High School building.

Milford Borough announced a 73.33-acre redevelopment plan on the 108-acre site of a vacant paper mill property in 2004. The property runs along the boundary between Milford Borough and Alexandria Township. Milford has designated their portion of the property the RA-1 Overlay Zone that includes housing, office space, and light industrial uses such as craft works, media production, and recreation facilities. The redevelopment plan contemplates 48 townhouse dwellings, 72 multifamily dwellings with an affordable housing option, and a 100-unit assisted living facility. Based on a net developable 21 acres, the townhouses and multifamily units will be limited to a density of 5.71 units per acre. The plan also sets forth a common space minimum of not less than 40% of the total gross area, encouraging passive recreation, public open space, trail links to trail networks, and neighborhood greenways.

Frenchtown Borough has two areas recognized for Redevelopment Plan Recommendations. The Council adopted the Borough's designation of the Historic Central Business District and a portion of the Transitional Business District for rehabilitation in November of 2004. The Borough's redevelopment plan, Frenchtown Village Center Plan, was originally adopted December of 2004 and has

since been amended five times with the most recent being adopted November 2018. The redevelopment plan designates properties within the municipality as *In Need of Redevelopment*, which spurred the creation of the *Eighth Street Redevelopment Plan*, adopted via Ordinance, August 2019.

The *Eighth Street Redevelopment Plan* rezones a portion of Eighth Street, Block 3 Lots 1 and 2, and Block 10 Lot 1 as an Inclusionary Residential Zone (R-8A) to revitalize the site which contains a former large industrial building, water tower, detached garage, and vacant land. Multifamily apartment dwellings, small lot attached and detached single-family residential dwellings, and mixed-use live/work buildings are proposed for redevelopment. The site also encourages the development of parking, private roads, maintenance buildings, open space, and recreation.

2. Innovative Planning Techniques

a. Cluster Zoning

Open Space (Cluster) Zoning and Lot Size Averaging Cluster zoning preserves open space when a tract is developed by reducing lot sizes, setbacks, yards, and other dimensional requirements. This method allows buildings to be sited on the most suitable lands, preserving the most valuable land for public or common (for residents of the development) open space.

According to the New Jersey Municipal Land Use Law, the definition of clustering does not include circumstances where the remaining open space is retained by a private landowner. In order to preserve the remaining land as a farm, the development would need to be considered a form of lot size averaging. Lot size averaging is a zoning technique that allows individual lot sizes to vary as long as an average lot size is maintained on the tract, providing opportunities to protect natural features and/or provide access to public facilities.

The preserved space from cluster development helps retain scenic vistas from the road and generates revenue for the farmer who sells their land, however, it may not always result in significant preservation of usable farmland, instead allowing for the preservation of natural forms such as wooded areas, slopes, and wetlands, which does contribute to preserved open space. Clustering can be effective in preserving open space in areas where development pressure is high, but clustering in a way that preserves farmland for farm purposes can lead to land use conflicts since non-farm dwellings are located within agricultural areas.

Table III-9. Hunterdon County Municipal Redevelopment Plans			
Municipality	Area Name	Property	Date
Clinton Town	Old Highway Redevelopment Area	Block 21 Lots 6, 25, 27, 28, 29, 30, 30.01, 31, 32, 33, 34	06/25/2020
	Riverside Redevelopment Area		07/16/2020
Clinton Township	Former Municipal Building Redevelopment Area	Block 53 Lot 3	05/07/2015
	Beaver Brook Homestead	Block 60.03 Lot 6	12/21/2015
	Old Allertown Road	Block 58 Lots 4, 5, 6, 7, 7.01	Proposed-2015 Reexamination Report
	Grayrock Road	Block 77.01 Lot 3	Proposed-2015 Reexamination Report
Flemington	Union Hotel Redevelopment Plan	Block 22 Lots 4, 5, 6, 7, 8, 9, 10, 12, 13, 14 Block 23 Lots 1, 7 Block 24 Lots 1, 2, 3, and 5.	09/03/2021
	Liberty Village Redevelopment Plan	Block 35 Lots 22, 23, 24, 25, 31, 53, 54, 69, 70, and 71	12/05/2021
Franklin	Renaissance 2000 Redevelopment Plan		2000
Frenchtown	Frenchtown Downtown Revitalization Plan/Frenchtown Village Center Plan		2012
	Frenchtown Village Center Plan	Historic Central Business District and a portion of the Transitional Business District	Original: 12/2004, Recent Update: 11/2018
	Eighth Street Redevelopment Plan	Block 3 Lots 1 and 2 Block 10 Lot 1	10/2019

Table III-9. Hunterdon County Municipal Redevelopment Plans			
Municipality	Area Name	Property	Date
High Bridge	100 West Main Street Redevelopment Plan	Block 24 Lot 16	04/2018
Lambertville	Lambertville High School Redevelopment Plan	Block 1073 Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33, 33.01 Block 1090 Lots 4, 5 Block 1091 Lots 1, 1.01	09/2002
	Police Station Tract Redevelopment Plan	Block 1003 Lot 3	12/2020
Lebanon Borough	Corporate Drive Office Park		Proposed
Milford Borough	Bridge Street and Railroad Avenue Redevelopment Plan	Block 19 Lot 51 Block 13 Lot 5.01 and a portion of Block 13 Lot 8	07/2008
	Curtis Paper Mill Redevelopment Plan	Block 13 Lots 1, 2, 3, 4, 6	2004
Readington	Nelson Street Redevelopment Plan	Block 32 Lot 12 Block 34 Lots 8, 10, 11	04/2017
	Block 36 Redevelopment Plan	Block 36 Lots 4, 5, 5.02, 5.04, and 65	03/2022
West Amwell	Route 31 Redevelopment Plan	Block 21 Lots 13, 14, 14.01, 15, 16, 17, 18, 19 Block 23 Lots 1, 3, 4, 5, 6, 9	04/2021
	Village Market Redevelopment Plan	Block 8 Lots 23.02, 23.05, 24, 27, 29.02, and 33	2019

b. Non-Contiguous Cluster Zoning

Like contiguous cluster zoning, non-contiguous cluster zoning is a planning tool that allows municipalities to permit development of one or more areas in a more

compact pattern than would otherwise be allowed in a zone, resulting in the preservation of open space in the remaining area. Non-contiguous describes when a set of non-adjacent parcels are developed as a single entity where one parcel is designated as the “receiving” parcel

(accepting increased density and development), and the other parcel or parcels is the “sending” parcel (where developable density is decreased or land is preserved).

In both contiguous and non-contiguous cluster zoning, the combined development potential of parcels is concentrated in growth areas where one area of the parcel is authorized to have a higher density and more intense development. In non-contiguous clustering however, the benefit is that development can be moved out of prime agricultural areas and concentrated into areas more appropriate and desirable for higher density development.

The possibility for landowners and developers to utilize non-contiguous clustering is achieved through amending a municipality’s master plan and development ordinances. Unlike Transfer of Development Rights (TDR) programs, non-contiguous cluster zoning does not require additional resource and financial investments to research or plan, nor endorsement from the State Planning Commission to implement.

c. Lot Size Averaging

Lot size averaging is a planning technique that authorizes deviation from standard lot sizes within a subdivision for the purpose of protecting features existing on a particular tract of land. Lot size averaging provides a flexibility to subdivision development where a tract

can 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.

d. Transfer of Development Rights

The New Jersey Statewide Transfer of Development Rights Act sets forth the requirements for TDR programs. A program is required to have a formal sending and receiving zones and provide for a system of assigning development credits within the sending zone. TDR programs require detailed planning studies, infrastructure plans, population and economic growth estimates, land value estimates, and use of a transfer bank to deal with property transfers. A municipalities TDR plan also requires endorsement from the State Planning Commission and could take several years to create and implement.

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.

This planning and development tool enables Preservation Area landowners to be compensated for reduction in development potential.

Currently, Hunterdon County does not have a TDP program and has not completed any farmland preservation projects through TDR.

Through the Highlands program, landowner may sell their development rights on lands at pre-Highlands Act prices. The land is then allocated to voluntary receiving areas throughout the Highlands seven-county region. The Highlands TDR Bank certifies and records the transactions between landowners of the sending and receiving areas. Municipalities containing these receiving areas have the right to assess impact fees up to \$15,000 per unit for all new development and are also eligible to apply for grants to offset costs associated with amending their master plans and municipal ordinances to make them suitable for TDR.

The New Jersey Highlands Council offers municipalities enhanced planning grants up to \$250,000 for establishing voluntary Receiving Zones and the New Jersey Economic Opportunity Act of 2013 includes additional incentives and priority funding for developers that choose to locate projects in designated Highlands TDR Receiving Zones.

e. Mandatory v. 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 Highlands Act mandates the creation and implementation of a voluntary TDR program within the Highlands Preservation area. The Highlands Council identifies sending zones in the Preservation Area and voluntary receiving zones in the Planning Area within Hunterdon County.

3. Development Pressures and Land Value Trends

Establishment of highways and major transportation corridors through New Jersey and Hunterdon County have helped to shape patterns of suburban growth, supporting commercial and residential development, particularly around town centers and major business hubs. Increased development and population have largely been at the expense of agricultural lands with roughly 14,346 acres of developed, urban land added to the county while 11,587 acres of farmland has been lost. In 1995, forested land accounted for 36% of the total land use, with agricultural lands amounting to 32%. Urban land use only consumed about

20% of total land area in the County. Over a span of twelve years, urban land use has grown to cover 25% of land area while agricultural land area dropped to 28.5%.

Even though Hunterdon County has maintained its predominantly rural character, the increased development puts pressures on farmland. Population growth over the past ten years has increased 0.5%, adding 598 people to the county. Some of the fastest growing municipalities were those with close connections to major transportation corridors such as the Town of Clinton, Raritan Township, Bethlehem Township, Union Township, Clinton Township and Readington Township. These larger towns also contain the highest residential populations. With population growth comes the requirement for housing and increased public services. Between 2010 and 2020 the number of annual residential building permits increased 16%. Where in the past, single-family residential units were steadily rising, the trend has shifted towards construction of multi-family dwellings which have increased 133% since 2010.

Depleting farmland is not the only impact that increased residential development has on the community. Money must be invested into transit systems, roads, bridges, and schools, public services such as water, sewer, and emergency services, etc. For increased development to be concentrated in town centers away

from rural and agricultural lands, increased planning and preservation techniques need to be implemented and collaboration between municipalities, the county, and state will be important. Hunterdon County supplies ecological and agricultural support for New Jersey's urban areas by providing water, farm products, open space, and recreation. The County needs relief from the tremendous growth pressures facing the state; otherwise, sprawling development will saturate the county, and its rural character will be lost.

Rising land prices go hand in hand with population growth and increase in land development. As residential developments move into agricultural communities, smaller-lot sizing in municipal zoning allows land value to rise which may help farmers receive greater loans and be offered higher property and easement values for land preservation. It also makes the land more appealing to developers, who in turn typically offer higher prices for land than preservation entities can provide. It is important for municipalities, the state, the Highlands Council, and county to all work together to introduce smart planning and development techniques that protect agricultural land and farmers while promoting sustainable growth in established, urban areas.

G. Density Transfer Opportunities

Regional programs are alternatives that may be proposed at the regional or state level, such as The Transfer of Development Rights (TDR) program introduced by the Highlands Water Protection and Planning Act as part of the Highlands RMP. The Highland Development Credits (HDC) Bank functions with this program to record and track all HDC activities in conjunction with the Highlands Council.

The New Jersey TDR Bank and the Office of Planning Advocacy (Smart Growth) are facilitating TDR activities statewide. They offer Planning Assistance Grants and technical assistance to municipalities looking to establish municipal TDR programs and may provide funds for the purchase of development credits. The State TDR Bank will also provide financial banking on loans secured using development credits as collateral and keep records of all development credit transfers within the State.

An *intra-municipal* TDR is one in which sending and receiving areas are located within the same town. Alternatively, *inter-municipal* TDR programs establish sending areas in one municipality and receiving areas in another. Some form of tax-based revenue sharing may be necessary with inter-municipal TDR programs.

Hunterdon County may benefit from participating in a TDR program, particularly as a county with municipalities with sending areas.

Municipalities are encouraged to take a comprehensive approach to farmland preservation by participating in county and state programs and adopting farmland preservation plans. Land use policies and ordinances that support farmers and the agricultural industry can be adopted by municipalities to strengthen the presence of agriculture, promote farming as a business, and encouraging preservation.



IV. COUNTY FARMLAND PRESERVATION PROGRAM

As of February 27, 2023, Hunterdon County has **478 preserved farms, permanently protecting 36,136 acres.**

There are an additional 19 farms, totaling 881 acres, that have been preserved independent of the county's program. Including these 19 independently preserved (IP) farms, the total preserved agricultural land in Hunterdon County is 497 farms, or 37,017 acres.

Farmers, the county, and local officials remain firmly committed to the protection of farmland and continue to support the preservation of agricultural land throughout the county.

Farmland in Hunterdon County is preserved through county, state, municipal, and nonprofit programs, with funds from Hunterdon County's Open Space, Recreation, Farmland, and Historic Preservation Trust Fund. Completing the farmland plan, and updating it every 10 years, qualifies the county to continue participation in the SADC's Planning Incentive Grant (PIG) program. The *Farmland Preservation*

Plan Update review's Hunterdon County's Agricultural Development Area (ADA), Project Areas, and its goals for farmland preservation.

The *2023 Farmland Preservation Plan Update* was created in compliance with these requirements and demonstrates Hunterdon CADB's commitment to its agricultural history and the continued viability of its agricultural industry.

Since the completion of the *2008 Farmland Preservation Plan*, Hunterdon County has increased its preserved acreage by an **additional 13,784 acres in 226 farms.**

In 1980, the Hunterdon County Board of Chosen Freeholders created the Hunterdon County CADB in response to a public interest in retaining the county's agricultural heritage.

In 1983, the Hunterdon County CADB became the administering agency for the State Agriculture Retention and Development Act, which authorized the preservation program and creation of agriculture development boards in all counties to administer preservation programs and participate in preservation matters.

The mission of the Hunterdon CADB is to **promote the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and agricultural viability.**

The bylaws of the Hunterdon CADB call for 12 members with no more than a simple majority of farmers, or equal representation. Currently the CADB has 6 farmer members and 5 public, with one open public seat. There are 3 ex-officio members including the liaisons from the County Commissioners, County Soil Conservation District (SCD), and Rutgers Cooperative Extension. Others may include a County Planning Board representative and the County Agricultural Agent. The CADB is administered by 3 staff members (attorney and farmland administrator).

The CADB has several program objectives:

- Create critical masses of preserved farmland.
- Preserve farms characterized by soils of prime and statewide importance.
- Give priority to farms with implemented soil conservation plans.
- Coordinate CADB preservation efforts with SADC, municipal, and nonprofit organization farmland preservation efforts.
- Promote the education of farmers, government officials, and the public about farmland preservation, the Right to Farm Act, and other pertinent agricultural matters.
- Work with municipal, county, and state agencies and nonprofit organizations to encourage tourism.
- Promote agribusiness opportunities through education and advocacy.
- Promote soil and water stewardship on preserved farms by requiring an implemented soil conservation plan that is periodically updated.

The CADB is committed to implementing a voluntary farmland preservation program that will retain a sufficient amount of land to support a viable agricultural economy and is responsible for administering the County's Farmland Preservation Program.

A. Hunterdon County Agricultural Development Area (ADA)

The County Agricultural Development Areas (ADA) serves as a general focus area for the County's preservation efforts. In order to qualify for the SADC PIG program, farms must be located in the ADA.

1. Statutory and County Criteria

The ADA designates land that has the potential for long-term agricultural viability. This agricultural use would be the preferred, but not the exclusive, use. The boundary of the ADA is based upon both statutory and county criteria:

- The land must be agriculturally productive or have future production potential. Also, zoning for the land must permit agriculture or permit it as a nonconforming use.
- Suburban and/ or commercial development must be reasonably non-existent in the proposed ADA.
- The ADA must comprise less than 90% of the County's agricultural land mass.
- Any attributes deemed appropriate by the CADB must also be incorporated.

Hunterdon County's ADA was drafted as part of its *2008 Farmland Plan*. Using the state's regulatory criteria for designating ADA and existing farmland assessment data, the County designated an ADA on a county-wide basis that does not exceed 90% of the County's agricultural land base. Hunterdon County's ADA requirements were most recently updated by the CADB in 2018. The

resolution and requirements are shown in *Appendix D* and include:

- A minimum contiguous area of at least 250 farm-assessed acres;
- The predominance of prime soils or soils of statewide importance;
- Productive farm cluster reasonably free of non-farm development;
- Municipal support of inclusion and long-term farming potential;
- The absence of interstate interchanges within 1 mile (subject to municipal override);
- The absence of public sewers with excess capacity; and
- The absence of an approved development application for non-farm use.

2. Geographic Information Systems (GIS) Mapping and the ADA

Map 5 is the current ADA for Hunterdon County. Minor parcel additions were made in 2020 and 2021, following a full reexamination in 2018. The ADA encompasses 138,139 acres. This includes **75% of the farm assessed land** (92,457 acres) in Hunterdon County. The ADA is slightly less than half (49%) of the total land area in Hunterdon County.

B. Farmland Preserved to Date by Program and Municipality

Hunterdon County has preserved **478 farms, or 36,136 acres** since the preservation of the Blew Farm in Franklin Township on December 19, 1985. **The Blew Farm was the first family-owned farm preserved in the State of New Jersey.**

Over the course of the County's farmland preservation program, a total

of over **\$303 million** has been spent, with the state contributing \$211 million (70%) to protect farmland in 17 of the County's 21 municipalities. **Hunterdon County has spent \$36.7 million (12%),** the local municipalities have provided 13% of the total cost share (\$38 million) and additional funds (non-profit and federal) have contributed the remaining 5% (\$14.4 million).

See *Table IV-1* and *Appendix E* for details about the program, identified by municipality and farm, including costs and program.

Delaware Township has the highest amount of preserved farmland and number of farms in Hunterdon County with 5,191 acres and 80 farms preserved to date. East Amwell Township closely follows with 4,981 acres preserved. Rounding out the top 5 towns are Readington Township (4,080 acres), Alexandria Township (3,358 acres), and Kingwood Township (3,138 acres).

Table IV-2 details the number of farms, acreage quantity, and cost to each program as well as the percentage of land contribution each program has made to overall land preservation in Hunterdon County.

Hunterdon County has used a variety of programs to achieve their preservation goals:

Traditional County and State Programs:

CEP- County-owned easement with SADC cost share grant

County PIG- County Planning Incentive Grant program

Municipal PIG- Municipal Planning Incentive Grant

SADC Direct- SADC easement purchase (direct)

SADC Fee Simple- SADC purchase of farm in fee simple

Non-Profit programs:

NP EP- Non-profit easement purchase

NP PIG Fee- Non-profit fee purchase (PIG program)

Non-profit- Preserved exclusively through a non-profit

Other programs:

County Donation- Property donation by owner to the County

SADC Donation- Property donation by owner to the SADC

Independently Preserved- Farms preserved independently of state and county programs

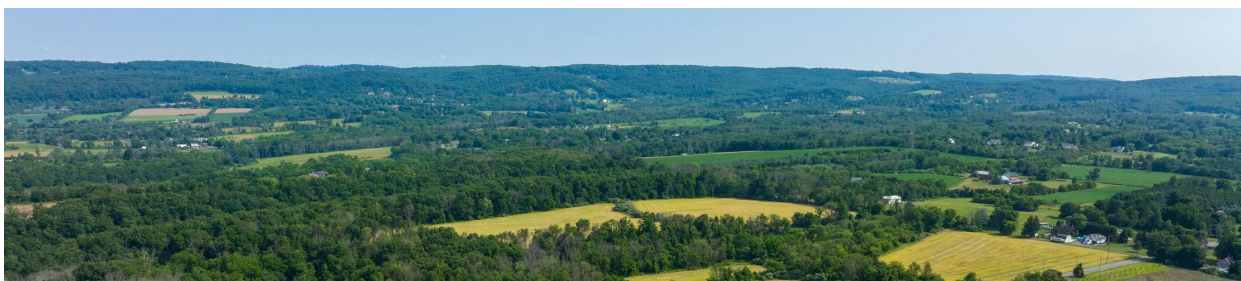


Figure IV-1. Hunterdon County Farmland (https://www.landandfarm.com/property/Non_Preserved)

The county easement purchase and its participation in the state PIG program have preserved the bulk of the farmland: 201 farms, 17,488 acres. Through the state direct and easement purchase program, the state has preserved an additional 120 farms totaling 10,165 acres. Municipalities have preserved 137 farms, totaling 7,232 acres through the MPIG

program. Non-profit organizations have been active in Hunterdon County protecting 20 farms totaling 1,251 acres.

Table IV-1. Farmland Preserved in Hunterdon County (by Municipality)

Municipality	Total Acres	Total Cost	State Funds	County Funds	Municipal Cost Funds	Other Funding
Alexandria	3357.96	\$21,952,992.21	\$16,370,722.98	\$2,646,704.11	\$2,810,166.64	\$125,398.90
Bethlehem	1442.33	\$10,003,617.69	\$7,906,593.98	\$733,371.37	\$1,340,371.34	\$23,281.00
Bloomsbury	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Califon	8.82	\$67,047.20	\$67,047.20	\$0.00	\$0.00	\$0.00
Clinton Town	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Clinton Township	1093.85	\$9,177,214.53	\$6,591,087.18	\$677,764.04	\$1,908,363.31	\$0.00
Delaware	5191.45	\$40,031,415.79	\$26,600,422.36	\$5,023,335.87	\$4,253,063.35	\$1,407,148.69
East Amwell	4981.00	\$34,567,188.35	\$24,106,152.38	\$5,193,762.76	\$4,773,280.57	\$300,000.00
Flemington	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Franklin	2676.80	\$19,246,476.29	\$12,987,808.78	\$2,846,150.15	\$2,605,495.92	\$744,188.37
Frenchtown	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Glen Gardner	31.70	\$269,407.50	\$161,644.50	\$53,881.50	\$53,881.50	\$0.00
Hampton	29.38	\$249,687.50	\$149,812.50	\$49,937.50	\$49,937.50	\$0.00
High Bridge	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Holland	2612.90	\$13,585,423.91	\$9,486,018.61	\$1,750,134.74	\$1,786,481.72	\$562,788.84
Kingwood	3137.50	\$18,578,736.50	\$13,857,765.71	\$1,010,755.86	\$845,040.36	\$2,862,666.86
Lambertville	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lebanon Borough	26.22	\$528,169.27	\$318,223.77	\$104,972.75	\$104,972.75	\$0.00
Lebanon Township	1389.64	\$12,112,960.09	\$10,073,480.58	\$534,602.72	\$996,491.44	\$508,385.35
Milford	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Raritan	1553.89	\$19,110,696.70	\$12,922,720.34	\$3,137,049.91	\$3,120,170.74	\$0.00
Readington	4080.07	\$44,657,055.36	\$27,040,610.69	\$8,144,835.47	\$9,154,495.12	\$1,217,114.08
Stockton	9.43	\$45,075.61	\$27,508.53	\$8,783.54	\$8,783.54	\$0.00
Tewksbury	1757.44	\$36,217,180.11	\$25,412,232.08	\$2,236,094.91	\$2,201,250.69	\$6,140,227.24
Union	658.53	\$3,748,422.51	\$3,266,130.36	\$228,395.25	\$244,617.20	\$9,279.70
West Amwell	2096.81	\$18,677,536.56	\$13,684,930.37	\$2,217,097.85	\$2,321,324.74	\$454,182.40
Totals:	36,135.69	\$302,826,303.68	\$211,030,912.90	\$36,597,630.30	\$38,578,188.43	\$14,354,661.43
		Cost Share:	70%	12%	13%	5%

Table IV-2. Hunterdon County Farmland Preserved to Date by Program				
Program	# Farms	Acreage	Percent	Cost
SADC DE	105	8,397.73	23%	\$73,675,485.26
SADC Fee	13	1,619.82	4%	\$11,853,900.94
SADC Donation	2	147.12	0%	\$0.00
State Programs:	120	10,164.67	28%	\$85,529,386.20
CEP	160	15,020.86	42%	\$100,588,241.34
CPIG	37	2,059.74	6%	\$19,696,500.16
County Donation	4	407.67	1%	\$854,166.00
County Programs:	202	17,697.44	49%	\$121,138,907.50
MPIG	137	7,231.71	20%	\$81,863,383.27
Municipal:	137	7,231.71	20%	\$81,863,383.27
NP EP	15	1,006.90	3%	\$10,885,758.36
NP PIG/Fee/PIG Fee	4	205.91	1%	\$3,175,719.29
NP	1	38.24	0%	\$943,548.60
Non-Profit:	20	1,251.05	3%	\$15,005,026.25
TOTAL FARMLAND PRESERVED:	478	36,135.69		\$303,536,703.22
Independently Preserved Farms	19	881.45		

Table IV-3. SADC Sliding Cost Share	
Landowner's Asking Price	Percent SADC Cost Share
From \$0.00 to \$1,000	= 80% above \$0.00
From > \$1,000 to \$3,000	= \$800 + 70% above \$1,000
From > \$3,000 to \$5,000	= \$2,200 + 60% above \$3,000
From > \$5,000 to \$9,000	= \$3,400 + 50% above \$5,000
From > \$9,000 to \$50,000	= 60%
From > \$50,000 to \$75,000	= \$30,000 + 55% above \$50,000
From > \$75,000 to \$85,000	= \$43,750 + 50% above \$75,000
From > \$85,000 to \$95,000	= \$48,750 + 40% above \$85,000
From > \$95,000 to \$105,000	= \$52,750 + 30% above \$95,000
From > \$105,000 to \$115,000	= \$55,750 + 20% above \$105,000
From > \$115,000	= \$57,750 + 10% above \$115,000

1. County Easement Purchase Program

CEP involves the sale of farmland development rights to the county by the landowner. To be eligible for the County Easement Purchase program, the land must be in the ADA and be eligible for farmland assessment. In

certain situations, the SADC may cost share on an easement which has been, or is being acquired, by a county. The SADC will not authorize a grant for greater than 80% of the SADC's certified fair market value of the development easement. If the

landowner's asking price is greater than the certified fair market value, the SADC's cost share grant is based upon the SADC's certified fair market value and the sliding scale shown in *Table IV-3*.

160 farms, totaling 15,021 acres, have been preserved using the CEP. By selling development rights to the county, the landowner agrees to restrict their land to agricultural use. The landowner retains ownership of their farm and can sell it on the open market at any time, however, the land is deed-restricted in perpetuity for agricultural use.

2. County Planning Incentive Grants

CPIG incorporates a comprehensive planning process for farmland preservation at the county level. The goal of CPIG is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. Hunterdon County completed their *2008 Comprehensive Farmland Preservation Plan* to bring the county into compliance for the CPIG program. In order to qualify for the CPIG, an agricultural advisory committee, the CADB, is required. Additionally, the county must maintain a dedicated source of funding, which is secured by the county open space tax and the Open Space, Recreation, Farmland and Historic Preservation Trust Fund. The dedicated tax of 3 cents provides an annual revenue of around \$6 million, of which 30% is dedicated to farmland preservation. In

As of June 2022, Hunterdon County has **\$3,417,905 in unencumbered base funding available through the CPIG**, and another **\$2 million in competitive funding** from SADC.

2021, approximately \$1.9 million through the County Open Space Trust Fund was dedicated to farmland preservation. Applications must comply with the state's PIG program. The *2023 Plan Update* ensures continued consistency and compliance with local and state programs. **37 farms comprising 2,060 acres, have been preserved in the CPIG program.**

The current PIG program typically provides the County with up to 60% 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 60% depending on the cost per acre. (*Table IV-3*) Hunterdon County requests a 20% cost share from municipalities for CPIG projects

There are 3 farms for which the funding is encumbered but not yet distributed.

11 towns have preserved 137 farms totaling 7,232 acres through the MPIG program.

3. Municipal Planning Incentive Grants

Municipal PIGs are very similar to the County PIGs in their goals, requirements, and implementation. Municipal PIGs require local financial commitment to preserving farmland and an agricultural advisory committee to review and approve Municipal PIG applications. Farms preserved through the Municipal PIG program only need to be approved by

the CADB when there is a county cost share.

Eleven municipalities in Hunterdon County are enrolled in the Municipal PIG program. The 11 towns and their available balance of state grant funds is below:

1. Alexandria Township--\$1,039,854
2. Delaware Township--\$862,151
3. East Amwell Township--\$281,976
4. Franklin Township--\$470,500
5. Holland Township--\$288,244
6. Kingwood Township--\$1,179,516
7. Raritan Township--\$ 500,000
8. Readington Township--\$ 750,999
9. Tewksbury Township--\$500,000
10. Union Township--\$500,000
11. West Amwell Township--\$341,835

Nine towns have either updated or are in the process of updating their Farm Plans in order to continue to qualify for the PIG program. Alexandria and Franklin Townships are not currently updating their municipal plans.

The SADC employs a sliding scale funding policy for 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. (*Table IV-3*) 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 \$9,000 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 shares the remaining local cost share on a 50-50 basis, with the county also covering the title cost for municipal PIG projects.

Hunterdon Land Trust and the New Jersey Conservation Foundation have been active partners in the preservation of farmland in the county.

In Hunterdon County, **20 farms have been preserved through non-profit programs totaling 1,252 acres.**

4. SADC Direct Easement Purchase

The SADC Direct Easement Purchase (DE) is a program that 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 in the direct easement purchase program. The SADC DE does not usually receive monetary contributions from the County or municipality.

105 farms, totaling 8,398 acres have been preserved through the SADC DE program.

5. SADC Fee Simple

A fee simple acquisition (SADC Fee) 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 and the state's direct easement (DE) program, it is preferable that the farm be located within an ADA, and it must be eligible for farmland assessment.

13 farms, totaling 1,620 acres, have been purchased by the state through the SADC Fee program.

A benefit of this program is that the transaction can be completed in a matter of months, however, in this type of acquisition, the landowner does not retain any rights to the property and the land is typically sold at auction following its preservation.

6. Non-Profit Program

Grants from the SADC to non-profit organization fund up to 50% of the fee simple or development easement values on farms. These grants are obtained through an application process, in which the land is valued by independent appraisers.

Often, farms preserved in the non-profit program have agricultural and environmental significance.

15 of these have been through the traditional non-profit easement purchase (NP EP) program, 4 through the non-profit PIG program, and one directly by the non-profit organization.

7. Transfer of Development Rights

TDR is a growth management tool that transfers development rights from one location, a sending or preservation area, to another, an identified growth or receiving area.

To date, this program has not been used by Hunterdon County to preserve farmland.

8. Other Programs and Partnerships

Through the *Municipal Farmland Preservation Program*, farms can be preserved directly by a municipality either using SADC grant funding or with the intention of later receiving cost share participation from the SADC. These municipally deed restricted farms are not monitored by the county and are instead monitored by the local municipality. Three towns have done this in Hunterdon County:

- Alexandria: 1 farm, 47 acres
- Readington: 440 acres, 6 farms
- Union Township: 394 acres, 12 farms

Table IV-4 provides the location and size of these independently preserved (IP) farms.



Figure IV-2. Dvoor Farm, Hunterdon Land Trust (www.hunterdonlandtrust.org)

Table IV-4. Farms Preserved through the Municipal Programs					
Municipality	Year Preserved	Block	Lot	Acres	Program
Alexandria	2004	4	21	47	IP - Donation
Readington		15	3, 3.01, 3.02	50	IP - Muni
Readington	1997	64	8.17	52.73	IP - Muni Cluster
Readington	1993	73	17	124	IP - Muni Cluster
Readington	1993	73	26.01	121	IP - Muni Cluster
Readington	2001	74	5	12	IP - Muni
Readington	2002	74	27	80.44	IP - Green Acres
Union	2003	5	16.10	17.19	IP - Muni Deed Rest.
Union	2003	5	16.14	11.80	IP - Muni Deed Rest.
Union	1998	14	5	22.58	IP - Muni Deed Rest.
Union		16	3	6.80	IP - Muni Deed Rest.
Union	2001	25	37.09	42.48	IP - Muni EP
Union		29	13	99.36	IP - Muni Deed Rest.
Union	2005	29	27	18.00	IP - Muni Deed Rest.
Union	2005	29.02	1	36.62	IP - Muni Deed Rest.
Union		29.03	18	35.96	IP - Muni Deed Rest.
Union	1998	30	1	27.96	IP - Muni Deed Rest.
Union	2003	30	11	44.29	IP - Muni Deed Rest.
Union	2003	30	12	31.24	IP - Muni Deed Rest.
Total:				881	19 Farms

The *Highlands Development Credit (HDC) Bank* was created through the Highlands Water Protection and Planning Act. The Act charged the Highlands Council with developing a TDR program for the Highlands Region. The Highlands Council adopted the TDR Program as part of the *Highlands Region Master Plan* and established the HDC Bank in June 2008 in support of the TDR program. It serves as one mechanism to address equity concerns of property owners in the Preservation Area.

The Highlands TDR program allocates TDR credits called Highlands

Development Credits, or HDCs, to sending zone property owners. HDCs may be sold to developers for use in appropriate voluntary receiving zones, where they permit increased density of proposed projects. Under the Highlands Act, participation as a receiving zone is voluntary. In some cases, the HDC Bank holds a farm's HDCs rather than selling them to developers.

The HDC Bank currently holds HDCs for 20 properties (771 acres) in 6 municipalities (*Table IV-5*)

HDC Certificate Number	Municipality	Block(s)	Lot(s)	HDC Easement Recorded	Acres
2019-0001	Alexandria	4	12	1/8/2019	92.9
2010-0001	Bethlehem Twp	9	6	7/22/2010	15.45
2013-0003	Bethlehem Twp	8	11 & 12.01	5/24/2013	75.2
2018-0001	Bethlehem Twp	33	12	1/16/2018	51.59
2018-0005	Bethlehem Twp	18	2	5/15/2018	2.23
2016-0002	Clinton Township	68	6	11/1/2016	9.9
2018-0006	Lebanon Twp	37	25	6/15/2018	29.65
2018-0011	Lebanon Twp	65	2	7/2/2018	6.33
2019-0002	Lebanon Twp	56	13.02	4/29/2019	72.19
2019-0003	Lebanon Twp	56	10	5/28/2019	112.84
2019-0005	Tewksbury	15	23	7/15/2019	46.69
2019-0006	Tewksbury	14	9.02	9/12/2019	45.94
2019-0007	Tewksbury	16	13	10/16/2019	11.52
2019-0008	Tewksbury	19	13.07	10/16/2019	42.55
2019-0009	Tewksbury	13	8, 10	11/20/2019	70.05
2019-0011	Tewksbury	15	8.02	12/5/2019	16.65
2014-0002	Union Twp	15	1	1/15/2015	26.27
2016-0001	Union Twp	25	21	8/12/2016	43.21

*Source: Highlands Council website
HDC: Highlands Development Credit*

C. Term Farmland Preservation Programs

The Term Farmland Preservation Programs 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 either eight or sixteen years. For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA and be farmland assessed. Technical

assistance for the soil and water practices comes through the Natural Resource Conservation Service.

Applications can be made through the CADB. Landowners who want to sell their farm while enrolled in a Term Program must provide the SADC with an executed contract of sale for the property as the SADC has the first right and option to match the conditions of that contract and purchase the property itself. This program may see some growth in the future as landowners' express interest in the lack of permanent restrictions associated with these programs.

There are currently 3 active Term preserved farms (66 acres in total) in

Hunterdon County, located in Tewksbury, Kingwood and Holland Townships. 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.

D. Coordination With Open Space Preservation Initiatives

The coordination of farmland preservation with open space planning efforts is supported by Hunterdon County. Appropriate measures need to be taken to separate the public portion of the preserved land (as open space) from that which remains in private ownership as preserved farmland. This type of cooperative project involves a strong working relationship between the private owner and the agency which owns and manages the preserved open space. These projects leverage county farmland preservation dollars and make use of open space trust funds or grants.

The Hunterdon County Park and Open Space Strategic Plan (2018) supports coordinated efforts with farmland preservation to achieve shared goals. Agreements between the county, state, and the farm community encourage expanding trail-related agritourism and provide for land stewardship. Additionally, preserved open space that is suitable for agriculture can be leased to farmers. These open space farming leases encourage continued agricultural activities, help young or beginner farmers, and make use of open space that would otherwise require alternate means of stewardship.

Clover Hill Park in Flemington is an example of a hybrid open space-farmland preservation, in which 100 acres are leased for agricultural use through a five-year contract with a local farmer. The contract maintains that the farmer must have a grassland management plan and follow general regulations in keeping with parkland management guidelines. The farm yields mulch hay and the overall lease process is working for all parties involved.

Coordination between farmland preservation efforts and open space initiatives is important in maintaining the balance between private properties with agricultural uses and publicly accessible lands. Communication between the landowner and public agency is key in protecting the site's environmental and ecological qualities while allowing the farmer to manage the land for agriculture.

E. Farmland Preservation Program Funding Expended to Date

- In 1980, Hunterdon County voters approved a \$2.2 million bond referendum for farmland preservation.
- In 2000, voters approved a 3-cent tax levy for open space, farmland and historic preservation.
- The Hunterdon County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund Plan adopted 2016, outlined and made recommendations for this

preservation tax, allocating 30% of funds toward the preservation of farmland.

- In 2021, the County Commissioners voted to keep farmland preservation at 30%.
- The County's Open Space Trust Fund is currently generating in excess of \$6 million a year.

Hunterdon County has expended \$36,710,399 on farmland preservation projects. The state has contributed \$211,376,902, 70% of the cost share.

F. Monitoring Of Preserved Farmland

Preserved farmland must be monitored annually to prevent violations to the Deed of Easement restrictions and to remedy any violations that may have occurred. The monitoring of each easement is the responsibility of the easement holder—meaning the program under which a farm is preserved determines whether it is monitored by the State, County, Municipality, or a Non-Profit.

Hunterdon County's annual monitoring obligations are handled by the Soil Conservation District (SCD). The SCD reports monthly to the CADB, along with an annual report to SADC. The on-site visit also provides an important opportunity for the county to meet with the farmer or landowner; gather information about future plans, ongoing projects, and on-farm challenges; and discuss available resources that are available to farmers and landowners of the preserved land.

G. Coordination With TDR Programs

TDR may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. See *Chapter 3* for a discussion of the possibilities for implementing and coordinating transfer-of-development rights programs within the Highlands and throughout Hunterdon County.



Chapter 5
**FUTURE FARMLAND
PRESERVATION
PROGRAM**

V. FUTURE FARMLAND PRESERVATION PROGRAM

A. Preservation Goals

Hunterdon County has preserved 36,136 acres of farmland as of February 27, 2023.

In 2008, the Hunterdon CADB set a goal of **preserving 1,500 acres yearly** until 2018:

- 23,000 acres – Year 1 (2009)
- 29,000 acres – Year 5 (2013)
- 36,500 acres – Year 10 (2018)

Including independently preserved farmland (881 acres) and farmland protected with an HDC easement (772 acres), the county has met its 2008 goals.

116,200 acres, or 42%, of the total land area in Hunterdon County are under farmland assessment. Based upon an analysis of the SADC's **Minimum Eligibility Criteria** for productive soils and tillable land, **22,006 acres** within the County's ADA are **potentially eligible for farmland preservation**.

Based on available land, project partners, and financing, the CADB endorses the preservation of **an additional 1,000 acres of farmland annually**:

- +1,000 acres – by Year 1
- +5,000 acres – by Year 5
- +10,000 acres – by Year 10

In addition to numerous environmental benefits, preserved farmland lowers costs to the community by requiring fewer public services and stabilizing taxes. Studies from the Association of New Jersey Environmental Commissions and the Lincoln Institute of Land Policy (see references) have shown that the overall cost to the community is less for farmland preservation than if the land was developed, even when considering the cost of bonding money for farmland preservation.

B. Project Areas

Project areas identify focus areas for preservation efforts. They are distinct geographies describing a significant area of reasonably contiguous farmland that promote the long-term viability of agriculture.

The *2008 Hunterdon County Comprehensive Farmland Preservation Plan* established 7 project areas based on public input for which areas the farming community felt held a valuable agricultural context:

- North
- South
- East
- West
- Lebanon
- Bethlehem East
- Bethlehem West

Project areas were designed to reflect differences within the agricultural landscape and coordinate preservation efforts with municipalities.

As ADAs have become more parcel based, the prioritization of farms based on project areas has been reduced.

Hunterdon County's 2023 project

areas consist of any lands that are within one mile of:

- Targeted farms located within an ADA.
- Lands for which an individual farm application has been granted final approval by the municipality, CADB, and/or the SADC pursuant to the Agriculture Retention and Development Act, as amended, and the Garden State Preservation Trust Act.
- Lands from which development easements have already been purchased.
- Other land permanently deed-restricted for agricultural use.
- Lands enrolled in a term farmland preservation program or municipally approved farmland preservation programs.
- Other permanently preserved lands dedicated for open space purposes that are compatible with agriculture, as approved by the SADC.

Some of the updated project areas encompass more land than the ADA, which opens opportunities up for interested landowners seeking preservation, however, in order for these farms to be eligible for state cost sharing, the ADA would need to be

Table V-1. Project Areas: Acres of Farm Assessed and Preserved Land					
Acres	East	Northeast	Northwest	South	West
Project Area	22,181	30,349	16,753	62,965	79,531
Farm Assessed Land	8,456	15,682	6,679	36,633	44,460
Preserved Farms	4,599	3,767	2,522	14,191	13,659

amended. The **five 2023 project areas encompass 211,780 acres** as shown in the *Table V-1* and on *Map 6*.

The 5 project areas are:

- ❖ East
- ❖ Northeast
- ❖ Northwest
- ❖ South
- ❖ West

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 farms that are potentially eligible for preservation, a series of queries were made using ArcGIS digital mapping software for soils and tillable land.

Appendix F describes the state’s requirements and the methodology for mapping these on the ArcGIS. The minimum eligibility analysis involved a parcel-based screening of tax lot characteristics.

Farmland preservation applications often include multiple lots; combining these lots may increase the acreage eligible for SADC cost share funding in Hunterdon County.

D. County Ranking Criteria

Historically, the Hunterdon CADB has prioritized properties greater than 40 acres for preservation, as these have the greatest capacity for agriculture.

Larger farms are more desirable for traditional row crop production and have the greatest flexibility for agricultural uses. Owners of larger farms have the option to apply directly to the state for preservation.

However, the most recent data from the *2017 Census of Agriculture* shows that more than half of all farms in Hunterdon County are under 50 acres.

**IN ALL CASES,
APPLICATIONS TO THE
FARMLAND
PRESERVATION
PROGRAM ARE SUBJECT
TO APPROVAL BY THE
CADB AND THE BOARD
OF COUNTY
COMMISSIONERS.**

TIER I. THE MOST PRODUCTIVE FARMS, > 40 ACRES

- >50% Prime or Statewide Soils
- >50% Tillable Land

TIER II. FARMS ADJACENT TO PRESERVED FARMS, 10-40 ACRES

- >50% Prime or Statewide Soils
- >50% Tillable Land

OTHER FARMS. FARMS NOT ADJACENT TO PRESERVED FARMS, 10-40 ACRES

- >50% Prime Soils
- >50% Tillable Land

To make the best use of public funds, the CADB is strategically targeting smaller, highly productive farms which may not attract the same interest from the state for preservation. The CADB recognizes the agricultural value of those farms less than 40 acres which will have the most productive soils.

The CADB has identified three tiers for preservation, Tiers I, II and Other Farms.

All eligible farms must comply with the existing SADC criteria to meet the SADC's minimum eligibility for cost sharing. The CADB is identifying more stringent standards for prioritizing farms for preservation based upon using agricultural soils as a measure of productivity. **In all cases, the CADB is identifying productive farms (based on soils) as the most critical farms to protect in the Hunterdon County.**

All target farms must reside within the County's ADA on a farm assessed

property which has the potential for development. The CADB will consider the acceptance of the SADC's minimum size of 10 acres into the County PIC program, provided that the land meets all other state and county criteria. This includes smaller farms (between 10 and 40 acres) that are contiguous to already preserved farms or if not adjacent, have more than 50% prime agricultural soils. Farms that are contiguous to already preserved farms are looked upon more favorably with the goal of creating contiguous farmbelts where possible.

When evaluating individual applications, the CADB first reviews the application and uses the SADC ranking sheets to evaluate the farm. Beyond minimal qualifications and the additional county priorities listed above, the board's decision regarding a property depends on the number and quality of other applications and where the County stands in terms of funding. The CADB has adopted the

SADC’s scoring criteria to best prioritize farms for preservation.

There are **22,006 acres identified as target (“candidate”) farms using the updated county criteria:**

- Tier I: 15,295 acres
- Tier II: 4,606 acres
- Other Farms: 2,106 acres

A summary, by Project Area, is included in *Table V-2, Appendix G and Map 7 (Tier I), Map 8 (Tier II), and Map 9 (Other Farms)*. The 2023 application for farmland preservation is located in *Appendix H*.

E. County Policies Related to Farmland Preservation Applications

1. Approval of Housing Opportunities

Residential opportunities on preserved farmland are limited because the development rights on the farm have been purchased. The Hunterdon CADB

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.

a. Agricultural labor housing

The requirements for constructing agricultural labor housing are less stringent than RDSOs, provided that the house is for non-family related farm labor. Any number of agricultural units may be constructed on permanently preserved farmland and any improvements to agricultural labor housing is permitted provided at least one tenant/resident actively works on the farm and there are no

Project Areas (acres)			Target “Candidate” Farms (acres)		
	Size	Farm Assessed	Tier I	Tier II	Other Farms
East	22,181.40	8,456.46	1,039.59	267.90	133.28
Northeast	30,349.32	15,681.72	2,768.86	320.07	263.93
Northwest	16,752.52	6,679.07	290.42	145.41	160.38
South	62,965.44	36,633.47	4,343.66	2,125.81	600.79
West	79,530.99	44,460.17	6,852.07	1,746.50	947.59
Project Areas:	211,779.67	111,910.89	15,294.60	4,605.68	2,105.98
ADA:	138,139.29	92,456.77			
County:	279,885.21	123,368.75			

blood relatives to the landowner residing in the house.

Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. Provisions for agricultural labor housing is protected by NJAC 2:76-3.12, but when labor housing issues are brought up before the CADB, the board looks closely at the application to prevent potential misuse.

b. House replacement

The CADB 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 (county or nonprofit), and then submitted to the SADC for approval.

While the CADB 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 CADB 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 CADB or SADC but will be required to comply with local zoning regulations, local approval is always required.

c. Residual Dwelling Site Opportunity allocation (RDSO)

SADC regulations permit up to one dwelling unit per 100 acres of undeveloped farmland including existing dwellings, referred to as a Residential Dwelling Site Opportunity (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 CADB 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 CADB to ensure it will have minimal impact on the existing agricultural operations.

2. Division of The Premises

The preservation 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 of Easement. 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 CADB 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 production agriculture. 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.

A landowner who wants to divide permanently preserved farmland must submit a written request and application to both the easement holder (CADB or nonprofit) and the SADC to receive application approval from both entities. The application will be scrutinized to ensure that the motivation for division is not to accomplish estate planning, or speculative resale of one or multiple preserved parcels, but to achieve some agricultural benefit.

3. Approval of Exceptions

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 nonagricultural production activities such as providing a building lot for a child, operating a nonagricultural 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 nonagricultural 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.

a. 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.

b. 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.

E. Funding Plan

1. County Funding Sources

Hunterdon County's Open Space Trust Fund raised **\$6,980,857 in 2022 and 30%, or \$2,094,287**, was allocated to farmland preservation. The dollars generated from the trust has increased approximately 2% over the past 5 years (*Table V-3 and Table V-4*). In addition to annual funds realized through the tax levy, the county has a **\$1.5 million reserve fund set aside for farmland preservation and can rollover unused funds, up to \$1 million**, to be used the following year. As such, the county operates its farmland program based on "cash in hand," allocating actual funds towards annual preservation projects when applications are approved. The excess of funds within the Farmland Preservation budget, and the county's decision to award project funds based on cash in hand, make it such that the program has no need at this time for debt repayment planning or budgeting.

There has been discussion within the Department of Planning and Land Use about using funds for other projects related to farmland preservation such as stewardship, but at this time Hunterdon County maintains this budget and allocation strategy, knowing that in the future, this level of funding may not be needed.



Figure V-1. Readington Buffalo Farm

Municipal Funding Plans
17 of the 26 municipalities have an open space and farmland preservation tax. Due to the smaller tax bases, the tax revenue from the local trust funds for many of the towns will not cover the entire municipal cost-share on farmland projects.

Municipalities without a local open space trust fund include Bloomsbury, Clinton Town, Flemington, Glen Gardner, Hampton, High Bridge, Holland, Lebanon Borough, and Milford (Table V-5).

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.

2. Financial Policies Related to Cost-Share Requirements Between Funding Partners

Municipal PIG

Farms preserved through the municipal PIG need to be approved by

Table V-3. Hunterdon County Open Space Trust Fund Farmland Allocation 2018-2022		
Year	County Trust Levy	Farmland Allocation
2018	\$6,486,865	\$1,946,059
2019	\$6,558,714	\$1,967,614
2020	\$6,607,441	\$1,982,232
2021	\$6,617,254	\$1,985,176
2022	\$6,980,957	\$2,094,287

Table V-4. Hunterdon County 2022 Open Space Trust Fund Levy		
Percent Allocated	Program	Funding Allocation Estimate for 2022:
30%	Farmland Preservation	\$2,094,300
25%	Cooperative Open Space Grant Program	\$1,745,250
15%	Nonprofit Open Space Grant Program	\$1,047,150
15%	County Open Space (purchase and stewardship)	\$1,047,150
10%	Municipal Grant Program	\$698,100
3.5%	Historic Preservation Grant Program	\$244,335
1.5%	County Historic Preservation	\$104,715
<i>Allocation estimate based on an annual revenue of \$6,981,000- rounded to the closest \$,1000,000 value of the 2022 tax revenue.</i>		

the CADB when there is a county cost share. Traditionally, the SADC will fund 60% of the easement purchase and the municipality and county will split the remaining costs, 20%- 20%, based on the Certified Market Value.

Non-Profit

The Hunterdon CADB 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 CADB; however, the county and state will only cost-share on those projects which meet minimum eligibility criteria and fall within the ADA.

collect \$6,980,957 in revenue in 2022. Of this, \$2,094,287 will be allocated to the farmland program (30%). For the ten-year financial analysis, several assumptions were made regarding the trust fund, land value, and the cost-share between the CADB and SADC.

County Open Space Trust Fund: Funding for the County Open Space programs remain a steady 1.96% of the overall county tax. Over the past 5 years the amount raised by the open space levy has **grown, on average, approximately 2%**. It is estimated that a similar pattern will follow over the next ten years.

Donation and Bargain Sales, Installment Purchases

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

3. Cost Projections and Funding Plan Associated With 1, 5, 10-Year Preservation Goals

The County Open Space Trust Fund will

Table V-5. Municipal Open Space Trust Funds in Hunterdon County		
Municipality	2022 Open Space Tax Rate (per \$100)	2022: Amount Generated (Annual)
Alexandria	\$0.02	\$144,072.54
Bethlehem	\$0.02	\$105,429.58
Califon	\$0.02	\$ 29,506.00
Clinton Township	\$0.02	\$431,576.56
Delaware	\$0.06	\$484,000.00
East Amwell	\$0.04	\$269,360.36
Franklin	\$0.005	\$ 27,283.88
Frenchtown	\$0.02	\$ 29,298.71
Kingwood	\$0.03	\$187,600.00
Lambertville	\$0.01	\$83,962.74
Lebanon Township	\$0.01	\$93,048.00
Raritan	\$0.01	\$426,025.45
Readington	\$0.02	\$662,060.00
Stockton	\$0.01	\$9,134.00
Tewksbury	\$0.05	\$788,606.80
Union	\$0.02	\$141,707.65
West Amwell	\$0.06	\$370,181.24
2022 Total:		\$4,282,853.51

Amount Available for Farmland Preservation

In 2018, the County Board of Freeholders agreed upon the 30% allocation of Open Space Trust Funds for farmland preservation. It is anticipated that this **allocation will remain unchanged** over the ten-year projection.

Cost Per Acre

Over the past 5 years (2017-2021) the average cost per acre of purchasing an easement has stayed relatively constant in Hunterdon (Table V-6).

It is anticipated that the market will likely **rise at an incremental rate over a 10-year period, at 3% year**. It is estimated that the average cost per acre, adjusted for 2022 dollars, is **\$8,850 per acre**.

Debt Repayment

Hunterdon County does **not anticipate taking on debt** for farmland preservation projects in the next ten years.

Easement Purchase

The Department of Planning and Land Use does not anticipate purchasing any easements without leveraging state funding over the next ten years.

Cost Shares

Assumes the **county cost share will remain at 20%** for CPIG projects and the SADC contribution at 60% and municipal contribution at 20%.

Table V-6. Farmland Easement: Cost Per Acre 2017-2021		
Year	Average Cost Per Acre	Cost Adjusted for 2022
2017	\$7,257.60	\$8,592.48
2018	\$8,839.48	\$10,253.02
2019	\$7,708.91	\$8,805.07
2020	\$7,195.15	\$8,018.16
2021	\$7,800.72	\$8,573.75
<i>Average cost per acre is calculated as the average of the total cost paid divided by the number of acres.</i>		
<i>The average cost for each year was adjusted for 2022 dollars based on the Consumer Price Index calculator provided by the Bureau of Labor Statistics</i>		

Project Partners

The county will continue to support applications through the MPIG and non-profit program. For each of these, the county cost share remains at 20%. In some cases, the county may not need to participate financially in the project. This will further leverage limited funds and help the CADB meet its annual goal for preservation. The county will continue to support Direct Easement and ACEP/ALE projects with minimal county costs.

10-Year Financial Analysis

Table V-7 details the ten-year financial analysis for Hunterdon County's farmland preservation program. If the market continues as anticipated and funding is allocated as estimated, the County plans to fund approximately 1,000 acres a year at a 20% cost-share.

Supporting municipal, state, and non-profit projects will leverage and accelerate the county's program allowing the CADB to reach its 10-year goal of protecting another 10,000 acres of farmland.

4. Other Financial Information

Hunterdon County has a strong history of support for preservation of farmland, open space, and historic sites. In 1980, Hunterdon County residents supported a \$2.2 million bond referendum for agricultural preservation. In 1993, this support was echoed when 54% of public opinion survey respondents indicated

willingness to pay higher taxes for farmland and open space preservation. In 1998, Hunterdon County voters supported the Garden State Preservation Trust Act which provided a stable source of funding statewide for farmland, open space, and historic preservation.

17 out of 26 municipalities have an open space levy. Towns use these funds to contribute local dollars to farmland projects. There continues to be strong, local support of farmland preservation in Hunterdon County. This is not expected to change over the next 10 years.

Table V-7. Ten-Year Cost Projection for Purchasing a Farmland Easement in Hunterdon County			
Year	Annual Funding Available (increase 2% per year)	Average Cost per Acre (increase 3% per year)	Acres Preserved at 20% County Cost Share
1	\$2,094,287.00	\$8,848.50	1,183.41
2	\$2,136,172.74	\$9,113.95	1,171.92
3	\$2,178,896.19	\$9,387.37	1,160.55
4	\$2,222,474.12	\$9,668.99	1,149.28
5	\$2,266,923.60	\$9,959.06	1,138.12
6	\$2,312,262.07	\$10,257.83	1,127.07
7	\$2,358,507.31	\$10,565.57	1,116.13
8	\$2,405,677.46	\$10,882.53	1,105.29
9	\$2,453,791.01	\$11,209.01	1,094.56
10	\$2,502,866.83	\$11,545.28	1,083.94
Total:			11,330.28

F. Farmland Preservation Program / CADB Administrative Resources

1. Staff Resources

Hunterdon County's Department of Planning and Land Use oversees the County's land preservation program with the CADB Administrator working closely with the CADB. The CADB is composed of twelve voting members which include 6 farmers and 6 public members. The CADB meets regularly on the second Thursday of every month at 8:00 pm, at Building #1, Route 12. County Complex in Flemington.

2. Legal Support

Legal support is provided by the County Counsel's office.

3. Database Development

The Planning Department tracks all farmland preservation projects, including their applications and status.

4. Geographic Information Systems

The Hunterdon County Department of Planning and Land Use, Division of Geographic Information Systems (GIS) has extensive land and parcel data for use by various county agencies. The

GIS data is especially useful to the farmland preservation program which utilizes parcel mapping data to communicate its activities, goals, and progress.

G. Factors Limiting Farmland Preservation Implementation

The County Commissioners conducted a survey, released in the summer of 2022, asking residents about the county's preservation program. **1,747 responses were received, showing an overwhelming support of the county's farmland preservation initiatives.**

The responses demonstrated an interest in expanding and promoting agricultural-related businesses. The county's branding of farmland agritourism, including the Hunterdon 579 website, Hunterdon County 4-H & Agricultural Fair, and historic farm sites are enjoyed and supported by its residents.

There are obstacles which can make it challenging to preserve farmland, the biggest of which are fluctuation in land value and applicant dissatisfaction in appraisal values. In

Hunterdon County's Deputy Director, Zach Rich, elaborated on these successes:

"Taking the top two responses into account, 94% of survey respondents give farmland preservation extremely high marks, and they have **overwhelmingly reaffirmed our county board's ongoing policy and commitment to the preservation of farmland** here in Hunterdon County".

composing this *Farmland Preservation Plan Update*, the CADB solicited feedback from the public, local officials and volunteers, municipal planning offices, and local conservation non-profit organizations to better understand the challenges facing the farmland program.

1. Funding (County or Municipal)

The rate of farmland preservation is directly related to the availability of public funding and the financial ability of the county to leverage those funds. The public continues to support the preservation of farmland and open space and there is confidence the County Commissioners will continue to fund the program. Leveraging these dollars with other partners will be instrumental in meeting the county's goal for protecting agricultural land.

2. Projected Costs

Costs will continue to rise. Land values fluctuate and vary depending on location. Land in one community may be thousands less than what it could appraise in another. The county planning staff track their expenses and with the members of the CADB they work to earmark their spending to the most productive farms.

3. Land Supply

42% of Hunterdon County is farmland assessed, and just under a third of this agricultural land is permanently protected through the farmland program.

Of the remaining available agricultural land in the ADA, the CADB through this *Plan Update* has identified 22,006 acres (24% of the ADA) as potentially eligible for preservation (target or candidate farms). Farming is a viable, productive and meaningful component of the county's economy. Protecting agriculture will protect this segment of the county's economy.

Land supply is not currently a limiting factor of the preservation program, but encroaching development pressure may pose a threat to land available and eligible for preservation in the future. Hunterdon County is under increasing development pressure as families and individuals seek to settle into suburban and rural communities that are relatively close to urban centers and major transportation routes. Lower costs and higher availability of undeveloped land also draws the attention of developers who can offer higher prices for agricultural land with development potential.

In addition to outright sale of entire farm parcels for development, subdivisions of farms into smaller parcels have permitted increased development, while decreasing the size of productive agricultural properties. In the past, this decision was fueled by farmers' difficulties to make a living wage. Recent interest in locally sourced commodities and agritourism may help to slow this trend, attracting new farmers to the industry in the county, and making farming a more profitable endeavor.

4. Landowner Interest

The number of annual farmland preservation applications have decreased in recent years. This is, in part, due to dissatisfaction with land appraisal values and easement purchase offers. Landowners, especially those with quality agricultural soils and successful farming operations, would like to see more competitive prices for development easements. Low offers on the land may dissuade interested farmers from participating as they see much higher value in their land.

Comments from the farming community also addressed concerns about trust in the government related to easement language and new regulations of on-farm activity after preservation has occurred. Landowners are skeptical about restrictive deed language which may hinder their plans on future improvements and operations. These fears also extend to future generations, as farmers are concerned that preservation may prevent their children from living on the farm, by reducing potential new farming opportunities.

Another factor limiting landowner interest is the time it takes to go through the preservation process, which may take over a year or more. Nonprofit organizations such as the Hunterdon Land Trust, echo this opinion.

The complicated process of preservation contributes to farmers feeling ill-informed about farmland preservation and the opportunities it can offer. Continued outreach, support, and education from trusted local and state agencies, and non-profit organizations, will go a long way in informing the agricultural community of their rights and opportunities available through the farmland program.

5. Administrative Resources

Hunterdon County is well-staffed. The County Agricultural Administrator attends all CADB meetings and reaches out to landowners on a regular basis. Administrative resources support the program and are not a limiting factor.

6. Other Challenges & Recommendations

The CADB feels pressure to preserve farm applications that meet the state's minimum eligibility requirements, although not all farms applying are the most agriculturally productive. The CADB feels their priorities should be to preserve the largest farms with the most productive soils as those larger properties would prevent the high-density residential developments and yield the greatest agricultural opportunities. They have adjusted their criteria to specifically address this concern.

Non-profit organizations such as the Musconetcong Watershed Association (MWA) and New Jersey Conservation

Fund (NJCF), support the preservation of smaller farms as they can be critical connections between larger swaths of preserved farmland. The MWA would support bonus or incentive pay for farmland that would fill in gaps to create larger contiguous areas of preserved farmland.

Other farmland areas, such as those within the National and Scenic River Corridors of the Delaware River and Musconetcong River could also benefit from receiving higher priorities for preservation. The federal designations of these areas ensure permanent protection of the land and the MWA suggests that these properties should receive higher scores in the “boundaries and buffers” category due to their proximity to nationally recognized natural corridors.

Historic barns and farmsteads are also important to the community, agritourism, and the county’s identity. As suggested by the MWA, historic preservation funding for barn rehabilitation cost-shares could support the retention of barns and farmhouses and aid farmers in maintaining these structures for farming operations or agritourism opportunities.



VI. AGRICULTURAL ECONOMIC DEVELOPMENT

A. Economic Development Strategies

Hunterdon County is a strong, enthusiastic supporter of farmers and farming. With a long-standing commitment to preservation and the industry of farming, county leadership looks for innovative and smart ways to support agriculture. This chapter explores strategies, marketing, and support for farmers. A quick and easy way to see this is to explore the Hunterdon Tourism [website](#), where the farm, its products, and business is celebrated and shared with residents and visitors to the county.

Throughout the state, the marketing and profitability of the agricultural industry has gained renewed focus. The farmland preservation program is a critical component of the farming industry, and the success of the farmland preservation program in Hunterdon County is measured not by acres preserved but also by

the programs put in place to support the farmers and their businesses.

The NJ Department of Agriculture (NJDA) *Smart Growth Tool Kit* provides information to support 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, 2006*. The Tool Kit embraces the five linked components that have been identified by NJDA as critical for the future of farming:

- Farmland Preservation
- Innovative Conservation Planning

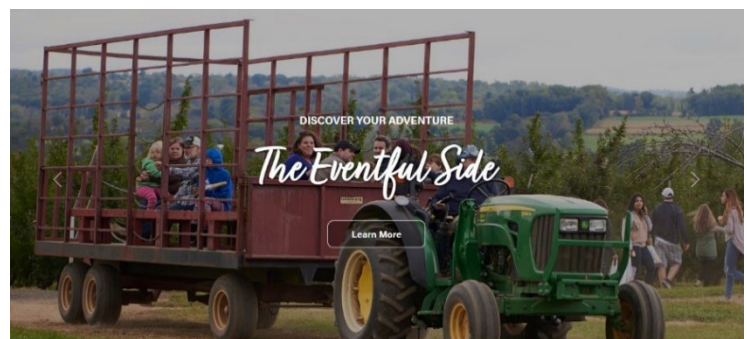


Figure VI-1. Hunterdon Tourism website

- Economic Development
- Agriculture Industry Sustainability
- Natural Resource Conservation.

Additionally, the NJDA released a *2011 Economic Development Strategies* report to expand and strengthen various sectors of the agriculture industry in New Jersey, including strategies for produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, and agritourism.

The Hunterdon CADB is directly and administratively involved with the preservation and enhancement of farming in the county. This includes acquisition, monitoring, assisting with Right to Farm disputes, working with municipalities to create farm-friendly atmospheres where possible, and coordinating with the state, county, and other organizations to maximize the agricultural potential of the county, including an awareness of the need to support agriculture from an economic development perspective.

The *2011 Economic Development Strategies* identifies and proposes methods to expand and enhance various subsets of the agriculture industry in New Jersey, including produce, horticulture, aquaculture and seafood, dairy, field and forage crops, livestock and poultry, organic, wine, and agritourism.

Using recommendations outlined in the *2011 Economic Development Strategies* report, Hunterdon County can investigate ways to expand and/or

...local access to large affluent markets has long been an advantage for the marketing of products. While our markets are still there, competition has become tougher. New Jersey...must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty. -NJDA

diversify into more profitable sectors to ensure sustainable agriculture practices and profitability. For each of the sectors, the 2011 report encourages farmers to continually seek new local, state, and interstate markets to strengthen market share.

Major efforts by the NJDA are directed at increasing the demand for New Jersey grown produce through branding, agritourism, farm direct sales programs, and farm markets. The *NJDA 2011 Economic Development Strategies* include all these activities. NJDA is committed to promoting agritourism through the *Jersey Fresh* website, the distribution of printed materials, and other forms of advertisement and promotion including collaborating with Rutgers University through the New Jersey Agricultural Experiment Station, and promotion of the work of other organizations such as the New Jersey Farmers Direct Marketing Association.

The NJDA *2011 Economic Development Strategies* for produce

focused on the *Jersey Fresh* program and food safety. 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 the *Jersey Fresh* program.

Hunterdon County and NJDA identify and promote community farm markets and maintain listings of local markets. Improved coordination between farmers, retailers and marketing programs ties strategies together. Pairing growers with processors, feed/hay producers with livestock and equine farms, and supporting centralized packing, improves marketing and shared cooperatives. Identifying the economics of contract growing to enable growers to estimate market prices prior to production could help alleviate some of the risks involved with production farming.

Additionally, the NJDA outlines ways in which research support can aid the economic security of agriculture. The New Jersey Agricultural Experiment Station is encouraged to continue research on new varieties of crops resistant to pests and disease and identify new methods of pest control. Monitoring livestock and dairy farms for disease will maintain the size and

health of herds and provide dairy farmers with biosecurity and disease control.

The NJDA continues to research and update grading and rating programs for products that ensure quality production and food safety. Working with Rutgers University Cook College to develop a state-of-the-art Equine Science Center will help researchers develop cost effective techniques for nutrient and waste management. From a technological perspective, partnering with Rutgers University and the New Jersey Farm Bureau, the NJDA can promote the FINPACK software program which advocates for good business practices through financial analysis (See Section B-3.a later in this chapter for more information).

The *Hunterdon County Comprehensive Economic Development Strategy Report* of 2014 recognizes the agricultural landscape and farming as a unique asset contributing to the economic prosperity of the County. **The report identifies the economic strengths of Hunterdon County's rural quality, its viable, multi-generational agriculture economy, the draw of agritourism, and its established equine industry.** The report also states that ensuring continued investment in these agricultural resources and their coordinated marketing will result in long term economic viability for the agricultural industry and County economy as a whole. Beyond the

financial values of agriculture, Hunterdon County's rural character is at the core of the county's brand. Local farmland holds value from environmental and social standpoints as well. Investing in the agricultural industry is an investment in the overall sustainability of Hunterdon County's values.

To foster economic development of the agricultural industry, the *Hunterdon County Comprehensive Economic Development Strategy Report* sets out several objectives:

- Updating the NJ Right to Farm legislation to re-address allowable activities that respond to the current economic environment.
- Promoting expansion of niche agricultural endeavors including wineries and complementary farms and businesses (example: cheese, meat, honey, other food, rare animal farms).
- Promotion of agricultural assets as year-round attractions.
- Promoting the slow food, farm-to-table and farm-to-school movements which can increase markets and local farm visibility.
- Evaluating the development of a large regional culinary school with a restaurant for niche (farm-to-table) cooking and natural foods can take this objective to the next level as a longer-term goal.
- Promoting and organizing farmers markets, CSA's, niche organic farms, unique farms and expanding roadside market programs can

increase growth potential and local agricultural sales over time.

The *Economic Development Strategy* report recommends partnering individual farm businesses with the CADB, local municipalities, the Hunterdon Land Trust, NOFA, and Jersey Fresh. The report also recommends creating and maintaining a database of agricultural businesses and contacts to develop a mechanism for ascertaining support needs within the County.

As agritourism continues to grow as a major element of Hunterdon County's agricultural economy, introduction of new destination events to draw in residents and visitors can be centered around farmland. The farm-to-table movement is being marketed to attract agritourism 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 community members and tourists to spend money within the agricultural system.

Farmers with roadside stands or markets should have their own websites, and utilize other websites and regional events, to gain visibility. Opportunities for promoting produce (and, in many cases, numerous other agricultural products) include:

- Hunterdon Harvest hosts an interactive [web mapping tool](#) where "local businesses can

provide current information about their products and services” and gain visibility to the public.

- NJDA *Jersey Fresh* [website](#). *Jersey Fresh* also offers community-supported agriculture (CSA), where residents can pledge to support a farm in advance of the growing season, where they receive shares of the total harvest in return.
- *Rutgers New Jersey Agricultural Experiment Station Cooperative Extension (NJAES-RCE)* created an educational [website](#) dedicated to agritourism for the public, planning and policy professionals, farmers, and educators. A training [website](#) was also developed by the Rutgers Agritourism Team for farmers.
- *Hunterdon County Farmers Fair* features many local farms offering products for sale. Learn more about the upcoming fair on their [website](#).
- *Greenmarket* is a network of New York City farmers markets designed to promote small family farms within the region. Over 50 Greenmarket locations are found within all five boroughs, which can be located on their [website](#).

Strengthened communication and coordination between agencies and programs can result in multiple benefits for the agricultural community. The NJDA identified the following strategies:

Access the Farm Link Program [website](#) for more information.

Direct Marketing Sites:

[Northeast Organic Farming Association - NJ](#)
[LocalHarvest.org](#)
[EdibleJersey.com](#)

- Farmland Assessment – Updating documentation, supporting farmers in filling out applications, and supporting tax assessors in determining farmer eligibility.
- Crop Insurance – Implementing an education initiative in partnership with the USDA Risk Management Agency and Rutgers Cooperative Extension to increase knowledge and skills among farmers and improve their financial health.
- Technical Assistance – Offering assistance concerning the New Jersey Uniform Construction Code as it relates to farm buildings and the Real Property Appraisal Manual, Farm Building Section.
- Recycling and Food – Increasing participation in agricultural plastics recycling programs and assisting food processing industry in finding markets for soon-to expire and expired foods.
- Motor Vehicle Requirements – Providing information about

The NJ Department of Agriculture hosts numerous links to resources for farm succession and transfer planning, available at their [website](#).

regulations, license plates for farm vehicles, and other vehicle related provisions through a user-friendly website.

- Financing – Providing information on federal, state, and commercial lending institutions financing for agricultural loans.

B. Agricultural Industry Retention, Expansion and Recruitment Strategies

There are many techniques to support the economic expansion, development, and solidification of the county's agricultural industry. 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.

1. Institutional

a. Farmer Support

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

The Farm Link Program through NJDA supports farm transfer, succession, and retirement planning. Workshops

hosted by the SADC help explain the processes and hurdles of farm transfer, the legal processes, tax laws and communication issues that may arise.

The **Sustainable Agriculture Enterprise** (SAGe) program is the Foodshed Alliance's new program designed to make preserved farmland accessible to farmers at affordable long-term leases. Through this program, the Foodshed Alliance works with land trusts that hold deed-restricted farmland and facilities to offer farmers access to affordable 10-year lease agreements. SAGe leases individual plots, up to 10 acres, to sustainable farm businesses. Their applicants are required to grow food that adheres to The National Organic Program (NOP) guidelines, and while they are not required to become certified organic to participate in the program, they are encouraged to use natural, sustainable, and regenerative practices. The Foodshed Alliance also hosts networking events, seminars, webinars, and connects farmers with local volunteers and food pantries via their LocalShareNJ app. It also works to transfer land into the program with coordination from local land trusts, landowners, and the SADC.

There are currently two SAGe sites with 10 farm enterprises. One is a deed-restricted property known as

Access the SAGe [website](#) and Jersey Fresh [website](#) for more information.

Muckshaw Farm in Andover and Fredon Townships in Sussex County, and the other site is at Breadlock Park in Warren County. At the time of this report, no Foodshed Alliance SAgE programs exist in Hunterdon County.

Two resources available to farmers through the SADC are the New Jersey Farmland Leasing Guidebook, created as part of a Beginning Farmer grant project, and a New Jersey Agricultural Mediation Program Handbook, subtitled “A Guide for Farmers, Neighbors and Municipalities.” (Leasing Farmland, SADC) In addition, the state, NJAES-RCE and supply companies, such as fertilizer and pesticide merchandisers, provide other workshops for farmers, keeping them up to date on various issues related to the agricultural community.

Another opportunity is the New Jersey Agricultural Society’s New Jersey Agricultural Leadership Development Program (NJALDP), administrated by Burlington County College. NJALDP is a two-year professional development opportunity, which is designed specifically for individuals in farming and agribusiness to become informed, articulate leaders.

One program which could be expanded to Hunterdon County is the School Gardens initiative, funded by Team Nutrition Training mini-grants

Access the Hunterdon 579 Trail [website](#) for more information.

provided by the USDA, the NJDA, and Grow Healthy – a program of the NJAES-RCE. This is a hands-on way to educate children about the importance of farming.

b. Marketing / Public Relation Support

Marketing and advertising are critical to profitability. Some farmers do opt to use paid advertising in local newspapers, but many, particularly those with smaller farms, hesitate to consider advertising. The CADB, the NJAES-RCE, and the state are great resources for farmers to learn about the availability of various free promotional channels such as the *Jersey Fresh*, *Jersey Bred*, *Jersey Grown* and *Jersey Equine* websites, Visit NJ Farms website, and the County Tourism web page.

For those farmers who want to consider paid advertising or garner free media coverage, web resources can help with the planning. As an example, the New Jersey State Horticultural Society website publishes ad rates for its quarterly newsletter, *Horticultural News*. Another website for Community Involved in Sustaining Agriculture (CISA), a non-profit organization in Western Massachusetts, offers a Basic Marketing Practices manual.

Some of the major marketing and branding programs that are available to farmers in Hunterdon County include the Hunterdon 579 Trail and Hunterdon Harvest.

Many farms in Hunterdon County will find that their production quantity and the markets in which their products are successfully sold do not warrant going through the Jersey Fresh application, inspection, and reporting processes. There are also more local marketing and promotional opportunities for farmers and farm businesses that provide more community-based outreach and publicity such as the Hunterdon 579 Trail and Hunterdon Harvest. Farmers that reach out to more localized marketing and promotional outlets have the benefit of being part of a frequently updated and community-based system that promotes their agriculture along with the agricultural branding of Hunterdon County as a whole.

The **Hunterdon 579 Trail** is a marketing tool that allows residents and visitors to discover local food, entertainment, and outdoor activities relating to agriculture in the community. The 579 Trail has a website as well as social media pages (Facebook, Instagram, and Twitter) to encourage local and tourist engagement with the agricultural businesses of Hunterdon County. One of the major strengths of the 579 Trail is that it connects local farms with great products to a website and campaign that connects the dots on all the local food and beverage options along County Road 579. The website offers a full listing of farms along the Trail, complete with addresses, contact

information, individual farm websites, notation of what products and services are offered, and where products are available. The Trail organizes types of farms by category (Farm Stands, Farm Markets, CSAs Farms, Wineries, Restaurants) and provides printable illustrative maps to follow along the route. The website features an event calendar, publishes a newsletter, and can create a travel itinerary and driving directions for planning farm visits. The social media presence of the 579 Trail shares community and farm events, highlights specific farm products, shares agriculture related news and promotes Hunterdon County as an agri-tourist destination.

Becoming a part of the 579 Trail, which provides coordinated marketing and campaigning, requires farms and markets to be within a seven-mile radius of County Road 579 and that farms provide human-consumable goods or agricultural-related services/events. An “Off the Trail” farm listing can also be found on the website which lists farms that are worth visiting but do not fit the location requirement. To apply to be included on the 579 Trail contact hced@co.hunterdon.nj.us.

Local agricultural businesses and community farmers markets can submit a Participation Request for Hunterdon Harvest at Hunterdon County's [website](#).

Other farms may have farm stands or farm stores on site where they sell produce and products directly to consumers. Hunterdon 579 Trail has a list of a few on-farm stores at their [website](#).

Hunterdon Harvest is a County sponsored initiative from the Planning and Land Use Division and GIS that utilizes input from local farmers and municipal partners to provide a web map of local agricultural businesses and their products and services. Farms and agricultural businesses can apply for participation without cost, but participation is limited to businesses located in the County, where a portion of the farms sales have been grown/raised on the property, and to community farmers markets.

While the Hunterdon 579 Trail focuses on farm markets and businesses along County Route 579, the Hunterdon Harvest interactive map includes agricultural businesses throughout the County. The web map has interactive buttons and icons that allow users to to access information on the farm/business name, address, contact information, hours of operation, product access, description of farm type and products/services offered, accepted payment methods, and on-farm agriculture related activities. The web map also makes it easy to link to each farm/business website, social media page, or email address.

The initiative is growing, and has twelve participants: Duck Flats Farm, Sisters Farm, Kingspring Farm, Pastime Farm/Paint Party Farm, LLC., The Daffodil Farm, Haxton Homestead, Bowne Station Road Farm, LLC., Chasing Joy Farm, Gorgeous Goat Creamery, CJ Farms, Baxter’s Bees of Kingwood, and Phillips Farm Market and Pick-Your-Own Farm. As participation grows the tool can more widely be marketed throughout the County and local communities.

c. Community Farmers Markets



Figure VI-2. Hunterdon 579 Trail map

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. A rising popularity in locally grown produce has attracted more customers to their local farmers

markets. Farmers markets create a centralized location for local farms and businesses to sell produce, meats, cheese, bakery products, fibers, and other products directly to consumers.



Figure VI-3. Jersey Fresh Logo

Jersey Fresh Program

The Jersey Fresh program and label was designed to inform customers which products were grown in the Garden State and to help producers market their jersey-grown products.

Access the interactive map [online](#).

Use of the logo is granted for a one-year period and a yearly report of the number of containers packed under the logo is mandatory to maintain the use license. Learn more about logo regulations on their [website](#).

Other offshoots of the Jersey Fresh program include 'Jersey Grown', 'Jersey Raised', 'Jersey Equine', and 'Jersey Fresh' Farm to School, as described on their [website](#).

There are currently five farmers markets in Hunterdon County located in Clinton, Milford, Flemington, and Annandale. Their operating season and hours vary. Stangl Factory Farmers Market and the Hunterdon Land Trust Farmers Market are the only two with winter/year-round operations in addition.

Community Farmers Markets include:

- Clinton Community Farmers Market at 65 Halstead Street, Clinton
- Holland Township Farmers Market at 971 Milford Warren Glen Road, Milford
- Hunterdon Land Trust Farmers Market at 11 Mine Street, Flemington
- Juniper Hill Farmers Market at 73 Beaver Avenue, Annandale
- Stangl Factory Farmers Market at 50 Stangl Road, Flemington

d. Community Supported Agriculture

Several farms in Hunterdon County employ the use of community supported agriculture to sell their produce locally.

A CSA is a partnership of mutual commitment between a farm and a community of supporters which provide a direct link between the production and consumption of food. Supporters cover a farm's yearly operating budget by purchasing a share of the season's harvest.

Advantages of participating in CSA farming include time efficiency, minimizing or eliminating labor and transportation costs of selling at community markets, and reduction or elimination of labor to run a farm stand.

A number of farms in Hunterdon County currently host CSA programs, but more farms chose to participate in similar cost-share operations each year. The following list is a sampling of CSA programs in the County:

- At Last Farm at 10 Asbury Bloomsbury Road, Asbury
- Cabbage Throw Farm at 8 Deboer Farm Lane, Asbury
- Central Valley Farm at 12 Huff Lane, Asbury
- Comeback Farm at 8 Deboer Farm Lane, Asbury
- Flocktown Farm at 552 Pittstown Road, Pittstown
- Ironbound Farm at 360 County Road 579, Asbury
- Knapp Homestead at 849 Route 519
- Oak Grove Plantation at 266 Oak Grove Road, Pittstown
- Old Village Farm at 115 Old River Road, Milford
- Two Barn Farm at 717 Sidney Road, Pittstown

For residents interested in purchasing locally grown produce, meats, and other farm products, it would be beneficial for the County to arrange a public listing or website similar to the Hunterdon 579 Trail which lists farms

participating in on-farm stores or farm stand direct marketing. Hunterdon Harvest, the County's existing platform for businesses to connect with patrons, is still being developed to suit these needs. With improvements, this would enable residents who are unable to attend farmers markets during operating hours to gain access to fresh, locally grown food.

Other small farms may simply put out coolers to sell cartons of eggs, lettuce, vegetables, honey, or cut flowers. These more casual farm stands are often trafficked by neighbors and passers-by but still play a role in the availability of local farm products and the overall agricultural character of Hunterdon County. Several farms with farm stands or stores include, but are not limited to:

- Readington River Buffalo Farm at 937 County Road 523, Flemington
- Blue Jangler Farm at 865 County Rte. 579, Flemington
- Cervenka Farm at 179 Klinesville Road, Flemington
- Lauber's Farm and Country Market at 311 County Road 513, Frenchtown
- The Farmer's Table at 567 Rosemont Ringoes Road, Segeantsville
- WoodsEdge Farm at 78 Browne Station Road, Stockton
- Brookside Farms at 2027 NJ-31, Glen Gardner
- Spring Run Dairy at 87 School House Road, Pittstown

e. Agricultural Education & Outreach

**i. RUTGERS COOPERATIVE
EXTENSION OF HUNTERDON
COUNTY**

The goals of the Rutgers Cooperative Extension of Hunterdon County are to ensure healthy lifestyles, productive futures, protection, and enhancement of environmental resources, ensure economic growth and agricultural stability, and to improve food safety and nutrition.

The Department of 4-H Youth Development provides educational outreach programming for children grades K-13 through 4-H clubs, special interest programs, school enrichment, and afterschool childcare and education programs. Clubs tailor their programs to promote activities and education that expose youth to agriculture and farming.

The Department of Agriculture and Natural Resources in Hunterdon County assists commercial agriculture operations through research and demonstrations related to tree fruit, small fruit and vegetable crop management, implementation of Integrated Pest Management Systems (IPM), and viable use of natural resources. This program also provides soil testing, plant diagnostics, pesticide manuals, farm certificates and renewal information for Farm Certificate Applications, and offers various educational and networking events throughout the year.

**ii. NJ AGRICULTURAL EXPERIMENT
STATION**

The programs offered by the Department of Agriculture and Natural Resources assist commercial businesses, government agencies, and residents through personal or group requests for assistance, information, and consultation on agriculture, environmental, and natural resources management issues. Programs focus on commercial agriculture and horticulture, fisheries and aquaculture, environmental and resource management, farm business development and marketing, pesticides safety training, Integrated Pest Management, and other related subjects.

Educational sessions and workshops are offered as well as consultations in coordination with the Cooperative Extension County Offices. The Rutgers Environmental Steward program trains volunteers in environmental issues and publications, newsletters,



The Cooperative Extension of Hunterdon County, Rutgers New Jersey Agricultural Experiment Station is located at **314 State Rte. 12, Bldg. 2** in **Flemington**.

Programs at this location include 4-H, Agriculture and Natural Resources, Family and Community Health Sciences, and Rutgers Master Gardeners. Learn more about these programs at the [NJAES website](#).

blogs, and podcasts are published to help meet the public's informational needs.

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 NJ Agricultural Experiment Station in Flemington.

iii. RUTGERS SCHOOL OF ENVIRONMENTAL AND BIOLOGICAL SCIENCES

The Rutgers School of Environmental and Biological Sciences (SEBS) includes undergraduate study programs in agriculture; biology, ecology, and environmental sciences; food, nutrition, and health; and planning, policy, economics, and design. SEBS also offers Master of Business and Science Programs. The Department of Animal Sciences at SEBS works to improve the health and wellbeing of humans and animals through teaching, research, and outreach. It offers a Farm Tour Program for young children and adults to learn about their cattle, goats, horse, pig and sheep facilities.

Also at Rutgers University, the School of Environmental Science and Biological Sciences, the Equine Science Center (ESC) is an approved unit of the New Jersey Agricultural Experiment Station that develops and shares equine-related research with the public and equine community. The Equine Science Center hosts events in every county of New Jersey through the Cooperative Extensions, 4-H Youth Development Programs, and a series of horse management seminars, webinars, and field meetings as well as academic equine science courses open to the public. They are also recognized locally and globally as the only neutral, credible source for policy decision makers regarding the economic impact of horses and the horse industry as it relates to horse racing.

2. Businesses

a. Input Suppliers and Services

Hunterdon County farmers have indicated that there are very few farm suppliers and equipment dealers located within the County. The current equipment and seed suppliers do not meet the diverse needs of local farmers. Many of the equipment businesses listed are geared towards smaller operations or residential landscaping equipment such as lawn mowers and compact residential tractors and utility vehicles. As the number of large farms decrease and smaller hobby farms dominate the landscape, equipment providers find greater financial benefits catering to residential scale operations.

Most farmers travel to Pennsylvania to buy equipment or try to source machinery and parts from online auctions and equipment dealers. The growth of internet-based business has allowed farmers to look beyond their immediate region to find products that would not normally be available to them. Services that provide transport and shipping services also give farmers other options when seeking agricultural inputs, however, rising delivery costs will continue to be a burden on an operations profitability.

For equipment repairs, many farmers have a do-it-yourself attitude, repairing and maintaining their machinery and equipment themselves. Two businesses do exist in Hunterdon County offering on-site servicing of farm equipment:

- Country Mechanic, Ringoes
- Brian's Tractor Repair, Glen Gardner

Both offer repair services; however, the Country Mechanic is the only service specifically geared towards larger farm equipment repairs.

As farmland preservation efforts in Hunterdon County creates more "permanent" farmland, existing suppliers who currently serve the residential market may develop interest in expanding their supply to larger machinery that supports bigger farming operations. Preserving farmland and establishing a strong and viable market for large equipment dealers and repair services may entice

these types of businesses to establish themselves in Hunterdon County if they sense a profitable business can be operated in the area.

Local equipment and supply stores:

- Tractor Supply Co., Ringoes
- Dave's Equipment Sales, Ringoes
- Walt's Outdoor Center, Ringoes
- Everitt Equipment, LLC., Ringoes
- The Country Mechanic, LLC, Ringoes
- Power Place, Whitehouse Station
- Brian's Tractor Repair, Glen Gardner
- Kollmer Equipment Company, Flemington

Seed and chemical suppliers:

- Growmark FS, Bloomsbury
- Alliance Seed Inc., Flemington
- Sergeantsville Grain and Feed Supply, Sergeantsville
- Delaware Valley Feed and Farm Supply, Frenchtown

Local farmers must ship their products out of town to be processed. In turn, this forces a dependency on companies and facilities that impose restrictive transportation costs. This cuts into the profitability of operations, further impacted by rising gas prices and limited availability of transportation services.

b. Product Distributors and Processors

Processing facilities such as creameries, milk processing plants, lumber mills and meat processors have dwindled or become completely absent from the county in recent years. There are no USDA certified butcher or slaughterhouse in the county. A few support businesses remain to serve lumber, dairy, and meat processing needs including:

- Banks Brothers Sawmill, High Bridge
- V. Roche Butcher, Whitehouse Station
- Game Butchers, Lebanon

Gorgeous Goat Creamery in Stockton and Spring Run Dairy in Pittstown have small scale milk processing operations on site, but the operations are limited to on-farm production, rather than a business serving the regional community.

Hay and other forage crops are generally sold locally to cattle and equine operations, landscapers, nurseries, and farm stands as baled

straw, or kept for the farmer’s own livestock and other uses. Corn products are almost entirely sold wholesale and fluctuate depending on the national market. Small amounts of corn are sold as retail to hunters for bait or to smaller farms looking to supplement their feed.

Produce in Hunterdon County is sold through a variety of channels. Most produce is sold through retail markets which can maximize profits, while other produce is sold directly to consumers and through roadside stands. Some farmers may travel to metropolitan areas, including NYC, to sell produce at farmers markets and/or greenmarkets. Additionally, some produce is wholesaled to local supermarkets.

Like produce, **livestock products** have a diverse array of pathways for products to reach final markets. Some animals are sold in their entirety directly to consumers (whether alive or slaughtered), including sheep and goats, which is a rising regional market. Other animals are sold at auction markets or directly to other

In Hunterdon County:

Total agricultural sales have increased 118% from \$42.3 million in 2002 to **\$92.25 million in 2017.**

Livestock and poultry sales value has increased 77% over this time.

Most of the growth in agricultural sales is fueled by **an increase in value of nursery and greenhouse crops, grains, and hay** and other harvested crops.

farmers for raising, breeding, or meat purposes.

3. Anticipated Agricultural Trends

a. Market Location and Product Demand

Nursery and greenhouse crops should continue to be a healthy and viable agricultural sector. It has historically been the most profitable sector since 1987 and currently accounts for 53.5% of all agricultural sales (Chapter 2). It uses a relatively small amount of land, and although it requires higher input costs, the products have higher market values than most other agricultural goods.

Grains, hay and other crops have also experienced steady increases in value and are a historically strong sector in Hunterdon County. Hay and other crops occupy the greatest amount of cropland in the county and the industry relies heavily on sales to the livestock and poultry industries, which may be affected in the future by declines in livestock farming and increased pressures from land development.

The livestock sector has experienced lengthy declines in both the number of farms and number of cattle for dairy and non-dairy subsectors. The market value of cattle products, however, has held constant through the early

A limited license special ruling allows **brewpubs and microbreweries** to produce greater amounts of beer, permits them to offer samples both on and off site at fairs and other (limited) events, and allows microbreweries to sell beer brewed at a licensed location.

2000's, while dairy production and number of dairy farms has greatly declined since 1992. The cattle industry is believed to be trending toward smaller farming operations, with heavy decreases in the number of farms that raise over 10 head. Cattle farms with 1 to 9 head of cattle have remained relatively constant, an indication that many of these small operations are raising cattle as a part-time job to qualify for farmland assessment.

b. Potential Growth Sectors

Value-added products can bring additional income to farms involved in direct marketing through farm stands and websites. Direct markets can capitalize on the advantages of selling at retail prices to consumers rather than wholesale and selling from their own location rather than having to pay transportation costs. The addition of value-added products such as pies, cheeses, honey, soaps, etc. to farm stands and on-farm markets increase the number of consumers interested in and willing to purchase numerous "home-made" and "hand-made" items.

As seen at the farm stand at **Spring Run Dairy in Pittstown**, the seasonal addition of selling sweet corn increases their milk sales and revenue considerably.

Farmers in Hunterdon County have expanded their products using in-house kitchens and bakeries.

Farmers may 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 for livestock, such as grass-fed beef or poultry raised without hormones or antibiotics. Similarly, an increase in interest for 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 explore 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 still 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 have

already begun to find success in New Jersey and Hunterdon County.

Bill R.S.33:1-10 amendment also creates a cidery license permitting cider makers to sell hard cider to wholesalers, retailers, and consumers on or off-site. Winery licenses state that where production of wine grapes takes place on or adjacent to at least three acres of vineyard, wine can be sold off-site, on-site in bottles, or on-site for sampling.

Whether farmers are interested in opening a brewery, cidery, or winery of their own, or interested in providing products to the growing number of establishments the state, the combination of agritourism, value-added products, new legislation, and marketing from beer and wine trails is making such endeavors more attainable. In Hunterdon County, organizations include:

- Hunterdon County Wine Trail
- Garden State Wine Growers Association
- New Jersey Brewer’s Association
- New Jersey Craft Beer
- Brewers Guild of New Jersey
- Hunterdon County Beer Trail
- Hunterdon 579 Trail

One emerging trend is the increased use of hemp (*Cannabis sativa*). The growing support for hemp products, and the recent legislative actions which removed it from the Schedule 1 list of Controlled Substances Act, have created a new market. The New Jersey

Industrial Hemp Pilot Program was signed in 2018, for hemp that is cultivated and tested to ensure that THC content does not exceed 0.3%.

As of April 2022, New Jersey is one of 18 states to legalize recreational marijuana for adults 21 and older. New Jersey's Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (CREAMM) Act allows New Jersey residents or visitors to purchase marijuana at licensed cannabis dispensaries.

Under the new legislation, outdoor growth of cannabis on farmland would still have its challenges. Growers lose farmland assessment which disqualifies farmers who need state tax incentives to continue owning and operating their farmland. Outdoor growing operations would likely be able to have one or two harvests per year due to climate, and with the high costs of land in Hunterdon County, greenhouse operations may prove to be a sounder business model.

Some municipalities in Hunterdon County are quickly adopting ordinances that prevent or limit the establishment of marijuana businesses in their municipalities and within specific zoning areas.

Flemington Borough is allowing commercial cannabis cultivation and medical marijuana dispensaries, but not allowing manufacturing or wholesale operations. They have adopted a limit of two marijuana

The CenterPoint Accounting for Agriculture program offers free online demos, offered on the Redwing [website](#).

shops within the Borough, which may dissuade other growing operations from considering Flemington. As the cannabis market and crop is new to New Jersey, it may take time before this market is viewed as a viable farming and growing endeavor.

c. Other potential improvements:

Considering new crop opportunities

being researched by the NJDA, the Rutgers New Jersey Agricultural Experiment Station, and the New Jersey Farm Bureau. Recent research promotes the use of hops, tree nut crops, organic or low input produce and meat products, and aquaculture. It also supports biotechnical and pharmaceutical use of farm products.

Using computer programs that help track production and expense data

and test alternative variables to achieve more profitability. FINPACK, **Financial Software for Agricultural and Farm Management**, helps producers, lenders, and agricultural professionals evaluate a farm's financial position, explore alternatives, and make farm management decisions. The software can conduct commercial and agricultural credit analysis, loan portfolio stress testing, and create accurate pictures of financial situations, projections of

future financial scenarios, and import data directly into plans and analysis.

The **UltraFarm** software exports to FINPACK and Microsoft Excel and is an accounting software that handles inventories for crops and livestock, payroll, and check writing. The software also can perform a complete enterprise analysis and uses both book and market values for products.

FBS Systems Inc. **Agriculture XPRT**, offers agriculture accounting software, crop production software, livestock production software, and financial analysis software. Products include features that improve profitability through better planning, production, and marketing, offering inventory control, production records and analysis. Field application and harvest data can be imported from third party technologies to create field and crop histories and inventories.

For livestock operations, software offers tools for record keeping, production analysis and planning, tracing animal inventories and feed movement, and reports information to accounting software. The **Lifecycle Budget** interactive planning and performance software is a database to help with financial planning, projections, and monitoring.

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 is similar to the other accounting and management software programs in that it offers a service to track livestock and crop production and sales, check writing, payroll, and farm management. This software also allows users to print tax reports, manage liability accounts, manage asset accounts and record current values, and manage household expenses separate from the farm. The Hunterdon CADB or Rutgers Agricultural Experiment Station may consider offering courses that help farmers learn such programs and promote the benefits of planning technologies.

Value adding 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. By offering products that are "ready-to-eat" or branded in a way that enhances the products basic value (such as organically grown, grass-fed, free-range, or a commodity such as bison meat or buffalo cheese), farmers can ask more for their basic products.

UMass Extension Value-Added Food Program offers information on their [website](#) for those interested in learning more about frozen produce, MDAR canning, food safety, and regional food systems.

For dried products, additional processing, packaging, and equipment may be needed. Similarly, farmers would need to comply with additional food regulations. Learn more about the year-long from this Sustainable Agriculture Research and Education [publication](#).

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; a farmer might, for example, use the money from the sale of easements to carry the farm through the three-year period needed to certify for organic production; or a farmer might use the funds to change a dairy operation to grass-fed, increase vegetable production or build a farm stand for direct marketing

Agricultural Enterprise District (AED):

AEDs began in Cumberland County and is included in the *Cumberland County Farmland Preservation Plan* as a potential preservation mechanism. Modeled after Urban Enterprise Zones, an AED would provide economic

development advantages, particularly to preserved farms, and use taxes from farmland 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.

4. Agricultural Support Needs **a. Agricultural Facilities and Infrastructure**

The County lacks permanent suppliers of items such as seeds, feed, and chemicals required to keep farms productive. Most of these services involve local farmers selling these items to one another, hampering the stability of these support services. An increase in permanent agricultural suppliers would work to guarantee the stability of these services.

Hunterdon's agriculture support businesses are equipment and tool suppliers, with a small number of animal feed, seed, and chemical

V. Roche Butcher in Whitehouse Station and Game Butchers LLC in Lebanon provide meat processing services for hunting game and livestock, but these businesses are of a smaller scale and not able to handle meat processing for commercial sale with excessive inventories.

The Department of Agriculture [website](#) has a Smart Growth Tool Kit for planners to use that can guide them in planning and agricultural preservation efforts.

businesses. The trends in production of dairy and non-dairy cattle products have both been affected by a decline in production and a lack of industry-related support services.

Creameries and milk processing services are absent from the county and products must be transported elsewhere or picked up by cooperatives for processing, bottling and sale. As dairy farms decline, there is little economic incentive for new facilities to enter the market.

Businesses supporting forestry and lumber production and meat processing are also extremely limited or completely lacking in the county. Local farmers may butcher some animals themselves, but for the most part, their operations will accrue transportation costs as they ship livestock for processing and packaging, ultimately cutting into the profitability of their businesses, especially as transportation costs rise.

In 2018, the Foodshed Alliance released *The Food Hub Feasibility Study*. Food hubs serve as an aggregation and distribution facility for local farmers. They found that a

food hub could help strengthen the farm industry in New Jersey by giving farmers easy access to institutional buyers to fill the need for locally grown food. The Alliance is developing a lead organization to guide the food hub network and securing funding for a flagship food hub.

An increase in permanent agricultural suppliers would work to guarantee the stability of services available to local farmers and in turn, guarantee viability of the agricultural industry. Preserving additional farmland helps ensure that working farms remain in the County, creating that necessary demand for feed, chemicals, and other agricultural supplies for the years to come.

b. Flexible Land Use Regulations

The *New Jersey State Development and Redevelopment Plan* recognizes

Spring Run Dairy in Pittstown has its own on-farm milk processing operation that handles a small percentage of milk processing for bottling and on farm sale. **Gorgeous Goat Creamery** in Stockton also processes their goat-dairy on farm, but these operations are not large enough to address larger needs of dairy farmers in the County.

In Hunterdon County, **Growmark Farm Supply** provides retail sales of seed, plant nutrients, lime, crop protection materials, custom application, turf, propane, and precision agriculture, and will deliver products to farmers.

that preserving the state's farmers and the agricultural industry that supports them is as important as preserving the state's farmland. Helping the agricultural industry grow and expand will set it up to resist development pressures and help the state contain sprawl. Under the plan, statewide policies are designed to provide an effective strategy to plan for farming and its future economic growth and development. The plan promotes continued use of land for agriculture without undermining property values. It proposes planning area policies to guide development into existing centers and away from agricultural areas, and the use of land planning techniques that maintain a farmer's equity in the land.

The *State Plan* recognizes that the agricultural community supports equitable and feasible density-transfer methods such as clustering to coordinate preservation planning and regional growth management. In conjunction with the *State Plan*, the *NJDA's Smart Growth Plan* (2006) approach elaborates on the future of planning and land use. The *Smart Growth Plan* 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 ensure the strength of the food and agriculture industry statewide. Examples where regulatory flexibility is important are the NJDEP's Freshwater

Wetlands Protection Act Rules (N.J.A.C. 7:13-et. seq.), which grants exemptions for agricultural activities, and the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). The latter was adopted in 2007 and amended last in June 2019, with amendments for agriculture effective June 2016, including numerous agricultural permits.

The Cluster Development Bill (August 2013) amends the Municipal Land Use Law (MLUL) to provide municipalities with more effective, fair, and affordable 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 choose options for permanent preservation of land.

Hunterdon County can work with local municipalities toward understanding the importance of agriculture to the economy and the importance of an agriculture-friendly environment at the municipal level. Building an awareness of and provisions supportive of agriculture into municipal master plans and zoning ordinances can go a long way towards the kind of support agriculture needs to remain an economically viable sector. Right to Farm ordinances would help speed up the review and approval process, while including the protections in municipal ordinances

would help consolidate information necessary for farmers.

Other areas where municipal land use sensitivity can be useful include considerations of the following when creating municipal regulations (*Appendix I*):

- Setting specific **buffer standards** for non-farm development adjacent to working farms to help limit trespassing, littering, protect the residential landowner from dust and farm sprays, and minimizing potential Right to Farm conflicts between residential owners and adjacent farmers. *Appendix I* includes a summary of the municipalities in Hunterdon County which have buffer ordinances in place, along with a sample model ordinance.
- Provisions in codes and ordinances that **require developers to notify purchasers** of the proximity and existence of active agricultural operations and inform purchases of the rights farms have in the region to help minimize conflicts.
- **Allow additional dwelling units** on farms to meet the needs for additional farm work labor and housing for children or farm

The **Chamber of Commerce** aids in leadership, business, and professional development, and sees the promotion of tourism as a primary responsibility toward maintaining economic vitality in its municipalities and among its businesses.

managers as is supported by the Right to Farm Act.

- **Flexible fencing ordinances** that allow fencing types that are desirable or necessary for farms that may differ from those fences desirable in residential areas.
- Code and ordinance provisions that allow **agricultural exemptions** for height restrictions on farm buildings and from setback requirements for existing non-conforming structures.
- **Construction fee reduction** for agricultural buildings.

c. Agriculture Representation in Economic Development Organizations

Among key industries listed by Hunterdon County Economic Development and Tourism, agribusiness is recognized for its

Hunterdon County Economic Development & Tourism is a collaborative initiative that works with public and private sectors to foster opportunities for municipalities, residents, and new businesses. Their mission is to enhance business opportunities, development, high-paying jobs, and tourism throughout the County while maintaining its rural and cultural heritage and unique quality of life.

contribution to open space, quality of life, fresh food options, property tax benefits, groundwater recharge area, clean air generation, traffic reduction, and enhancement of the county's landscapes. The County's Economic Development (EDC) [website](#) is a source of information and data for public use, businesses interested in relocating to Hunterdon County, and for business owners looking to improve their strategies and marketing.

The EDC expects that with the recent popularity of the farm-to-table movement, Hunterdon County's farms could be poised to capitalize on the trends for local and organic eating. This movement has contributed to the rise in the number of specialty, niche, and small-scale farms in the County with locally sourced meats, locally grown produce, restaurant gardens, and farm/estate branded items being some of the most desirable new trends.

The **Hunterdon County Chamber of Commerce** is a partnership of businesses whose mission is to support the success of member

Learn more about the Farm Bill's various conservation programs at this [website](#), and the Conservation Technical Assistance (CTA) program on this [website](#), all made available from the NRCS.

organizations by promoting favorable businesses.

The Chamber includes wine making and winery businesses among its members. Reaching out to farmers and agricultural businesses to have their input related to agritourism and economic development could be beneficial to promoting and strengthening the organizations goals in the County.

5. Agricultural Support Implementation

The NJAES-RCE has always been 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 the comfort of their own homes. The NJAES-RCE can work with local farmers in expanding their presence to the web.

While numerous support services exist to provide information and support to farmers, agricultural businesses, and the public, the information tends to be dispersed throughout the different organizations providing support. Streamlining access to resources would improve the visibility of available resources to members of the community and improve access to the information and assistance programs.

Federal agriculture support can be found through the USDA's Grants and Loans webpage including grant and loan programs 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 design, implementation, and cost of projects.

The USDA hosts special accommodations to new farmers, small-to-mid sized farmers, and organic farmers. 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 paid during the program year.

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 & ranchers, partnerships, sustainable communities, and research & education.

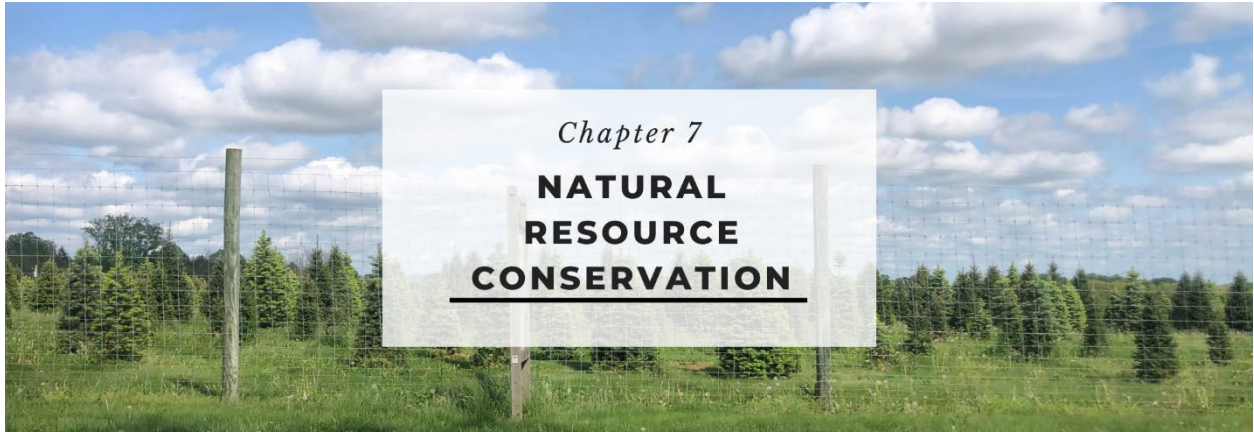
State agriculture support includes the 2020 Specialty Crop Block Grants, New Jersey Wine Industry Project Grants, Soil and Water Conservation Grants, New Jersey Risk Management and Crop Insurance Education, New Jersey Junior Breeder Loan Fund, Organic Cost Share, and Farm to School Mini Grants. More information can be found through the NJDA.

Farmland preservation programs include State Acquisition, County Planning Incentive Grants, Municipal Planning Incentive Grants, and Grants to Non-Profits. More information can be found through the SADC.

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.

Future Farmers of America (FFA) and the Rutgers Cooperative Extension **4-H Youth Development Program** are

present in Hunterdon County to aid in the development of future farmers and the future of agriculture in the County. The FFA is a national educational organization that helps prepare youth for careers and leadership in agriculture and developing their agricultural skills. Similarly, the Rutgers Cooperative Extension's 4-H Youth Development Program is run to enable youth to develop knowledge, attitudes, and skills they need to become educated and contributing members of the community, specifically in agricultural fields. 4-H club members are active in County events such as the **Hunterdon County Fair** which is held annually at the County Fairgrounds in East Amwell. Hunterdon County's Vocational School District offers additional educational courses and programs to youth and adults. The Vocational District and its associated programs and academies are discussed in further detail in *Chapter 8*.



VII. NATURAL RESOURCE CONSERVATION

A. Natural Resource Protection Agencies and Coordination

There are numerous entities, both public and private, that administer, fund, and provide technical guidance relative to natural resource conservation for farmers in Hunterdon County. These agencies and entities operate to assist farmers with natural resources.

1. Natural Resources Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). The NRCS *provides assistance to private landowners [including farmers] in the conservation and management of their soil, water, and other natural resources. Local, state, and federal agencies and policymakers also rely*

on [its] expertise. The NRCS provides technical assistance suited to the natural resource issues specific to a farmer's needs, with opportunities for cost shares and financial incentives.

Hunterdon County farmers can contact the local NRCS office for assistance. Within one year of selling their development easement, owners of preserved farms are required to develop a Conservation Plan with the NRCS. The conservation planning process is a collaboration between NRCS and the farmer to provide tools and resources that ensure continued maintenance of the preserved land.

For additional information, the NRCS website lists numerous conservation practices ranging from contour buffer strips, nutrient management & water, and sediment control basins, to crop rotation, pasture planting, cover crops, and manure storage & testing, which may be useful to local farmers.

The Conservation Plan includes an inventory and assessment of soil, water, air, plant, and animal resources on the property and provides recommendations for alternative conservation practices. The Conservation Plan includes strategies to conserve soil and water, and may also include conservation practices for flora, fauna and clean air. If all five elements are included in a plan, it is referred to as a Resource Management Plan. The alternatives a landowner chooses to implement are recorded and the plan becomes the primary tool for management of the property's natural resources. It can also be used to direct the landowner to available programs that are designed to help implement conservation on private land. Conservation planning is voluntary and based on the premise that landowners with NRCS plans will make and implement these practices if they understand their resources, natural resource problems and opportunities, as well as the effects of their decisions. A Conservation Plan is required in order to apply for federal natural resource conservation programs.

The local NRCS office administers the conservation programs, which offer financial incentives to support conservation projects, including

Local NRCS Office:
687 Pittstown Road, Suite 2
Frenchtown
(908) 782-4616 ext. 3

riparian buffers and wildlife habitat. Administration of these programs includes field visits, preparation of program contracts, assistance with installation of conservation practices, and inspection of farms to verify practices are implemented and maintained. The County Soil Conservation District gives final approval on all Conservation Plans.

The NRCS *Field Office Technical Guide* is written specifically for the geographic area in which the local office serves and contains information on general resources, natural and cultural resources. This includes soil, water, air, plants, and animals, protected species, NRCS soil surveys and interpretations of the hydric soils, cropland production tables, water quality resources, planning criteria, NRCS Conservation Practice Standards, and background information on how conservation practices affect resource concerns.

The NRCS website also has technical resources by land use for cropland, range and pastureland, and forestry, working in partnership with the New Jersey Forest Service and New Jersey Audubon as well as with Rutgers University, and Cornell University College of Agriculture and Life Sciences.

2. Hunterdon County Soil Conservation District

An additional partner in the conservation of agricultural resources is the Hunterdon County Soil

Conservation District (SCD). It is one of 15 districts in New Jersey that operate under the New Jersey Department of Agriculture (NJDA). With guidance from the state's Soil and Sediment Control Act, the SCD is tasked with providing technical assistance to the agricultural community and works to address soil erosion and sediment control issues caused by urbanization and development. Their mission is to safeguard the soil and water resources in Hunterdon County by the control and reduction of soil erosion and sedimentation.

Prior to any land disturbance project including demolition or clearing, the SCD requires notification of the project's disturbances and a written application. Landowners can apply for Soil Erosion and Sediment Control Plan Certificates and can find additional information and related regulations on the SCD website. The specifications provide instruction on stabilization through temporary seeding, with sod, and with permanent seeding. The information provided on soil erosion and sediment control assist landowners planning to do construction, demolition, or work involving land disturbance.

For additional information, contact the Hunterdon County SCD at:

Website <https://hcsacd.weebly.com/>

Phone (908) 788-9466

Email main.hcsacd@gmail.com

Office hours 8:00 am- 4:30 pm,
Monday through Friday

The SCD provides soil testing services and will make recommendations on how to improve soil quality based on what is being grown. Farmers can request a soils map for farmland assessment tax purposes or assistance with integrated crop management services for pest and nutrient management.

Rutgers New Jersey Agricultural Experiment Station, Cooperative Extension of Hunterdon County (NJAES-RCE) provides field and

technical research on best management practices to ensure long term viability of the agricultural economy and the natural resources in which it relies on. It offers an Agricultural and Natural Resource Management program that includes soil testing, insect identification, plant disease diagnosis, and pest management recommendations for agricultural operations.

Snyder Research and Extension Farm in Pittstown is part of the NJAES-RCE and a valuable source for regional farming practices. The research farm is focused on water resource and crop management, sustainable farming practices, farmland and woodland best management practices, and offers grant funding through a state funding bill for deer fence installation.

New Jersey Department of Environmental Protection

Division of Parks & Forestry and the New Jersey Forest Service (NJFS) promote the resilience of the state's

Contact the Northern Region New Jersey Forest Service Office in Andover on their [website](#) or at (973) 786-5035, for more information.

forests and natural systems through sustainable science-based management & conservation practices. In December 2020, the NJFS published the *New Jersey State Forest Action Plan*; a 5-year assessment of the state's forest resources and a 10-year strategic plan that provides forest owners, land managers, and other natural resource professionals with information to make informed decisions regarding forest resources. It describes New Jersey's forested landscape, current conditions, trends within the ecosystems and management, the impact forests have, threats they face, and conservation techniques of soil, water, and other forest ecosystem resources. The NJFS provides support for local landowners in writing Forest Management Plans and aids in partnerships with other agencies to offer conservation programs and cost-share opportunities.

The Division of Parks and Forestry oversees the **Private Lands Management Program** for the stewardship and retention of privately owned productive forest lands. This includes the private woodlands currently under Farmland Assessment, which totaled 228,000 acres statewide in 2020. Such tracts were added as "farm products" in the 1970s.

The **New Jersey Farmland Assessment Program** allows woodland owners to develop and implement a state-approved forest management plan in order to qualify for reduced property taxes. For landowners to be eligible for this program, the land must be actively devoted to forestry, agriculture, or horticultural uses for the two successive years preceding the tax year in which farmland assessment was requested. Reforestation, timber stand improvement, fish and wildlife habitat enhancement, fire hazard reduction, invasive species control, watershed protection, and restoration of wetlands all may be eligible so long as the area is at least 5 acres in size and the minimum annual gross sales is reached from the sale of forestry products.

There are two classifications of woodlands: appurtenant (or attached) and non-appurtenant (or unattached). Requirements for non-appurtenant woodland tracts are listed in N.J.A.C. 18:15-2.7. These tracts must be used by the farmer as a sustainable "product," and require Woodland Management Plans (WMPs) to receive the reduced local property tax rates of properties in the farmland tax assessment program.

The Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews farmland assessment applications that include WMPs prepared for farmers by private consultants. The BFM maintains a list

To learn more about Federal natural resource protections, view the USDA Forest Service ArcGIS Forest Legacy Interactive [map](#), and the Our Land, Our Water, Our Heritage LWCF [presentation](#).

of foresters approved for this purpose. Once a WMP is in place, a Woodland Data Form (WD-1) must be submitted with the farmland assessment application yearly to certify compliance with the WMP.

Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. Appurtenant woodland acres do not require a WMP to qualify for farmland assessment.

In 2018, Hunterdon County recorded 17,475 acres of appurtenant woodland and 26,897 acres of non-appurtenant woodland (see *Table VII-1*).

Previous farmland assessment data shows that while appurtenant woodland acreage has decreased, the number of acres being counted as non-appurtenant woodland has increased in the last decade. In 2010, there were 20,384 acres of appurtenant woodland and 24,275 acres of non-appurtenant woodland. Table VII-1 shows acreage of

appurtenant and non-appurtenant woodlands in each municipality as of the 2018 farmland assessment.

USDA Forest Stewardship Program (FSP) provides participants with technical and financial management assistance for the stewardship of forest resources. This program is sponsored through the United States 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 monitoring and management of enrolled acres. It supports landowners whose property has a FSP that recognizes and manages the wetlands, wildlife, aesthetics, soil, and water in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives of up to 75% of the cost of a new or revised FSP to allow the landowners to fully follow the guidelines in their plan.

The **Forest Legacy Program** is a conservation program administered by the USFS in partnership with state agencies that identifies and protects private forestland that is being threatened by conversion to non-forest land. Land that is eligible for the Forest Legacy Program must be in a designated Forest Legacy Area.

Table VII-1. Appurtenant & Non-Appurtenant Woodland Acreage*Source: 2018 Farmland Assessment, Hunterdon County*

	Non-Appurtenant	Appurtenant
Alexandria Township	1,628	1,263
Bethlehem Township	1,833	518
Bloomsbury Borough	17	-
Califon Borough	96	8
Clinton Township	1,311	620
Delaware Township	2,509	2,350
East Amwell Township	1,746	1,118
Flemington Borough	-	-
Franklin Township	1,093	1,406
Frenchtown Borough	58	26
Glen Gardner Borough	84	17
Hampton Borough	92	36
High Bridge Borough	36	16
Holland Township	1,649	1,140
Kingwood Township	2,755	2,305
Lambertville City	26	-
Lebanon Borough	-	31
Lebanon Township	2,430	946
Milford Borough	62	27
Raritan Township	1,300	769
Readington Township	2,084	1,657
Stockton Borough	-	18
Tewksbury Township	3,171	1,407
Union Township	1,103	436
West Amwell Township	1,814	1,361
Total:	26,897	17,475

In Hunterdon County, roughly 154,600 acres fall within the Forest Legacy Area, and 120 acres of land in the Raritan River Watershed have been a completed Forest Legacy Project (see *Figure VII-7*).



NORTH JERSEY
RC&D
Resource Conservation & Development

The ***Raritan River Watershed Forest Legacy Project*** was completed with grant funds from the Forest Legacy Program in partnership with the Land and Water Conservation Fund (LWCF), which provides funding to help protect natural lands and ensure recreational access and other outdoor activities.

North Jersey Resource Conservation and Development Council (NJRC&D) offers a River-Friendly Farm Certification, which is a voluntary certification program designed to provide technical assistance and recognize farms that protect natural resources through responsible management.

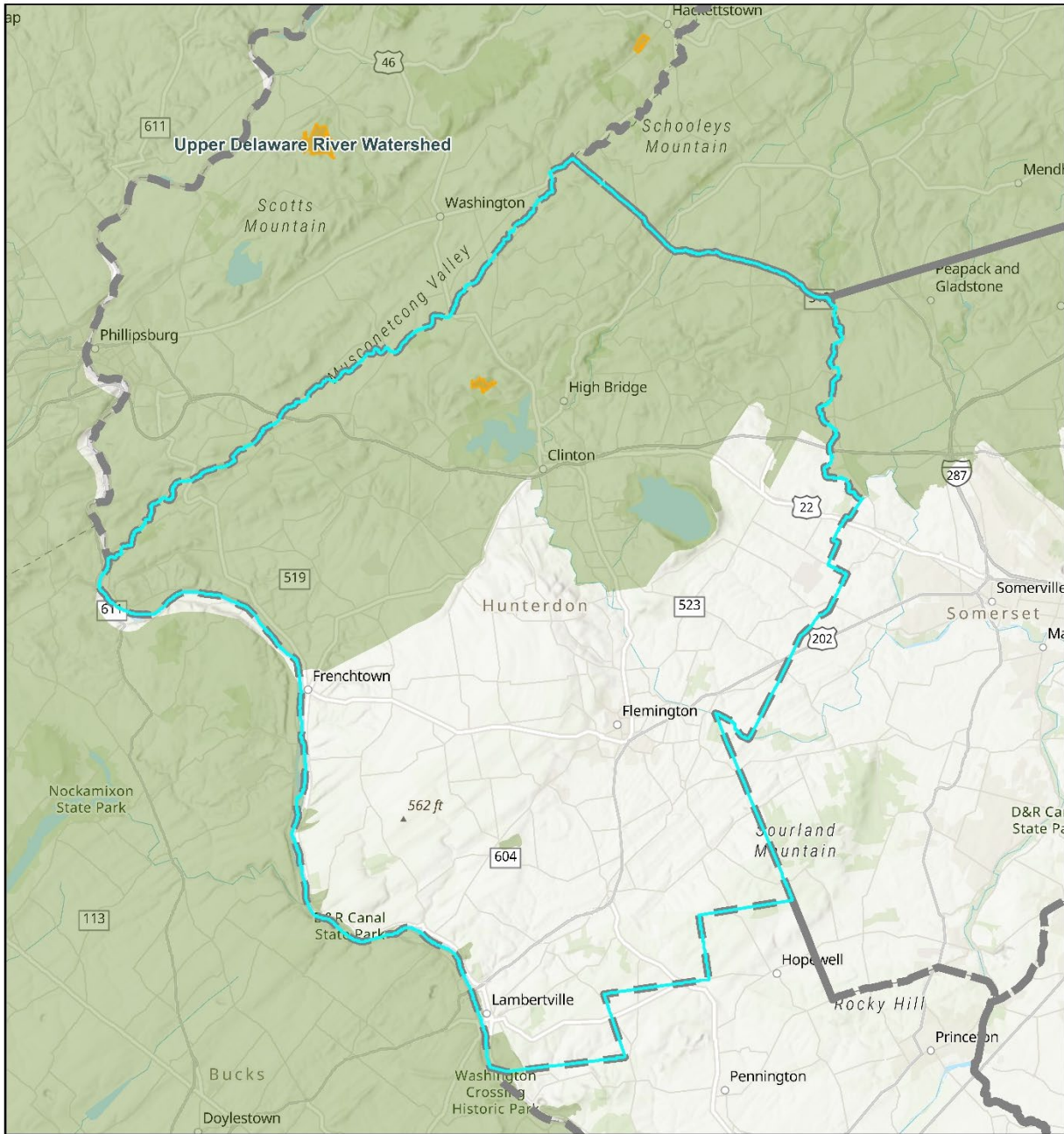
North Jersey RC&D assists farmers with implementing conservation practices. These practices address water quality goals within the region and support soil health conservation. This includes the completion of conservation plans, certified nutrient management plans, and riparian

buffers. Ongoing assistance includes cover crop and no-till education, implementation, and management, in addition to structural manure management practices and in-field erosion and sediment control practices.

Private Non-profit Groups and Local Community Support provide countless hours sharing their expertise, as well as raising and contributing money. Hunterdon County has the support of a variety of organizations, including the Hunterdon County Board of Agriculture, New Jersey Farm Bureau, 4-H, and Future Farmers of America. Regional non-profit organizations include (but are not limited to) Hunterdon Land Trust, New Jersey Conservation Foundation, The Land Conservancy of New Jersey, and the Musconetcong Watershed Association.

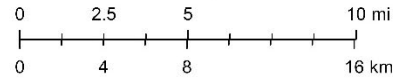
You can learn more by calling NJRC&D at (908) 574 – 5368, or at their website, <https://www.northjerseyrcd.org/>

Forest Legacy Program



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- Forest Legacy Completed Projects
- Forest Legacy Areas

Bucks County, PA, data.pa.gov, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

Figure VII-1. Forest Legacy Program

B. NATURAL RESOURCE PROTECTION PROGRAMS

1. SADC Soil & Water Conservation Grants

The types of soil and water conservation projects funded by SADC include soil erosion and sediment control systems (terrace systems), control of farmland pollution (stream protection; sediment retention, erosion or water control systems; animal waste control facilities; and agri-chemical handling facilities), the impoundment, storage and management of water for agricultural purposes (diversions; water impoundment reservoirs; irrigation systems; and drainage systems), and management of land to achieve maximum agricultural productivity (land shaping or grading) while conserving natural resources.

These grants fund soil and water conservation projects approved by the SCD, with the program administered by both the SCD and the local NRCS office. Once the District deems the conservation project necessary and feasible, applications are forwarded to the SCD, which recommends projects to the SADC for funding approvals. A permanent source of funding needs to be put in place to ensure that farmers can continue to participate in these beneficial programs.

2. SADC Deer Fence Grant Programs

Farmers can apply to the SADC for cost-sharing grants for the installation of high-tensile woven wire deer

fencing on permanently preserved farms. 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 \$200/acre or a total grant amount of \$20,000.

Eligible costs include materials and installation of new deer fencing and maintenance costs of existing deer fencing. 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.

The SADC accepts applications that can demonstrate that there is a need for deer fencing and the proposed fencing is in compliance with the deed



Figure VII-2. Farm fencing along Everittstown Road in Alexandria Township

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.

Access the New Jersey State Legislature's Bill S4231 on the deer fencing grant program on their [website](#).

of easement and all other applicable laws, rules, and regulations. Deer fencing projects must begin within six months of SADC approval and the project must be completed within three years of the approval.

The SADC's deer fencing program began as a method to help farmers protect their crop investments and their farm's economic viability. The SADC estimates that in some areas of the state the deer population is higher than ten times that of the carrying capacity of the land and damages due to deer populations is estimated between \$5-10 million.

In January of 2022, legislation S4231 was passed to create a deer fencing grant program through the NJDA. This grant creates a program similar to the SADC program where the NJDA will provide matching grants to the owner or operator of 1) unpreserved farmland (which had previously been excluded from such grants in previous deer fencing programs), 2) farms for which pinelands development credits have been sold or otherwise conveyed pursuant to the *Pinelands Development Credit Bank Act*, or 3) a farm that is located in a sending zone pursuant to Section 13 of the *Highlands Water Protection and Planning Act*.

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: State Agriculture Development Committee, Farmland Stewardship Deer Fencing Program-Application for Cost-Share Grant Funding for the Installation of Deer Fencing on Permanently Preserved Farmland.

3. Federal Conservation Programs

Farm Bill 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. Voluntary programs relevant to New Jersey, and Hunterdon County, included the 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 (2008 Farm Bill), renewed in 2014 and 2018, with the most recent legislation being the Agricultural Improvement Act of 2018 (2018 Farm Bill). The 2018 Farm Bill will be active until 2023. As in the past, these programs are administered by the local NRCS office and the SCD.

In 2014, the Farm Bill repealed the 2008 Average Crop Revenue Election (ACRE) program. This voluntary program provided payments when revenues fell below established levels. In 2014, the USDA Farm Service Agency (FSA) replaced the ACRE program with two new programs: Price Loss Coverage (PLC) and Agricultural Risk Coverage (ARC),

which are continued through the 2018 Farm Bill. These programs pay producers who have 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 Hunterdon County, and are also covered commodities under these programs, such a revenue support system may have a positive effect since it would help specialty crops and niche markets receive their fair share of payment support.

The 2018 Farm Bill, in effect since December 2018, made minor changes. Some highlights include:

- Increases 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.
- Increases funding for the Environmental Quality Incentives Program (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 between 10-15 years.

Conservation Reserve Enhancement Program (CREP) is a partnership between the USDA and the state targeted to address environmental impacts related to agricultural practices. The program's goals are to maintain and improve water quality by reducing agricultural pollutants into streams, enhance farm viability, and contribute to the state's open space goals. In exchange for removing environmentally sensitive lands from production and introducing conservation practices, agricultural landowners are paid an annual rental rate. Participation is voluntary, and the contract period is typically 10-15 years. The program targets 30,000 acres of agricultural lands throughout the state, requesting \$100 million in federal funds and a state match of \$23 million over the life of the program. 100% of the cost is paid to establish the conservation practices and annual rental and incentive payments to the landowner.

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. It is a joint effort between landowners and the NRCS to invest in solutions that conserve natural resources while also improving agricultural operations.

Many of these practices are eligible for cost sharing, including forest management plans, brush removal, and more. Some of the program benefits include reduction of contamination from agricultural sources such as feeding operations, efficient utilization of nutrients that reduces 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, with projects offering the greatest environmental benefits receiving the funding. Participants in this program are subject to the Adjusted Gross Income limits of the Farm Bill, are contracted on a basis of 1-10 years and may be eligible for flat rate payments based on the average costs of their forest management practices. NRCS accepts application for its conservation programs year-round.

As of 2014, portions of the Wildlife Habitat Incentives Program (WHIP),

which was not reauthorized in the 2014 Farm Bill, have been folded into the EQIP program. EQIP is the most popular and widely used conservation program in Hunterdon County. There were 1,462 contracted acres, with 25 contracts in 2021. These contracts totaled \$964,440 (amount available, not paid out).

Between 2019 and 2021, North Jersey RC&D assisted 45 farmers with implementing conservation practices on over 6,678 acres of farmland in Hunterdon County. These conservation practices address water quality goals within the county and support soil health. Of the 6,678 acres, 3,609 acres were enrolled in multi- and single species cover crop programs. NJ RC&D's AgAssist program impacted 989 acres of farmland, using no-till and cover crop equipment purchasing programs. These purchases increased the adoption of no-till implementation. Along with vegetative and cropland specific enhancement programs, RC&D addressed livestock resource concerns with a focus on improving water quality. RC&D installed fencing on 18 acres of farmland to improve rotational grazing and protect stream quality by excluding a quarter mile of waterway from livestock access. They installed a manure slurry tank to eliminate the need for daily manure spreading on 201 acres of managed cropland, further protecting the land during the winter months and periods of mud and soil saturation.

148 of the 989 acres of farmland were improved through the construction of a heavy use area protection building for winter livestock housing. This improvement removes the livestock from the land over the winter and wet spring months to mitigate soil degradation and vegetative destruction and improves nutrient management. Two manure storage facilities were also built to address nutrient runoff to nearby surface water.

Nine farmers over 701 acres received technical assistance and funding towards innovative no-till practices through the North Jersey RC&D On-Farm Trials. Additional practice implementation and technical assistance has included the completion of conservation plans (nine farmers over 977 acres) and in-field soil health assessments (five farmers over 34 acres). Ongoing assistance by RC&D includes cover crop and no-till education, implementation, and management. The program also provides education and support for implementing structural manure management practices and in-field erosion and sediment control practices.

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](#).

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) is also offered to participants to help report outcomes of practices. 5–10-year contracts are held with producers 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.

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 competitive 50-50 matching grants to non-governmental organizations, tribes, or individuals for projects with a

Eligible land types include land with prime, unique, or other productive soils; land seeking enrollment to provide protection of grazing uses; land containing historical or archeological resources; and land that furthers a state or local policy following ACEP-ALE, accessible on their [website](#).

1–3-year duration. NJRC&D was the most recent recipient of such a grant in 2019 worth \$74,995 to assess the use of short season variety corn and soybeans to facilitate adoption of multi-species cover crop.

The **Conservation Stewardship Program (CSP)**, initiated in 2007, 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 5-year contracts: annual payments for installing new conservation activities and maintaining existing practices; and supplemental payments for adopting a resource-conserving crop rotation. Participants earn payments for conservation performance – the higher the performance, the higher the payment. Participants can apply for renewal at the end of the five-year contract.

Working Lands for Wildlife (WLFW) Program provides technical and financial assistance to agricultural producers to assist the implementation of conservation practices that benefit target species and priority landscapes. Hunterdon County is situated in focal areas for two out of three target species in New Jersey, the Bog Turtle and the American Black Duck.

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

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

- Agricultural Land Easements (ALE) to prevent the loss of working agricultural lands to non-agricultural uses. NRCS may contribute up to 50% of the fair market value of the easement. Hunterdon County used \$166,000 in ALE funding in 2021 to close on two farms in Kingwood totaling 69.4 acres.
- Wetland Reserve Easements (WRE) to provide habitat for fish and wildlife and improves 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 of 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.

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 **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. The partnerships can be formed by agricultural producer associations, farmer cooperatives, municipal entities, and nongovernment organizations.

NRCS encourages landowners and producers to get involved in the design of project proposals. RCPP assistance is available independent of a partner if the land is in a partner project area. There are two funding categories: critical conservation areas (New Jersey does not fall in one of these eight areas), and state/multi-state. 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. In September 2021, the NRCS announced investment in 15 projects totaling \$75 million, although none of these projects are in New Jersey. The most recent New Jersey projects that were awarded funding were in 2018 and consisted of The Columbia Dam Removal and Restoration on Paulins Kill (\$567,000) and the Black River Gateway – Soil and Water Protection (\$922,000).

The **Healthy Forests Reserve Program (HFRP)** helps landowners restore, enhance, and protect forest resources on private land through easements and financial assistance. The program provides landowners with 10-year cost sharing restoration agreements, and 30-year or permanent easements for specific conservation actions. The objectives of HFRP 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.

The Agricultural Management Assistance (AMA) Program targets beginning and limited resource farmers, small farms, and producers who have had limited participation in other USDA financial assistance programs. AMA provides financial and technical assistance to agricultural producers to address issues such as water management, water quality, and erosion control by incorporating conservation into their farming operations. Producers may improve water use efficiency through the construction of efficient irrigation systems and irrigation water management practices, reduce non-point source pollutants through filter strips and nutrient management, and improve habitat conservation through conservation cover and windbreak

establishment. Payments can be up to 75% of project costs and are limited to up to \$50,000 per participant per year.

C. Water Resources

1. Supply Characteristics

The necessity for clean and plentiful water is clearly stated in Hunterdon County's *Growth Management Plan*. Groundwater originates from local precipitation and can supply over 70% of all flow to surface water bodies. Both the quality and quantity of groundwater plays an important role in ensuring adequate drinking water for public and private wells as well as a healthy surface water ecosystem. Bedrock geology and soil types determine groundwater yields, surface and aquifer recharge capabilities, septic suitability, and agricultural suitability. Hunterdon County geology is categorized by two main physiographic provinces, the Highlands in the northern one-third of the County, and the Piedmont in the lower two-thirds. The Highlands are made up of rugged ridges and valleys with deep, mostly well-drained, rocky to gravelly soils formed over gigantic gneiss, shale, limestone, and quartzite. The Piedmont, by comparison, is dominated by shale, sandstone, and basalt, and characterized by gentle, rolling topography. The sandstones in the Piedmont are among the better aquifers in Hunterdon County, but even though the sandstones are somewhat porous and permeable, wells must tap water from cracks and fissures like nonporous rock conditions.

In Hunterdon County there are seven aquifer formations supplying wells and stream-based flows. In all these groundwater aquifers, water is stored and transmitted in fractures. Very few areas in Hunterdon County have aquifers that are highly porous and permeable. These areas are limited to sand and gravel deposits within the Delaware and Musconetcong River valleys. In most other reaches of the county, bedrock is nonporous, and groundwater must travel through irregular fractures, joints, and solution openings within various formations (see *Table VII-2*).

Population increases and agricultural uses can affect water supply. Since 1997, Hunterdon County has experienced a net increase in agricultural irrigation, with a high of 1,835 acres irrigated in 2017, a 50% increase from the 1,266 acres irrigated in 1997 (see *Chapter 1*). Development also puts pressure on water resources. Since 1995 approximately 14,346 acres of land in the county was developed, largely at the expense of agricultural and forested land. Residential building permit data also indicates an increase in residential development. While there was a net decrease in residential building permits issued between 2000 (616 permits issued) and 2012 (181 permits issued), the number of permits increased 278% to 684 residential permits issued in 2019 (see *Chapter 3*). Increased development and increased impervious surface coverage becomes a greater concern when considering

shifts in the long-term hydrological patterns across the state.

Climate data indicates warming weather trends which results in greater evaporation and an increase in the atmosphere's ability to hold moisture. *Figure VII-3* show the gradual increase in annual temperatures of Hunterdon County. Climate data from the Office of the New Jersey State Climatologist show that over the past 20 years, monthly average temperatures have reached record highs, above that of averages recorded since 1895. 2012 saw the warmest annual temperature since 1895, and years 2006, 2020, and 2021 recorded average annual temperatures ranking in the top five warmest since 1895. *Figure VII-4* shows a slight increase in annual precipitation, with variability each year.

Groundwater supplies streams and reservoirs with base flow during normal periods without rainfall. The groundwater system, like surface water, is a limited resource. When it is over-pumped to support increased development or increased use, this can reduce the production of surrounding wells and can even cause wells to run dry. Impervious surfaces associated with increased development can also contribute to reduced groundwater availability as impervious surfaces reduce groundwater recharge, thereby affecting well productivity.

Table VII-2. Groundwater Aquifer Rankings in Hunterdon County

Formation	Bedrock Base Type	Locations	Fractured-rock Aquifer Region	Aquifer Ranking
IMR: Igneous and Metamorphic	Gneiss, granite, schist and marble	Lebanon, Hampton, Glen Gardner, Bethlehem, Holland, Alexandria, High Bridge, Clinton Township, Califon, Tewksbury	Valley and Ridge, Highlands, and Trenton and Manhattan Region	D: 25-100 gpm
JKL: Jacksonburg Limestone, Kittatiny Supergroup, Hardyston Quartzite	Dolomite and limestone with minor shale, sandstone, and quartzite	Bethlehem, Bloomsbury, Union, Clinton Township, Lebanon, Califon, Hampton	Valley and Ridge, Highlands, and Trenton and Manhattan Region	C-D: >100-250 gpm – 25-100 gpm
MFJS: Martinsburg Formation and Jutland Sequence	Claystone, slate, siltstone, sandstone, with minor dolomite and lime.	Union	Valley and Ridge, Highlands, and Trenton and Manhattan Region	D: 25-100 gpm
BAC/BA: Brunswick Aquifer	Sandstone, siltstone and shale of Passaic, Towaco, Feltville and Booton Formations	Holland, Alexandria, Union, Tewksbury, Clinton Township, Milford, Frenchtown, Kingwood, Franklin, West Amwell, East Amwell, Flemington, Raritan, Readington, Lambertville	Newark Basin part of the Piedmont	C: >100-250 gpm
LFC/LF: Lockatong Formation	Silty argillite, mudstone and fine grain sand and siltstone with minor limestone.	Union, Kingwood, Delaware, Raritan, Franklin	Newark Basin part of the Piedmont	D: 25-100 gpm, Wells in LFC show increased capacity
DB: Diabase	Hard and dense igneous rock	Kingwood, West Amwell, East Amwell, Delaware, Clinton Township-Round Valley Reservoir, Readington	Newark Basin part of the Piedmont	E: <25 gpm, few high capacity wells

Aquifer Ranking: Median ability to yield groundwater to high-capacity wells

Source: *Aquifers of New Jersey*. NJDEP Division of Science and Research. NJ Geological Society.

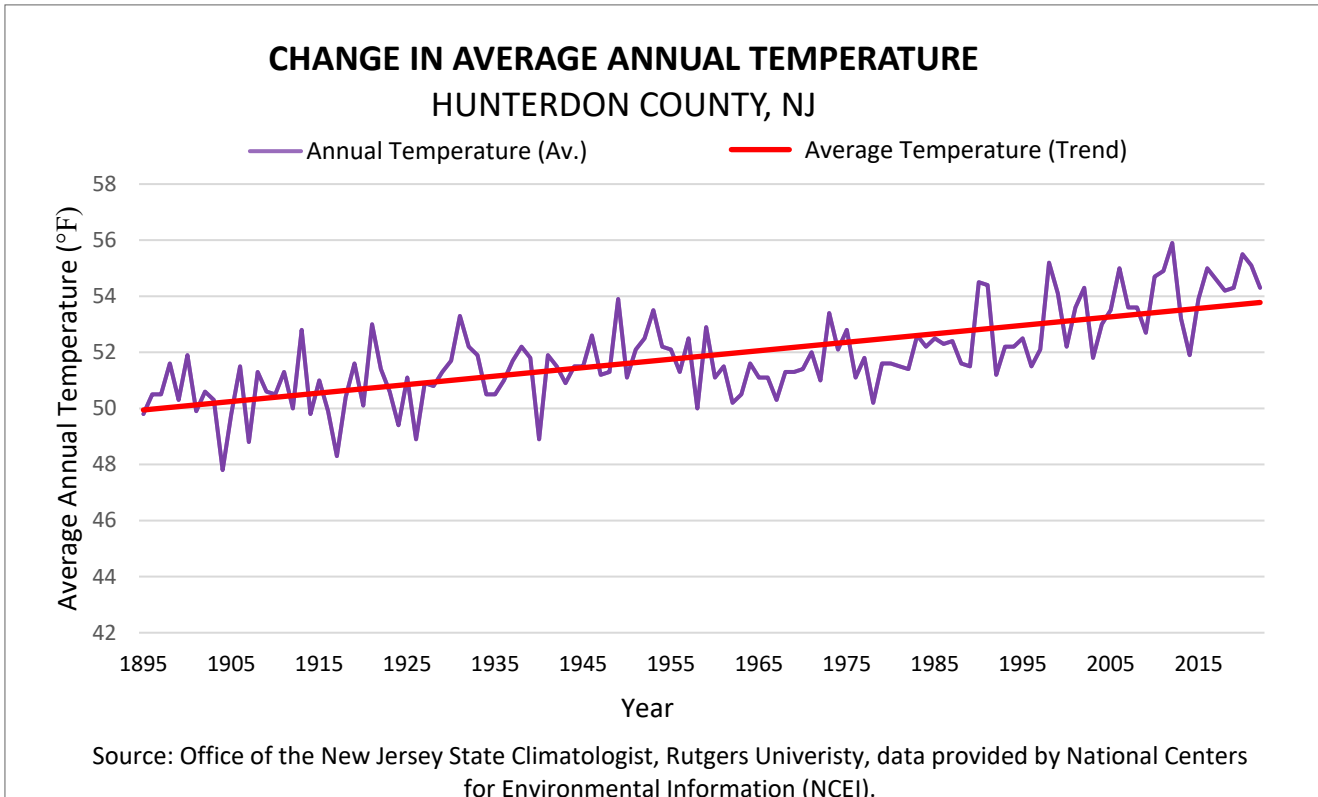


Figure VII-3. Average Annual Temperature in Hunterdon County, 1895 - 2021

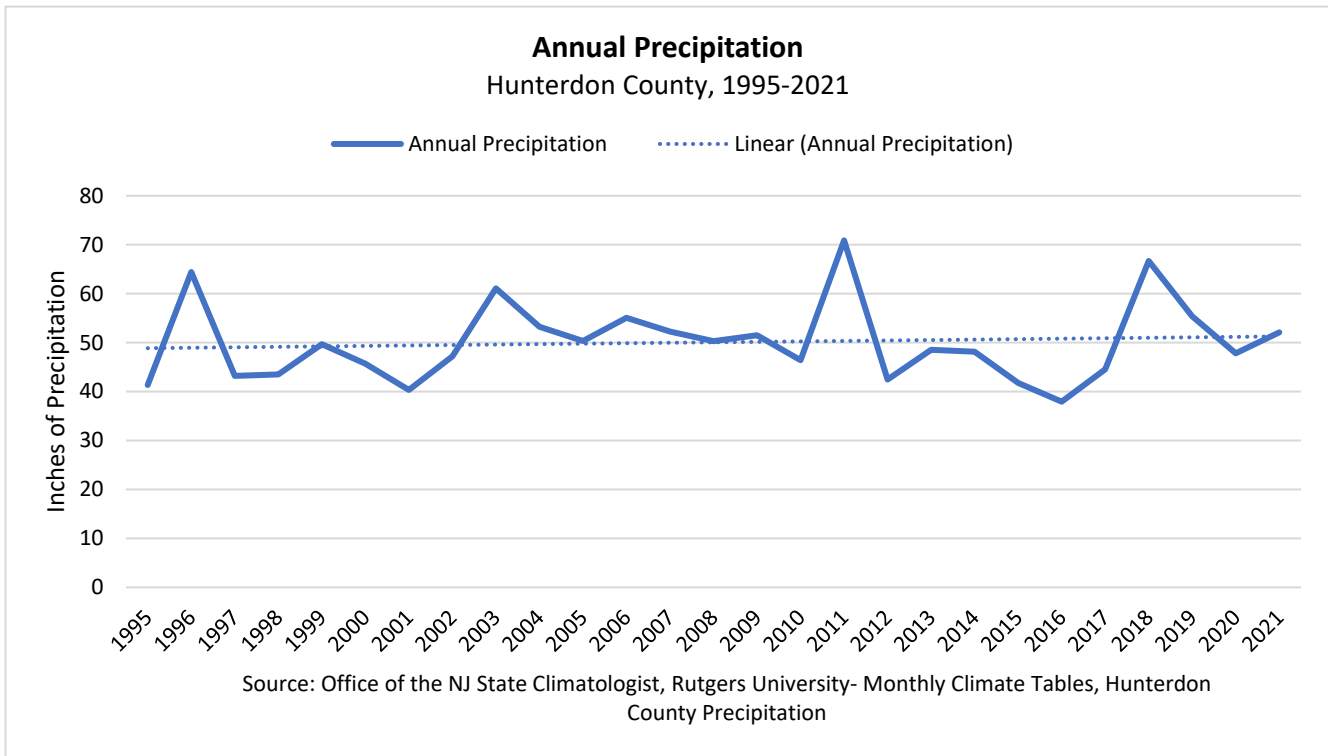


Figure VII-4. Average Annual Precipitation in Hunterdon County, 1995 - 2021

Hunterdon County is traversed by 849 linear miles of rivers and streams that connect rural and suburban areas to villages and towns. Rivers and streams in Hunterdon County function as potable and industrial water supplies, for recreational uses, and as habitats for wildlife and native species. In one way or another, all these functions depend on adequate water supply and water quality, which can be threatened by increased land development and climate change.

Increases in impervious surfaces reduce the amount of infiltration and increase runoff which could in turn cause stream channel widening and downcutting of stream beds, leading to greater volumes of surface runoff, which may carry pollutants and debris, reduced groundwater recharge, increased flooding following storm events, and reducing stream flow during dry periods. Increased impermeable surfaces also absorb and reflect heat, affecting stream temperatures and the natural species diversity dependent on these waterways. Preserving and properly managing farmland in key areas will not only promote Hunterdon County's agricultural industry and rural character, but it can work to reduce the consequences of increasingly large amounts of rainfall over time, including reducing nutrient and sediment runoff, erosion, and downstream damage from floodwaters.

STREAMS/SURFACE WATER AS POTENTIAL SOURCES

Alexauken Creek in Delaware, West Amwell, and Lambertville

Capoolong Creek in Franklin Township.

Hakihokake Creek in Holland and Alexandria Townships.

Lockatong Creek in Kingwood, Frankin, and Delaware Townships.

Mulhockaway Creek in Union.

Neshanic River Watershed including Walnut Brook, First, Second, and Third Neshanic Rivers, and Neshanic River main branch in Raritan, Delaware, and East Amwell Townships and Flemington Borough.

Nisihisakawick Creek in Alexandria and Frenchtown

South Branch of the Raritan River which runs through Lebanon, Califon, High Bridge, Clinton, Franklin, Raritan and Readington.

Rockaway Creek in Lebanon Township.

Spruce Run Creek flowing through Lebanon Township and Glen Gardner to Clinton.

Wickecheoke Creek in Delaware, Franklin, and Raritan Townships and Stockton Borough.

Spruce Run and Round Valley Reservoirs are major water supply sources in the area with Spruce Run being entirely filled by rain-fed streams and Round Valley filled primarily by pumping water from the South Branch of the Raritan River.

New Jersey's Surface Water Quality Standards set water quality criteria for protecting surface waters such as rivers, streams, lakes, and other water bodies. The Standards set anti-degradation policies to determine to what extent water quality may be lowered for a particular body of water or waterway. Approximately 52% (458 miles) of Hunterdon County stream miles are **Category One** waters (highest level of protection for water quality). A 67-mile segment of the Delaware River extending from a point below the Delaware Water Gap to Washington Crossing in Pennsylvania and New Jersey was designated as a **National Wild and Scenic River** by the

National Park Service. In 2006, 24.2 miles of the Musconetcong River was similarly designated, and in 2022, with the support of the Musconetcong Watershed Association (MWA), a 4.3 section through Pohatcong Township, Warren County was added to the national designation, further protecting the waters that flow through Hunterdon County (see *Figure VII-5*).

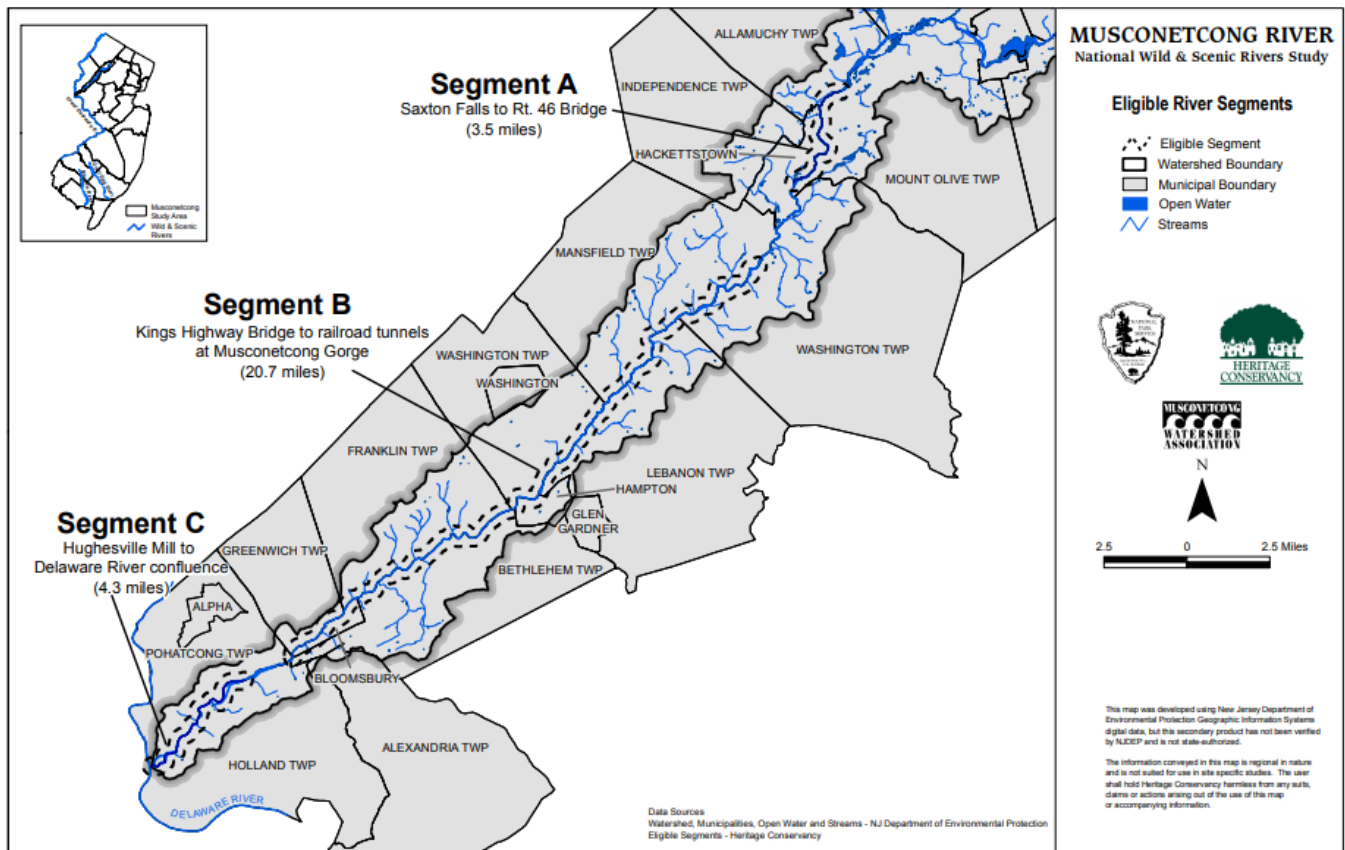


Figure VII-5. Wild and Scenic Musconetcong River



Figure VII-6. The Musconetcong River passing through Bethlehem Township

The Highlands Water Protection and Planning Act offers an additional level of protection for clean and plentiful drinking water and the open space that supports it. The Highland Act sets forth a Preservation Area and a Planning Area, with rules and regulations set forth for the Preservation Area. The Act does not establish any new standards for the Highlands Planning Area, but the *Regional Master Plan* provides an avenue for enhanced standards, transfer of development rights, and smart growth for this region that has been adopted by Hunterdon County.

The rules established for Highlands Preservation Areas incorporate standards of various land use, water resource and environmental protection statues, and establish a consolidated Highlands permitting review and approval process for development activities proposed in the Preservation Area. In total, Hunterdon County Highlands Preservation Area includes 13,265 acres.

Pursuant to the *Highlands Regional Master Plan* and the requirements of

Learn more about the Highlands Water Protection and Planning Act on their [website](#). Access the [PDF Map](#) of the Highlands Region, Preservation Areas, and Planning Areas.

the Highlands Act, there are goals and objectives that guide the regulation and management of Preservation Area water availability:

- Protecting, restoring, and enhancing the availability of surface and groundwater.
- Ensuring water demands do not exceed the limits of net water availability and that consumptive & depletive water uses are limited.
- Encouraging agricultural and horticultural enterprises in the Conservation Zone to minimize water use through efficiency practices.
- Requiring the use of water conservation, recycling, and reuse methods where applicable for any redevelopment or development activity, including mandatory collection and use of stormwater to serve non-agricultural irrigation and non-potable water purposes.
- Ensuring efficient and effective use of water availability, reduction, and elimination of water deficits.

The Highlands Water Protection and Planning Act also protects prime groundwater recharge areas within the Highlands by requiring low impact development and other best management practices that maximize

natural groundwater recharge, restricting land use and development activities that reduce natural groundwater recharge volumes, requiring mitigation measures to enhance pre-development recharge volumes where disturbances have occurred, and to prohibit land uses and activities that pose significant risk of groundwater contamination.

The Highlands Water Protection and Planning Act, *Highlands Regional Master Plan*, and plan elements adopted by Hunterdon County and local municipalities contribute to protecting water quality, availability, and recharge.

The Hunterdon County Growth Management Plan proposes strategies for water quality and availability protection as well. Stream corridor protection measures include both regulatory and voluntary approaches that take advantage of state-mandated 300-foot buffers associated with certain development activities, around surface waters in the Highlands Preservation Area, and along all Category One waters.

When municipalities submit wastewater management plans for approval by the NJDEP, they must adopt stream corridor ordinances as part of the approval process. Municipalities can also apply stream corridor regulations exclusively to proposed or existing uses. Voluntary approaches and funding programs available to landowners, such as the

EQIP, CEP, and CREP programs, offer federally funded assistance geared toward resource protection for agricultural activities and CREP is particularly geared at landowners who set aside stream buffer land.

The *Hunterdon County Growth Management Plan* encourages landowners to adopt practices that reduce stormwater runoff, soil erosion, water consumption, and water contamination from fertilizers and pesticides. Landscape techniques such as planting trees, native drought tolerant plants, ground covers instead of lawns, and constructing rain gardens with native plants to capture stormwater runoff help in groundwater absorption and water recharge.

The *Growth Management Plan* also sets forth actions to work with its partners in agriculture education to develop outreach strategies regarding best management practices for farmers that will aid in improving water quality for the County.

2. Agricultural Demand and Supply Limitations

Adequate water supplies are necessary for the success of agriculture operations in Hunterdon 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 the 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 an Agricultural Water Usage Certification or Agricultural Water Use Registration be obtained from the County agricultural agent if a person has the capability to withdraw ground and/or surface water in excess of 100,000 gallons per day for agricultural, aquacultural, or horticultural purposes, or if the property falls within the Highlands Preservation Area.

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 effected by drought, water supply stream flow conditions, 1-month precipitation outlooks, and historical drought conditions, this webpage is an asset for Hunterdon County farmers.

Farmers are also competing with a growing residential and commercial base for existing water resources. Between 2010 and 2020, 3,703 new residential housing units were approved in Hunterdon County and

the population increased by 0.5% or 589 people.

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 joint efforts of the National Drought Mitigation Center, USDA, and NOAA. Historic records are available as well, depicting drought conditions that have occurred since 1895. Intensity of drought across the county is depicted using a five-category system, from Abnormally Dry (D0) conditions to Exceptional Drought (D4) conditions.

- **D0** - Abnormally Dry conditions express that crop growth is stunted, planting is delayed, fire danger is elevated, lawns brown early, and gardens begin to wilt.
- **D1** - Moderate Drought describes conditions where irrigation use increases, hay and grain yields are lower than normal, honey production declines, and wildfires and ground fires increase.
- **D2** - Severe Drought describes conditions where 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 conditions experience 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.

Figure VII-7 shows droughts by level of intensity, based on data collected weekly from 2000 through August of 2022. The x-axis represents the duration of the drought event while the y-axis shows the percentage of acreage within Hunterdon County effected by the drought event.

D1 Conditions were recorded several times in the past two decades including in 2001-2002, in 2005, 2010 and 2012, for periods between 2015-2017, and briefly in 2019 and 2022. D2 incidents of Severe Drought were most notably recorded twice in 2002, and more recently in 2016-2017. D3 Conditions of Extreme Drought occurred in 2002. As of August 2022, D0 and D1 Drought Conditions were present in Hunterdon County.

Farmers in Hunterdon County can view data on how drought periods are affecting popular crop and livestock commodities in Hunterdon County.

Data from the USDA's National Agricultural Statistics Service (NASS) are overlaid on US Drought Monitor reports to create maps of affected farmland and summaries of effected farm operations.

At the time of this report, the most current Drought Monitor and USDA NASS overlays estimate that there are 20,090 acres of hay in drought (D1-D4) in Hunterdon County, 6,204 acres of corn in drought (D1-D4), 5,480 acres of soybean in drought (D1-D4), and 1,389 cattle and 2,180 sheep experiencing drought in Hunterdon County (see *Figure VII-8*).

3. Conservation and Allocation Strategies

An adequate water supply is important to successful agriculture operations in Hunterdon County. Droughts in recent years have highlighted the precarious nature of the agricultural (and general) water supply, and the need for water conservation systems and regimens. The SADC, through its *Agricultural Smart Growth Plan*, encourages farmers to work to accelerate the use of efficient water conservation technologies, such as drip irrigation. Identify and promote new and efficient methods to conduct water distribution on farms, utilizing farm ponds and water reuse options.

The dominant crops in Hunterdon County are hay, nursery and greenhouses, and corn. Corn and hay rely on rain and some groundwater for

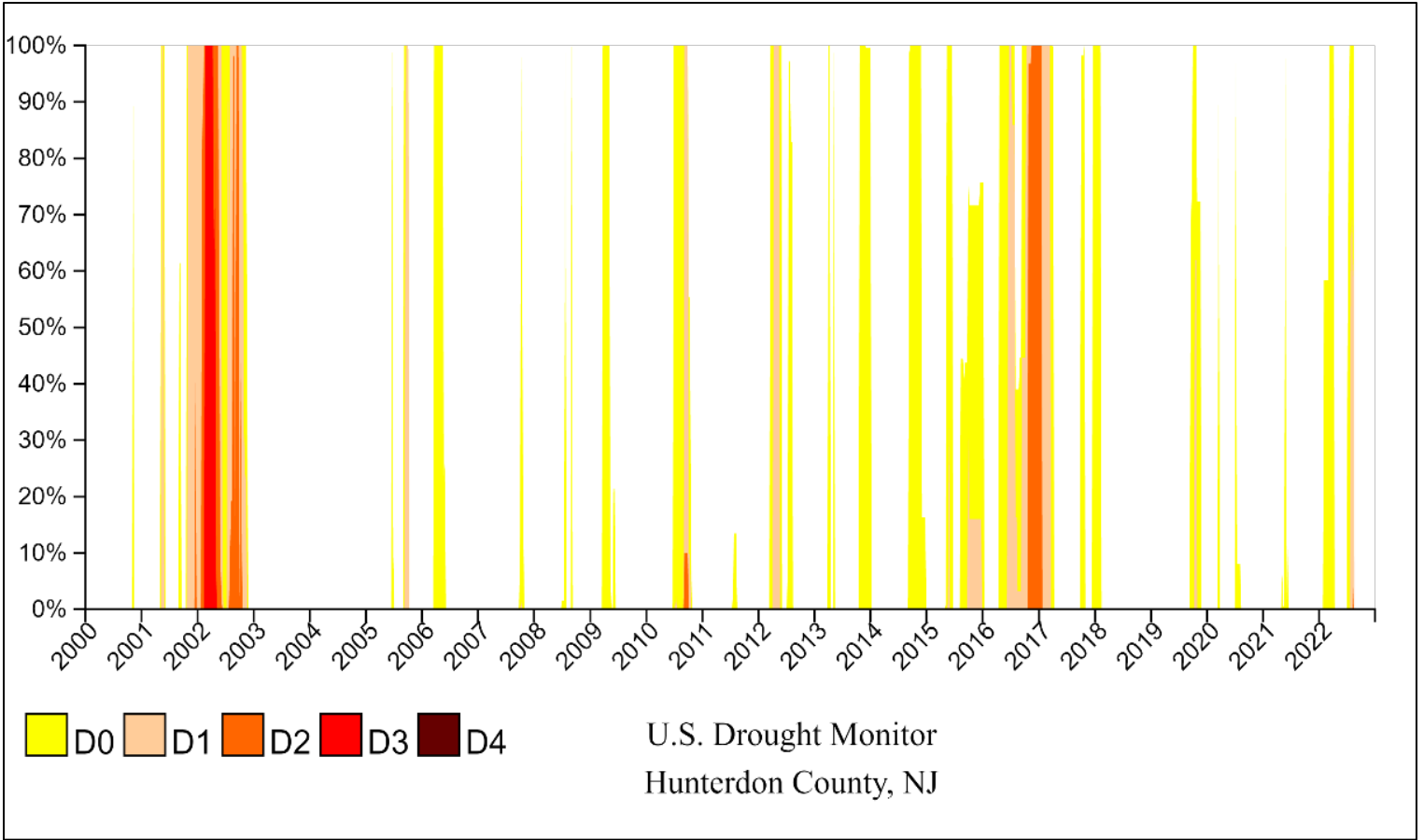


Figure VII-8. US Drought Monitor Report for Hunterdon County

water needs, and 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

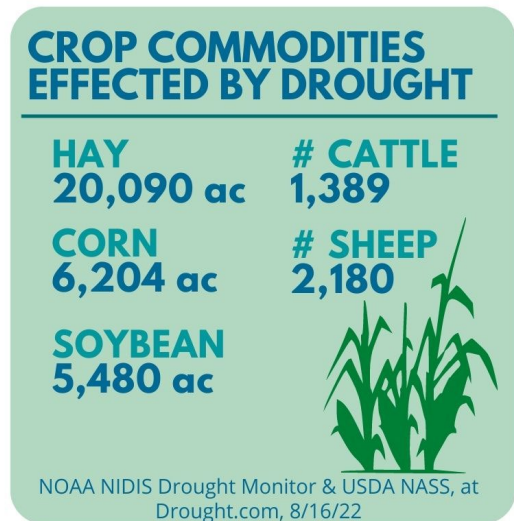


Figure VII-7. Crop Commodities Effected by Drought in 2022.

countywide 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. Adding floats with shut offs and timers in watering troughs can conserve water by negating the need for constantly running water to keep troughs full. Maintaining pipes and faucets properly to prevent leaks can also contribute to water conservation.

Hunterdon County has access to water resource studies through the Highlands Council and can benefit from the use of stream base flow monitoring as a measure of water sustainability, using the severity and duration of low flow to understand impacts of water use on ecosystem

and water supply, as well as the need to protect groundwater recharge areas, which are susceptible to variations in soil, land cover, and precipitation.

The Office of the New Jersey State Climatologist at Rutgers University, School of Environmental and Biological Sciences, 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. There are several stations in Hunterdon County (Flemington, Lambertville, and Wertsville) that can provide weather data such as air temperature, precipitation, wind speed and gusts. Farmers can set favorite locales and view charts and tabular data.

D. Waste Management Planning

As with all human activity, managing waste products is a necessary activity in our society, and farming operations are no exception. Waste management is the collection, transport, processing, or disposal of waste materials to reduce the effect on human and environmental health and safety. How well waste management functions is reflected in the quality of the surrounding environment. In relation to farming, waste management includes planning for livestock and animal waste, general operational and

machinery waste, crop by products, and pollutant runoff. In the case of animal waste, recycling waste can be a useful tool for nutrient recycling. However, if left unchecked, management of farming waste can have serious implications for the quality of ground and surface waters.

Animal Waste

Waste production from horses and cows is a continuous focal point of conservation practice in the county. Many farmers have Nutrient Management Plans based on crop yield goals, soils tests of available field nutrients, and nutrients from legumes and manure application on fields. Plans may identify areas of special concern such as flood plains and steep slopes that could be threatened by mismanaged waste nutrients from farming operations. Proper nutrient management reduces input costs and protects water quality by preventing over application of commercial fertilizers and animal manure. A Nutrient Management Plan includes crop consultants and local conservation agencies, testing soil, calculating nutrients from on-farm wastes, keeping records of manure applications, and testing field soil nitrates and stored manure for nutrient content.

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

See the NJAES-RCE crop production recommendation guides at their [website](#).

The Agricultural Waste Management Field Handbook can be found on the USDA's [website](#).

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. Regardless of the type of livestock operation taking place, there are ways for producers to manage their livestock and farm operation wastes.

The Agricultural Waste Management Field Handbook (AWMFH) provides specific guidance for planning, designing, and managing systems where agricultural wastes are involved. Topics covered in the AWMFH include incorporating available manure nutrients into crop nutrient budgets and proper disposal of waste materials

that cannot easily be recycled. The AWMFH can be used to create a Comprehensive Nutrient Management Plan (CNMP) for managing and maintaining the resource base of producers. All activities outlined in a CNMP must be in compliance with NRCS standards and specifications. When complete, the CNMP becomes part of an overall conservation plan.

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, 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, wash and flush water. Producers can assess their existing and planned storage & treatment facilities, develop a monthly water and waste budget, assess gross nutrient balance from target yields and crop acreage, and receive a schematic drawing for treatment and storage components.

Animal Waste Management Plans apply to all livestock farms, including equine operations, and require farms to follow these general requirements:

- Animals in confinement areas shall only have controlled access to waters of the state
- Manure storage areas must be at least 100-feet from waters of the state and on slopes of less than 5%

Hunterdon County's Solid Waste and Recycling Services lists resources and links to a variety of county services, private companies and organizations that can assist residents with recycling at their [webpage](#).

- Land application of manure must follow Best Management Practices
- Livestock contagious disease must be reported to the State Veterinarian
- State Officials must follow bio-security protocols

Livestock farms with eight or more Animal Units (where 1 Animal Unit = 1,000 pounds) are required to develop and implement a self-certified Animal Waste Management Plan (AWMP). If these operations have animal densities greater than one animal unit per acre of available land, they will be required to develop and implement a "high-density AWMP" and submit it for review and approval. The NJDA *Best Management Practices Manual* contains templates for farmers seeking to develop an AWMP or high-density AWMP.

If the farm operation has between one and seven animal units, self-certified AWMP's are encouraged, but not required. For operations with 300 animal units or more, regardless of the density, a Comprehensive Nutrient Management Plan (CNMP) must be created and implemented. Upon completion of an AWMP, the plan

must be filed with the County's Cooperative Extension.

Recycling Centers are in Clinton (the Hunterdon County Transfer Station), Alexandria, Delaware, East & West Amwell, Franklin, Frenchtown, High Bridge, Holland, Kingwood, Lebanon, Raritan, Readington, Union, and Lambertville.

In addition to regulations placed specifically 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 US Environmental Protection Agency (EPA). Farms that qualify as concentrated animal feeding operations must apply for a permit if they discharge pollutants into a state waterway.

Recycling

Agricultural waste management systems should also include reusing or recycling waste products. Agricultural wastes may be used as a source of energy, bedding, mulch, organic matter, or plant nutrients. Properly treated, recycled materials can also be marketable. Wastes such as leaves and grass clippings can be

converted into mulch for farm fields. Other biological wastes can be mixed with animal manure waste to increase methane production for energy use.

Hunterdon County has 16 county and municipal recycling facilities (see *Figure VII-9*). Some recycling centers may only allow residents and businesses to use their facilities, but each drop-off location provides guidelines for who may use the recycling center and lists what items are accepted for recycling.

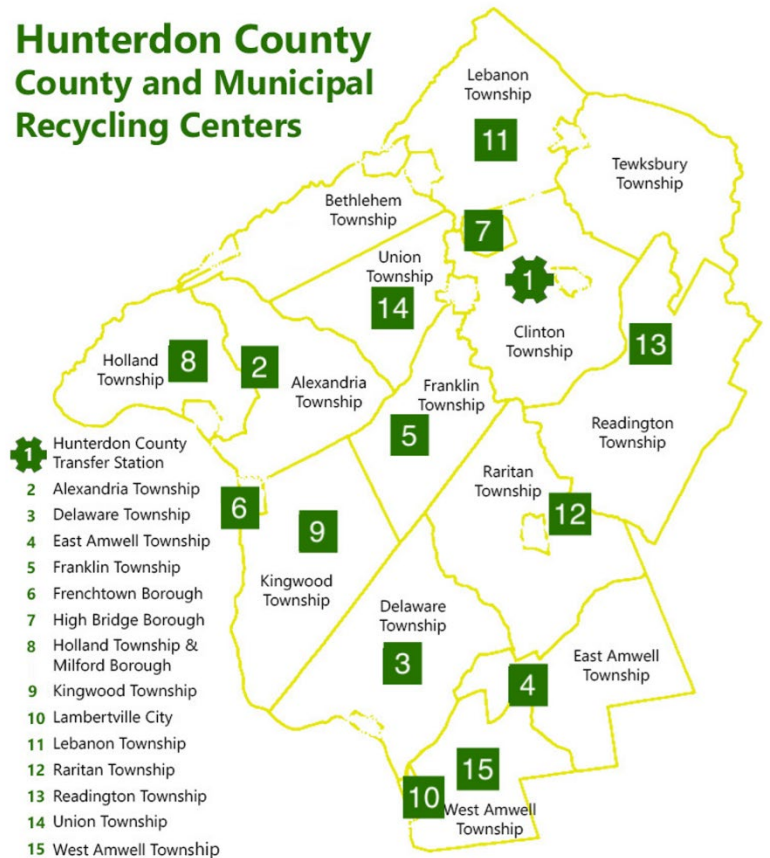


Figure VII-9. Hunterdon County: County and Municipal Recycling Centers

Raritan Township has a leaf collection program and accepts leaf drop-offs at their recycling facility throughout the year. The township also sells wood mulch and leaf compost generated from their facility to Raritan Township residents.

East Amwell Township started a TREC Plastic Recycling Program in 2018 to collect household plastics and upcycle them into benches that can be used around the municipality.

Unfortunately, only specific plastics are eligible for this program, and most agricultural waste plastics will not be accepted. As noted in the 2008 Farmland Preservation Plan, *the County is looking for ways to expand its role in helping County residents and farmers alike recycle and handle recyclable materials.*

Sussex County Municipal Utilities Authority's programs for vegetative composting, tire recycling, and a Landfill Gas to Energy Plant may be useful example and precedent for Hunterdon County. The Tire Recycling Program allows residents to drop off automobile tires, truck tires, and tractor/oversized tires to its storage facility for a fee. The tires are then either sent to a waste-to-energy facility or a facility that chips the tires to be used as rubber mulch for landscaping and playgrounds.

The Sussex County Municipal Utilities Authority also operates a Landfill Gas to Energy Plant at the Solid Waste

Facility in Lafayette. The methane extracted from the landfill is used as an energy source and the electricity produced is sold and conveyed into the energy grid through an interconnect to JCP&L Utilities. Landfill gas-to-energy facilities help to reduce dependence on other natural resources and improve air quality and carbon emissions. The energy from the Sussex County facility has the capacity to provide electricity to approximately 2,000 homes, and the greenhouse gas emissions reduction from this project is equivalent to the removal of nearly 26,000 cars from the road.

Many agricultural operations use large amounts of agricultural chemicals. With usage of these chemicals comes an increase in the potential for surface and groundwater contamination because of improper storage of chemical residue, rinse water, and unused chemicals. State and local regulations should be considered before planning any chemical handling systems. It is recommended that only the amount of agricultural chemicals needed should be purchased and to use all of what has been prepared for application. Currently, Hunterdon County does not have waste facilities that accept agricultural chemical wastes.

For more information about CAFOs and the Stormwater Permitting Program visit the NJDEP [website](#).

E. Energy Conservation Planning

The state's Clean Energy Act of 2018 instilled these changes to their Renewable Portfolio:

- *Standard*: Establishes one of the most ambitious in the country by requiring 35% of the energy sold in the state come from qualifying energy sources by 2025 and 50% by 2030.
- *Solar*: Accelerates the solar RPS to 5.1% by 2021 and establishes a Community Solar Energy Pilot Program.
- *Offshore Wind*: Codifies the Governor's goal of 3,500 MW of offshore wind by 2030 and reinstates an expired program to provide tax credits for offshore wind manufacturing activities.
- *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

Learn more about NJDEP's Clean Energy Act and programming at their [website](#).

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 Rural Energy for America Program (REAP) funds grant and loan guarantees to agricultural producers for assistance in purchasing renewable energy systems. Renewable energy systems include generation from: biomass, geothermal, hydropower, hydrogen, wind, and solar.

The NRCS also has the authority to use EQIP to implement Agricultural Energy Management Plans (AgEMP) to address concerns of energy conservation. 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 recommendations of the process if the audit meets the proper time and standard requirements. This plan is implemented to assist the landowner's goals of achieving cheaper and more efficient energy consumption.

The EQIP natural resource conservation program pays for some energy production programs, such as 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 New Jersey Board of Public Utilities offers rebates for solar electric, wind, and sustainable biomass systems if funding is available.

With energy prices continuing to rise and traditional nonrenewable energy sources growing sparse, people in all sectors are increasingly embracing energy conservation techniques and the move to alternative sources of energy.

As tracked by Farmland Assessment data, renewable energy acreage in Hunterdon County totaled 13 acres in 2012, 48 acres in 2017, and 41 acres in 2021. In 2021, the County ranked sixth overall in farmland assessed acreage under renewable energy behind Warren County with 148 acres, Burlington with 93 acres, Monmouth with 76 acres, Sussex with 66 acres, and Cape May County with 58 acres of renewable energy. Readington Township reported the most acreage per Hunterdon County municipality in 2021, with 16 acres recorded by Farmland Assessment data. West Amwell had 13 acres recorded for renewable energy generation and the municipalities of Alexandria, East Amwell, Holland, Delaware, Franklin, Lebanon, Milford, Raritan, and Union also participated in renewable energy, although to a lesser extent.

Solar Energy

The SADC does allow solar generating facilities on preserved farms, and rules for these installations are contained in Subchapter 24 of Chapter 76. Solar generating facilities are also allowed on unreserved farms and the SADC has provided AMP (agricultural management practices) for these facilities. A summary of the policies

aligned by both the subchapter and the AMP is given below:

- Solar panels (solar energy general facilities) are allowed on commercial farms (preserved and unreserved).
- Panels cannot be constructed/installed on prime farmlands (to the maximum extent practicable).
- The SADC prefers they be constructed on buildings or facilities; if on the ground, they are to be installed without concrete footing or permanent mounting.
- Facilities cannot exceed more than 1% of the total farm area.
- Purpose of the facilities must be to provide energy for the farm, with an allowance for income opportunity for farmers.
- System cannot exceed height of 20 feet.
- Must minimize views from public roadways and neighboring residences.
- Facilities must use existing roadways to provide access to facilities to avoid construction of new roadways.

EQIP provides cost-share funding for solar livestock watering facility as part of a grazing system. Special rates are available to qualified farmers. In 2018, two contracts were planned and applied, but in 2019 no contracts were developed.

The County recognizes that many of the municipalities within Hunterdon

County are struggling to address proposal solar projects without overarching guidance of a well-developed and defensible ordinance. In 2010, the Hunterdon County Department of Planning and Land Use held public meetings, presentations, and a breakfast talk regarding solar energy and solar farms.

The practice of dedicating large areas of farmland to ground-mounted solar arrays takes viable farmland and nutrient-rich soils out of traditional farming. Production farmers already struggle to find enough available land to operate financially viable farming operations given pressures from residential and commercial development. Additional incentives to establish large solar arrays could put undue stress on farmers. While some arguments state that some crops can flourish in the shadows of solar panels, the reality is that traditional farming options around and under solar arrays are quite limited. Fortunately, the State Board of Public Utilities is proposing an approach to solar siting as it develops its new solar incentive program, steering solar projects toward the built environment away from open space, forests, wetlands, and farmland prioritized for preservation. Farmers interested in adding solar arrays to their farming practices may want to consider smaller solar array systems that avoid areas of prime farmland soils or mounting solar panels on existing structures such as barns and sheds, to limit amount of land being consumed

by this land use, and the SADC and county can evaluate the effect a proposed solar array project will have on farmland on a project-by-project basis.

Wind Energy

The power of a strong wind can be captured by turbines or windmills, turning such power into electricity. Expanding and evolving technology is making 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 turbines of 100 kilowatts or smaller to directly power a home, farm or small business.

The NJDEP Division of Land Use Regulation supports wind turbine projects within developed areas of the State to limit impacts to the natural environment. The SADC does permit wind energy projects pursuant 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 on the preserved farmland. New Jersey's Clean Energy Program provides a model small wind ordinance for municipal adoption. Although this is a first step towards encouraging wind energy, New Jersey's Clean Energy Program incentives for wind energy

installations have been on hold since 2011.

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. The program is funded by the United States Department of Energy Wind Powering America Program and funds provided by the NJ Board of Public Utilities Office of Clean Energy Program. By measuring wind power at the target location, the anemometers help determine the economic feasibility for wind turbine installation. Target markets includes municipalities, farms, residential, and small commercial customers. 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*. It has the advantages of providing a domestic source of renewable power for the nation, revitalizing rural economies, and reducing impacts on the environment and climate, among others.

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 through on-site power generation and using distributed generation to provide reliability solutions for New Jersey while supporting the state's Energy Master Plan. Farmers can find the program eligibility requirements and the program's financial incentives in the CHP-FC Program Guide.

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.

In 2020, New Jersey ranked 30th nationwide in biogas production. Out of 59 operational systems, down from 62 in 2015, 22 are landfill systems and 32 are wastewater systems, and five are food waste systems. Increasing biogas operations can lead to economic opportunity through job creation and environmental benefits through reducing greenhouse gasses.

While the American Biogas Council has identified over 120 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. However, the American Biogas Council identifies numerous statewide organizations

committed to sustainability and funding opportunities that could be dedicated to biogas facility construction, as well as several biogas companies located within the state.

Ethanol

Ethanol is a renewable fuel made by distilling the 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 a dominant field crop in Hunterdon County, and 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.

New Jersey’s Clean Energy Program

is administered by the New Jersey Board of Public Utilities to provide financial incentives to install clean energy systems, including fuel cells, photovoltaics (solar energy), small wind and sustainable biomass equipment. Financial incentives are in the form of rebates, grants, and loans. The New Jersey Offshore Wind Strategic Plan, New Jersey Solar Programs, Transition Incentive (TI) Program, Successor Solar Incentive (SuSI) Program, and Community Solar Energy Pilot Program are all offered by the New Jersey Board of Public Utilities (BPU) under the Clean Energy Program, Renewable Energy. The Successor Solar Incentive (SuSI) is New Jersey’s current solar program which

allows new solar projects to register to earn New Jersey Solar Renewable Energy Credits. This program implements the Clean Energy Act of 2018 and the Solar Act of 2021, providing incentives to eligible solar facilities to enable continued efficient and orderly development of renewable solar energy generating sources. The SuSI program replaces the SREC Registration Program and the Transition Incentive Program.

Administered by New Jersey Board of Public Utilities, the **New Jersey Smart Start Buildings** program provides financial incentives and technical assistance to help those creating a commercial or industrial project, renovating existing space, or upgrading equipment to become more energy efficient. However, incentives are only available for projects in areas designated for growth under the State Development and Redevelopment Plan: Metropolitan Planning Areas (PA1) and Suburban Planning Areas (PA2). This would render most farms in the County ineligible, but organizations such as the New Jersey Farm Bureau support changing eligibility criteria to become more available to any farm seeking to improve energy efficiency.

Authorized under the Agricultural Act of 2014 (Farm Bill), the **USDA Rural Energy for America Program’s (REAP)** Renewable Energy System, Energy Improvement Guaranteed Loan, and Grant Program provides financial assistance to agricultural

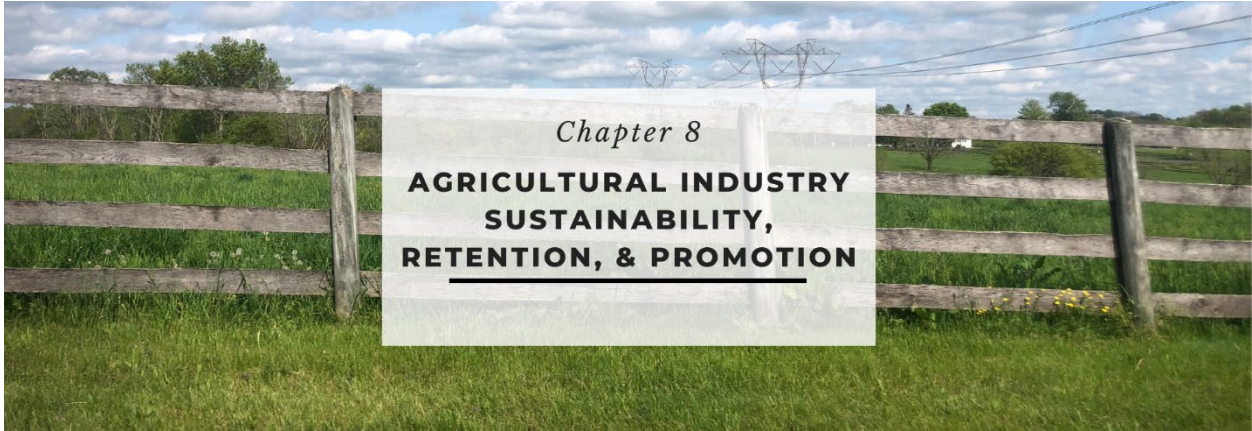
producers and rural small businesses to purchase, install and construct renewable energy systems; make energy efficiency improvements to non-residential buildings and facilities; use renewable technologies that reduce energy consumption; and participate in energy audits and renewable energy development assistance. For agricultural producers, a guaranteed loan and grant program can provide financial assistance with the installation of renewable energy systems.

Energy efficiency, conservation, and employment of renewable energy systems in a changing technological society, are undoubtedly important. These energy practices affect Hunterdon County's farming community and preserved farmland as well, as without energy and resource conservation, there would be no natural resources to sustain them. Using conservation practices and through policies and programs at the state, county, and local levels, New Jersey can ensure that natural resources will remain available to sustain not only the state's agricultural industry, but all who live and work in the Garden State.

F. Outreach and Incentives

The Hunterdon County CADB, the NJAES-RCE of Hunterdon 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.



VIII. AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

A. Existing Agricultural Industry Support

1. Right to Farm/Agricultural Mediation Programs

The Right to Farm Act was enacted by the State Legislature in 1983 and amended in 1998, ensuring that farmers have the ability to continue accepted agricultural operations.

Another critical piece of legislation in support of agriculture was the 1983 Agriculture Retention and Development Act. This 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. At present, there are eighteen CADBs, including the Hunterdon CADB. Both the SADC and CADB implement the Right to Farm Act on the State and local levels.

The SADC works to maximize protections for commercial farmers under the Right to Farm Act by developing Agricultural Management

Practices (AMPs), tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies to assess the impact they may have on agriculture.

As of 2022, the SADC had 12 AMPs in place, the latest being an AMP for On-Farm Direct Marketing Facilities, Activities and Events, adopted April 7,

In order to qualify for Right to Farm protection, a farm must:

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

2014. AMPs clarify standards for RTF protection for apiaries, poultry management, land application of the by-products from food processing commercial tree fruit and vegetable production, natural resource conservation, on-farm composting operations, fencing for wildlife control, aquaculture, equine activity, and solar energy generation facilities.

All right to farm complaints or issues brought before the Hunterdon CADB are first handled with fact finding and efforts to resolve differences between the parties. The mediation can be informal, or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Hunterdon CADB, the CADB determines whether the farm qualifies as a commercial farm (N.J.S.A. 4:1C-3) and whether the operation or activity is eligible for RTF protection.

The CADB and/or SADC typically conducts a site visit for additional fact finding, sometimes consulting with agricultural experts and municipalities (in cases where municipal regulations are involved in right to farm disputes). Depending on the nature of the issues, either the CADB or SADC (or both in some cases) holds a public hearing at the County level. Decisions made by the Hunterdon CADB may be appealed to the SADC, and final SADC determinations may be appealed to

the New Jersey Superior Court, Appellate Division

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

- Working to better understand the Right to Farm process in order to adopt or update comprehensive Right to Farm ordinances as outlined by the SADC.
- Making agriculture a permitted use in all appropriate zones.

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.

The Right to Farm 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 SADC lists 17 site specific AMPs for Hunterdon County, all of which have been resolved by the Hunterdon CADB, and 5 of which have gone through the SADC or higher courts systems (NJ Supreme Court or NJ Superior Court-Appellate Division).

- Requiring buffers between new non-agricultural development and adjacent existing farmlands.
- Requiring notification to homeowners purchasing a home in a new subdivision where active agriculture occurs on adjacent property.

All municipalities within Hunterdon County with commercial farms are encouraged to adopt a RTFO, and to update their existing ordinances to be consistent 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. The CADB contacts County municipalities on a periodic basis regarding RTFOs. Those who have an agricultural base but do not yet have a RTFO are encouraged to create one. For those who do have a RTFO, the CADB checks to make sure the copy it has on file is the municipality's most current one. Of the 26 municipalities in Hunterdon County, 16 have established a RTFO (see *Appendix J*).

The SADC Model Ordinance is on the state's website, found under Right to Farm Resources, Resources for Supporting a Positive Agricultural Business Environment. *Appendix J* includes a brief analysis of how the municipal Right to Farm ordinances align with the state's model.

2. Farmland Assessment

The Farmland Assessment program is a tax incentive that reduces property taxes on active commercially farmed land, thereby assisting farmers with a critical financial aspect. Land in active agricultural or horticultural use can be

assessed on its productivity and soils capability values rather than its true 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.

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. Lands in Farmland Preservation Programs must still meet the criteria and filing prerequisites of the Farmland Assessment Act to receive preferential 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), recreation and for like purposes. This land will not be counted towards the five-acre minimum requirement for Farmland Assessment eligibility. All farm buildings and structures used for

Basic eligibility requirements 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 prior to 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. Dependent 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 of time.
- ✓ 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.

agricultural and horticultural purposes are taxable as real property, even though the land underneath qualifies them for Farmland Assessment.

Hunterdon County is 279,680 acres, including water and geographical features. Of this, **116,200 acres, or 42% of the County, was under farmland assessment in 2021.** General trends indicate a downward trend in farmland assessed acres from 128,823 acres in 2009 to 119,119 acres in 2015, and 116,200 acres in 2021 (see *Table VIII-7*).

- Harvested cropland decreased 14% from 60,045 acres in 2009 to 51,637 acres in 2021.
- Cropland pastured decreased 32.5% from 7,609 acres in 2009 to 5,135 acres in 2021.
- Permanent pasture decreased by 14% from 16,765 acres in 2009 to 14,427 acres in 2021.
- Total land devoted to agriculture decreased from 128,823 acres in 2009 to 116,200 acres in 2021 (10% decrease)

All categories of active agriculture have decreased in recent years:

Table VIII-1. Active Agricultural Acreage					
	2009	2012	2015	2018	2021
Harvested Cropland	60,045	56,057	54,726	54,551	51,637
Cropland Pastured	7,609	7,495	5,907	5,730	5,135
Permanent Pasture	16,765	17,089	14,861	14,741	14,427
Appurtenant Woodland	20,394	19,468	18,698	18,824	18,379
Non-Appurtenant Wood/Wetland	23,181	23,923	23,987	26,482	25,780
Equine	829	1,373	940	971	800
Total Land Devoted to Agriculture/Horticulture:	128,823	125,418	119,119	121,352	116,200
<i>Source: Farmland Assessment Data</i>					

Equine acreage includes land devoted to the boarding, training, or rehabilitation of horses and other livestock, as defined by Farmland Assessment, only if they meet the five-contiguous-acre minimum and meet the minimum income for the acreage, independent of the income from the boarding, training, and rehabilitation of the livestock, as well as meet all other criteria related to Farmland Assessment. The 5 acres may be devoted to breeding, raising, or grazing livestock for independent qualification. Only then can the boarding, training and rehabilitation area qualify.

Equine acreage has experienced a slight decrease from 829 acres in 2009, to 800 acres in 2021 (3.5% decrease).

Non-appurtenant woodland / wetlands totaled 23,181 acres in 2009, increasing to 25,780 acres in 2021 (11.2 %), while appurtenant woodlands totaled 20,394 acres in 2009 and decreased to 18,379 acres in 2021 (9.9%)

Renewable energy acreage is tracked in farmland assessment reports, however the energy generated may

not be counted toward minimum sales income. Land used for renewable energy generation may qualify towards total farmland assessed acreage if the following criteria are met:

- The renewable energy system must be on lands that were part of the agricultural/horticultural operation in the previous year and in the current year.
- Power or heat generated by the renewable energy system is used for the farm or supports the operations viability.
- The property owner receives approval from the soil conservation district.
- Their ratio of acreage devoted to renewable agriculture systems vs. agricultural/horticultural operations does not exceed 1 to 5.
- The renewable energy systems are installed on no more than 10 acres of land eligible for Farmland Assessment, and no more than 2 megawatts of power are generated on 10 or fewer acres.
- No income from the renewable energy system may be considered

toward the gross sales criteria for Farmland Assessment.

- Property under solar panels should be used for shade or similar crops, or grazing pasture when practical.
- If the energy is biomass, the property owner obtains approval from the NJDA.

B. Other Strategies to Sustain, Retain, & Promote Agriculture in Hunterdon County

1. Permit Streamlining

Municipalities play a key role in the preservation of farming as an industry. Municipal agricultural zoning ordinances protect 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 in New Jersey is impacted by government regulation, development pressures, and the economics of the marketplace. While land preservation is vital for maintaining a sufficient land base that is suitable for farming, sustaining that base requires support on many fronts. Municipal and zoning support is one, but flexibility of government regulation can also offer support to farmers and farmland.

2. Agricultural Vehicle Movement / Routes

As Hunterdon County's primarily rural landscape becomes developed for residential subdivisions and commercial uses, the conflicting lifestyles of farmers and suburban resident's clash. On rural local and county roads, conflicts between large, slow-moving farm equipment and faster moving personal vehicles can be dangerous.

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.

Farmers often need to move heavy, large, slow-moving equipment, tractors and farm implements over local, county, and sometimes state roads to access disconnected fields and barns. As land availability decreases, farmers are leasing or farming land miles away from their base or farming multiple properties to sustain income. Residents need use of the roads to commute to work, travel to destinations for school and sporting events, shopping, and social activities. Different travel paces cause conflict and unsafe road conditions for both farmers and residents as they “compete” for road space.

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. Ten of the 16 municipalities (Bethlehem, Clinton, Delaware, East Amwell, Franklin, Kingwood, Lebanon, Raritan, West Amwell, and Union Townships) with RTFOs specifically include farmers rights to utilize municipal roads. Other towns should consider updating their ordinances to specifically protect the movement of farm equipment and farm vehicles on their roads.

Signage on roadways is another useful tool for alerting fast-moving vehicles to the possible movement and road crossing of farm vehicles and notifies the public that agriculture is an important, equal, and permanent fixture. Where absent or inadequate, municipalities should consider erecting signage, consulting with local farmers as to where additional signs

are needed for safety of farmers and automobile passengers. In conformance with state laws and regulations, farmers are required to use fluorescent slow-moving vehicle emblems to help alert other roadway users, a tactic that can be encouraged on local roadways as well to promote safety. Other state motor vehicle regulations also effect farmers.

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

- Allows vans and sports utility vehicles to purchase “farm truck” license plates in addition to currently registered farm vehicles.
- Increases the hours a registered farm vehicle may be operated on State roadways to three hours before sunrise to three hours after sunset 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 to 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.

- 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)



Figure VIII-1. Readington Buffalo Farm Stables.

The Rutgers Cooperative Extension includes a link on their website to an overview of motor vehicle statutes and regulations that apply to farmers. Farmers that secure “farmer” or “farm use” plates for their vehicles and

equipment can be exempt from typical motor vehicle requirements and relaxed interstate travel regulations may apply.

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 Exemption can be issued for farm trucks and farm tractors. Motor vehicles which are used exclusively as farm tractors, traction equipment, farm machinery or farm implements which cannot be operated at a speed over 20mph do not have to be registered.

Farmer and Farm Use Regulations- 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.

3. 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 Hunterdon County rise, 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 another limiting factor for farmers leasing land.

Public outreach and education at local, county, and state levels can introduce farming as a career option to community members that may not previously been aware of such opportunities. The Hunterdon County 4-H, Hunterdon County Vocational School, and County Agricultural Fair do a good job of this type of outreach. As of 2022, Hunterdon County Vocational School District (HCVSD) offers 19 programs of study including biomedical science, environmental science, and animal science and encourages students to get involved in national organizations such as Future Farmers of America (FFA), SkillsUSA and Family, Career, and Community Leaders of America (FCCLA). The Hunterdon County Agricultural Fair is also gaining traction as participation continues to grow.

Attracting new farmers and farm workers to the field is only half of the battle. There needs to be education,

training, and support from local and state governments to sustain the agricultural workforce in a changing economy. Rising production costs, wages, labor availability, property taxes, and on-farm housing are some of the factors affecting the agricultural workforce in Hunterdon 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. Certain on-farm housing is a protected right under the NJ Right to Farm Act and farmland assessed properties may also provide seasonal agricultural labor housing to farm employees, however compliance with state regulations and local ordinances may dictate how that housing is supplied.

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 is located on exception areas.

New Jersey's Farmland Assessment Act defines *Seasonal Agricultural Labor Housing* as dwelling units designed solely for lodging farm employees and their families where such farm employees are employed to perform seasonal agricultural and horticultural labor on farms of five contiguous acres or more. The seasonal housing must be vacant for a minimum of 90 consecutive days during any 12-month period to be considered "seasonal."

Hunterdon Counties is largely dominated by field crops such as hay, corn, and soybean which require less labor-intensive operations than produce, such as vegetables, fruits, nuts, and berries. Although the overall acreage devoted to labor-intensive farming is minimized in the County, farm labor housing continues to be an issue in Hunterdon County, especially for equine farm labor.

There is a large, and growing, nursery, greenhouse, and floriculture industry, which is labor intensive, requiring staff to assist in the growing, maintenance, and packaging of plants. Livestock operations also require hired labor to assist with cattle, goat, and equine operations. Farm labor costs in Hunterdon County are not significantly impacting agricultural sustainability, which is due in part to the continued trend of mechanized, non-labor-intensive crop farming. However, this may change over time especially with the growth of equine and nursery.

The Right to Farm Act was amended in 2021 (PL 2020, c.154) to include housing of equine-related farm employees in facilities with horses

under certain conditions as RTF permissible activities. This applies to housing constructed, installed, or provided in connection with barns, stables, or other structures for housing horses where housing may not be provided in any other structures. Housing for staff must occur on a separate floor or in a separate portion of the building from the horses.

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

The cost of labor in New Jersey is a significant issue for some farming sectors such as produce. In recent years, problems that face New Jersey employers persist as the wage for agricultural employees is expected to increase to \$15 per hour by 2027. The Census of Agriculture records data on hired farm labor, workers, and payroll for New Jersey farms. Over the past twenty years there has been a net decrease in the number of farms that hired farm labor, but a net increase in how many workers were hired on those farms in Hunterdon County (see *Figure VIII-2*):

- 414 farms hired 1,236 workers in 1997 compared to 339 farms hiring 1,443 workers in 2017)
- Despite a 3.3% decrease in number of workers hired between 2007 and 2017, farms reported 85.7% increase in payroll expenses (see *chart*)

HIRED FARM LABOR- WORKERS & PAYROLL

	1997		2007		2017
# farms	414	↓	283	↑	339
# workers	1,236	↑	1,493	↓	1,443
payroll (\$1,000)	\$5,914	↑	\$13,296	↑	\$24,698

Source: Census of Agriculture Data, 1997, 2007, 2017

Figure VIII-2. Hired Farm Labor – Workers & Payroll

The New Jersey Board of Agriculture (BOA) issued an opinion on agriculture and the minimum wage following the 2022 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 New Jersey 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:

- *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.
- *Farmworker Job Retention Incentives:* Annual incentives to New Jersey farmers based on the difference between the 2013 constitutionally mandated

minimum wage levels and the newly scheduled increases for workers.

- *Labor Tax Credits:* Help offset increased unemployment insurance payments, state disability insurance payments, and workers compensation insurance costs, resulting from minimum wage increases, as these payments and costs are wage-based and automatically increase as the minimum wage increases.

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 **in order 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 of adequate, legal farm labor” on both the state and federal levels.** The resolution calls for establishment of an earned adjustment of status program and reforms to the current practices for obtaining temporary agricultural worker visas.

The BOA would like to see reforms that establish a clear path to legal status and provisions for an adequate seasonal and year-round workforce through guest worker programs. Labor supply and training are key for sustaining and growing the industry in New Jersey, and the BOA encourages programs that support worker training, health and safety, and address housing issues.

Through its **Division of Agriculture and Natural Resources**, Natural Resource Conservation Program, the NJDA offers technical, financial, and regulatory assistance, and provides educational outreach to landowners throughout the state.

The New Jersey Department of Labor (DOL) is a useful resource for employment and training services targeted at farm workers. Agriculture labor education and training funded through the **Workforce Development Programs.** These programs can help assist in upgrading the skills and productivity of the agricultural workforce. The NJDA hosts a web page with links and information on Agricultural Education, geared mostly toward teachers but also listing conferences and other information of potential education interest to farmers. In addition, their offices in Flemington provide employment and training services to farmworkers including career development, job searching skills, and job referrals.

The department also offers a Training Grant for up to \$4,000 of vocational training to eligible applicants, tuition assistance for the unemployed seeking courses at New Jersey state colleges, and has programs such as Learning Link that offers classes for upgrading basic skills and to help obtain a GED, and SkillUp New Jersey which is a free online training program offering more than 5,000 skillset courses at NJ.MetrixLearning.com

NOFA-NJ offers educational programs for farmers of all ages and skill sets, including a Beginning Farmer Program. Other educational programming includes organic gardening, permaculture design

certification, business courses, technical assistance, and farm-to-table workshops.

The NJFB also hosts educational meetings and provides educational information for farmers on its website about legislative issues, farmland preservation, and labor resources.

Youth Farmer Education Programs

Hunterdon County is one of the most welcoming counties to young, new, and beginning farmers. The *2017 Agricultural Census* recorded **170 young producers on 124 farms** in Hunterdon County with **76 young producers being the principal producer on 63 of those farms**. That is more young producers and young principal producers than in any other county, ahead of Sussex County (84 farms with new producers; and 71 young principal producers on 57 farms), Salem County (83 farms with new producers; and 64 young principal producers on 53 farms), Burlington County (82 farms with new producers; and 57 young principal producers on 47 farms), and Warren County (73 farms with new producers; and 57 new principal producers on 47 farms).

Hunterdon County also leads the state in most farms with new and beginning Producers where, as reported in the *2017 Agricultural Census*, the County had **384 farms with new and beginning producers. 268 of those farms were operated by 375 new and beginning producers as the principal producer**. Hunterdon County has more new and beginning producers than Sussex County with 306 farms (268 of those farms operated under 375 new and beginning principal producers), and Burlington County with 236 farms (197 of those farms

operated under 274 new and beginning principal producers). These statistics look promising for the future of agriculture in Hunterdon County, as long as 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.

4. Wildlife Management

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, Canada 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 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, for example, where corn may be grown. Farmers can apply for depredation permits (issued by the NJDEP Protection Fish and Wildlife program) that allow them to hunt out of season. Even hunting is becoming a less viable solution. As farms become smaller and more developments are built adjacent to farms, areas can no longer be hunted, even by the farmers who own the land, because they would be hunting too close to a neighboring dwelling. Hunterdon 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. The NJDA Division of Plant Industry programs oversees programs that certify plant stock for interstate and international shipments; protects forested communities from tree loss caused by the gypsy moth, Asian long horned beetle, emerald ash borer, and spotted lanternfly; inspects honeybees for harmful bee diseases and pests; regulates the quality of plant seeds; and produces and releases beneficial insects to reduce crop and environmental damage and decrease dependence on chemical pesticides. A complete list of contacts for the Division of Plant Industry is available on the NJDA website.

Over 44,159 acres were farmland assessed as woodlands in 2021, and more than 25,780 of those acres (or 58%) were unattached or non-appurtenant acres, which require Woodland Management Plans. 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.

Bethlehem, Clinton, Lebanon, and Readington Townships showed moderate (25-50%) defoliation from gypsy moths per the 2022 NJDA Division of Plant Industry Aerial Defoliation Survey. The NJDA promotes an integrated pest management approach, however aerial spray treatments on residential and recreational areas using the selective, non-chemical insecticide, *Bacillus thuringiensis* is recommended where natural controls struggle to keep the pest population in check. The Department conducts aerial defoliation and ground egg mass surveys and monitors the application and efficacy of spray material.



Figure VIII-3. Fencing along Palumbo's Nursery & Garden in Alexandria

EAB Detections in New Jersey

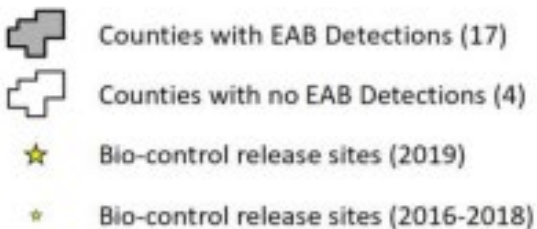
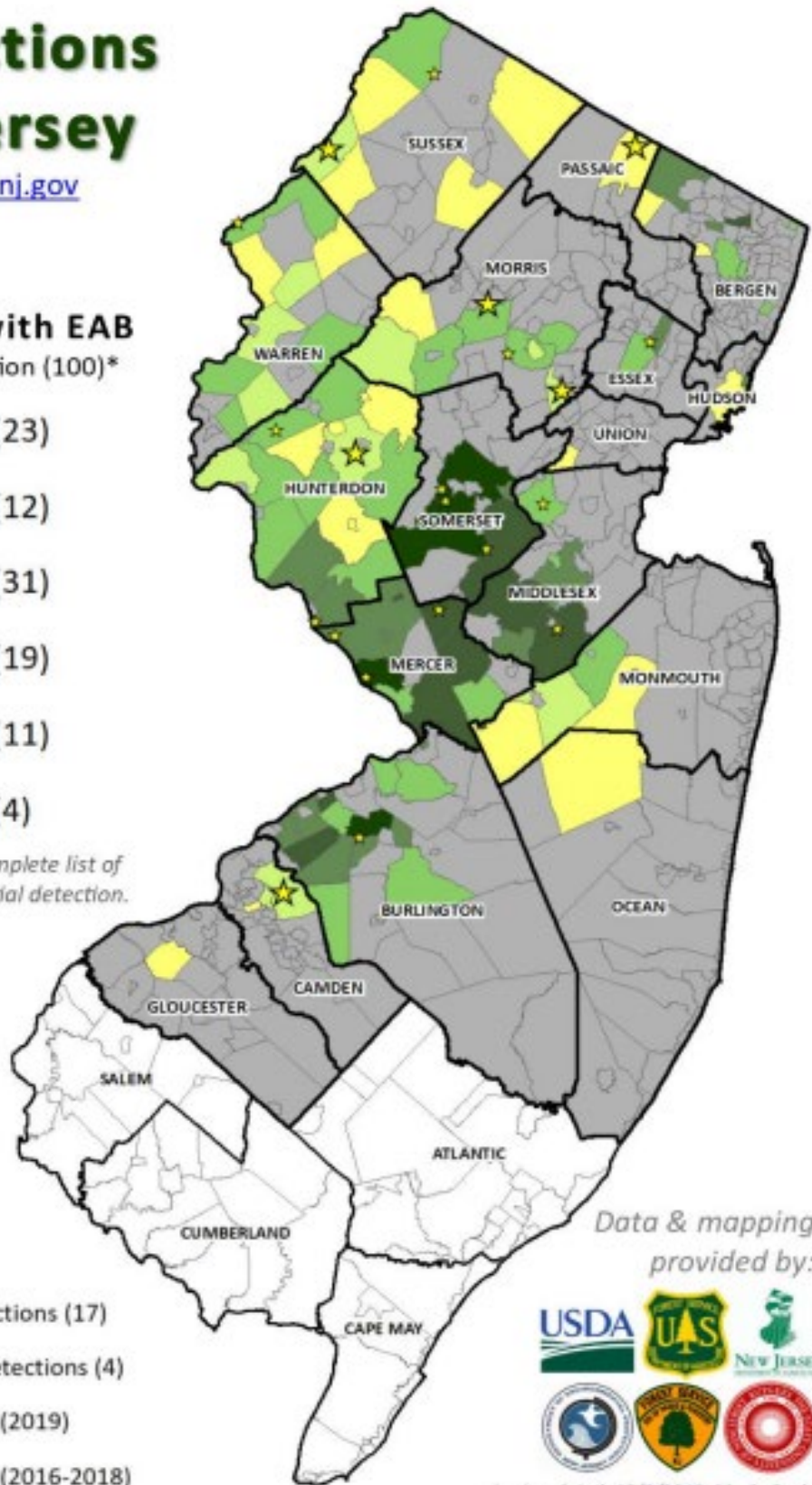
emeraldashborer.nj.gov

Municipalities with EAB

by Year of Initial Detection (100)*



*See following page for complete list of municipalities by year of initial detection.



Data & mapping provided by:



Last updated: 12/9/2019, Marie Cook

Figure VIII-4. EAB Detections in New Jersey

The **Emerald Ash Borer** (EAB) was discovered in New Jersey in 2014 in Somerset County and have since killed tens of millions of ash trees throughout the US and Canada. As of 2019, the Emerald Ash Borer had been found in 15 New Jersey counties including Hunterdon County. The destructive pest has been found to be present in the Townships of West Amwell, Delaware, Alexandria, Kingwood, Bethlehem, East Amwell, Franklin, Readington, Lebanon, Clinton, Holland, Union, Raritan, Tewksbury, and in Flemington, High Bridge, and Califon Boroughs (see *Figure VIII-4*). The NJ EAB Task Force is comprised of representatives from the NJDA, NJ State Forest Service, USDA, Rutgers University, and the US Forest Service. The Task Force works to collaborate on EAB management decisions and advice, and to consolidate and disburse information and resources relevant to EAB in New Jersey.

Tree mortality due to the EAB poses serious safety threats to farm and residential infrastructure including fencing, access roads, electrical utilities, farm buildings and farmhouses, hedgerows, and woodlot management units. Managing the standing timber to prevent damage from falling limbs and trees can be a dangerous and expensive task for farmers who may need to seek out logging or forester companies to remove effected trees. At this time, there are no conservation or stewardship funding programs that aid farmers in managing EAB impacts.

The **Spotted Lanternfly** (SLF) is a relatively new but serious pest to the region that was first discovered in the US in Berks County, Pennsylvania in

2014, and has since spread to numerous neighboring states, including New Jersey. The insect has the potential to greatly impact agricultural crops and hardwood trees as 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 important New Jersey plants. The NJDA encourages property owners to report any sightings of SFL outside of the quarantined counties (Hunterdon County is among the 13 quarantined New Jersey counties), and to destroy egg masses and insects at any and all stages as they are encountered. 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.

Awareness of local pests, current research on management techniques, and appropriate timing for pest treatments can help farmers target the right pests efficiently. 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

The Rutgers Cooperative Extension of Hunterdon County may provide:

Assistance in obtaining water certification and registration permits from the NJDEP for groundwater and surface water allocations.

Soil testing for fields and pastures.

Assistance with obtaining farmer certificates for NJ Division of Motor Vehicle registrations.

Assistance with grant applications to the NJDA for economic assistance.

Distribution of “Jersey Fresh” and “Jersey Grown” promotional material.

Assistance to connect owner of farmland with tenant farmers to help land remain in farmland assessment.

Assist new farmers with various regulatory requirements, and acquaintance with various farmer organizations.

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.

5. Agricultural Education and Promotion

To sustain a diverse and stable food and agricultural industry, education and progressive, ongoing training for farmers will promote a more efficient and productive business environment. This includes farmer risk management education, labor education including worker safety, agricultural leadership training, secondary school, and college agricultural education (*Table VIII-2*).

The **Rutgers Cooperative Extension** provides information and educational programs related to commercial

agriculture, professional horticulture, and environmental issues. Programs are designed for farmers to focus on farm production, farm profitability, Integrated Pest Management (IPM), and applied agricultural research.

Hunterdon County Vocational School District (HCVSD) Links:

[Hunterdon County Polytech](#)

[Animal Science Program](#)

[Environmental Sustainability and Engineering Academy \(ESEA\)](#)

[Adult and Continuing Education](#)

Voorhees High School- 256 County Road 513, Glen Gardner

Hunterdon County Educational Services Commission- 37 Hoffmans Crossing Road, Califon

The Rutgers Cooperative Extension agricultural agent specializes in fruit tree fertility management and apple cultivar evaluation, as well as the production of hazelnuts, hops, and beach plums as specialty crops. During the growing season, they can provide one-on-one on-site consultations with farmers to assist with control of insect infestations and plant diseases for fruits, vegetables, greenhouse nurseries and ornamentals, Christmas trees, and field crops.

Similar farm animal consultations can be provided on a year-round basis with the Cooperative Extension providing educational support to farmers including assistance for those needing to complete Animal Waste Management Plans (AWMPs) or those interested in developing nutrient management plans. The Snyder Research and Extension Farm in Pittstown also provides research and educational demonstrations for the region’s farmers and the non-farming public.

Courses include:
Pruning Techniques, Basic Chainsaw Safety, Landscape Integrated Pest Management, Best Management Practices for Tree Care, Equine Nutrition, Greenhouse Crop Production, Identification of Wetland Plants.

Their Office of Continuing Professional Education offers in person and online courses to help develop skill sets, earn continuing education credits, and learn from field experts. A list of topics and programs can be found on their website.

The NJDA provides a list of programs, courses, and events useful for beginning farmers on their website. The Northeast Organic Farming Association of New Jersey (NOFA) offers programs relating to starting an agricultural business and farm business planning.

Annie’s Project is a farm risk management education program for

Table VIII-2. Educational & Professional Opportunities			
FFA Chapter	Organization	Location	Approved Programs of Instruction of AFNR
Hunterdon County Polytech	Hunterdon County Polytech Career & Technical	10 Junction Rd, Flemington	
Hunterdon County ESEA	Hunterdon County Vocational School District	256 County Rd 5, Glen Gardner	Animal Sciences, General 010999
South Hunterdon	South Hunterdon Regional High School	301 Mt. Airy-Harbourton Rd, Lambertville	Applied Horticulture/Horticultural Operations, General 010601, Animal Science, General 010901
South Hunterdon Middle	South Hunterdon Regional Middle School	301 Mt. Airy-Harbourton Rd, Lambertville	

women provided by Rutgers University, and Cornell Small Farms Project offers online courses for aspiring, new, and experienced farmers. Twilight meetings, field days, farm-based education programs, and other training courses are provided by Rutgers University, NOFA-NJ, NRCS, Pennsylvania Sustainable Agriculture (PASA), Rodale Institute, Penn State, and CT-NOFA.

The SADC also lists winter agricultural meetings and conventions on their website, scheduled annually between January and March, so they can be better utilized by the region's farmers.

The **New Jersey Farm Bureau** hosts educational meetings and provides educational information for farmers on its website about legislative issues, regulatory issues, and other topics that affect farmers.

Due to the aging farmer population in Hunterdon County (average of 57.2 years in 1997, as compared to 59.2 years in 2017) 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 in agriculture can assist those interested in pursuing such careers.

At the youth and high school level, **Hunterdon County's Vocational School District** offers full-time and part-time academics through their Polytech Career and Technical School, Biomedical Sciences Academy, Computer Science and Applied Engineering Academy, and the Environmental Sustainability and Engineering Academy. The Vocational School District offers Adult and

Continuing Education as well for individuals 16 years of age and older. Hunterdon County **Polytech Career and Technical School** offers highly focused training in career and technical fields with opportunity for students to earn college credit through Raritan Valley Community College, Rutgers University, and Centenary University, etc. The Animal Science program housed at both Vorhees High School (VHS) and Hunterdon County Educational Services Commission (ESC) offers full-time courses for students in grades 9-12 and a shared-time program for students in grades 11-12, in order to meet the program's growing needs.

The **Environmental Sustainability and Engineering Academy (ESEA)** is a full-time career and technical high school housed at VHS and ESC. The ESEA is the county's first four-year academy that focuses on renewable and sustainable energy as it relates to environmental engineering. The program exposes students to engineering principles, resource management and policy development, sustainable resource management, and principles of renewable energy.

Through the **Adult and Continuing Education** program, individuals can pursue courses and training in animal care and veterinary assistant as well as in a variety of other technical and medical fields. More information on Hunterdon County's Vocational School District course offerings and academies can be found on their [website](#). In addition to education and training programs offered at the high school level, advanced education degrees may be pursued at neighboring community colleges and universities.

Hunterdon County's Raritan Valley Community College does not offer any post-secondary or associate degree programs relating to the agricultural industry, but other colleges in the region do. The **County College of Morris** offers programs in Agribusiness, Landscape Management and Design, and Turf and Turfgrass Management, and certificates in Landscape Design, Landscape Contracting, and Garden Center and Grounds Maintenance. **Mercer County Community College** offers programs in Plant Science and Ornamental Horticulture. **Centenary University** of Hackettstown offers programs in Animal Health (Equine Pre-Vet and Small Animal Pre-Vet), and Equine Studies.

Rutgers University offers degree programs and courses in Agriculture and Food Systems, Animal Science, Plant Biology, Entomology, Agroecology, Horticulture, Sustainable Food Systems, and Public Garden Management. There is a 5-Year Teacher Education program for Agricultural Science Education Teachers (to teach grades K-12) and certificate programs in Horticultural Therapy, Medicinal and Economic Botany, Plant Biosecurity, and Turfgrass Science.

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

The NJDA Food, Agriculture, and Natural Resources Education Program was introduced in the late 1990s to "re-invent agricultural education" for future generations. In 2000, NJDA was the first state department of

agriculture in the country to administer the 'complete' program of agricultural education including classroom/lab instruction, experiential learning through supervised agricultural experiences, and leadership/personal development through the National **Future Farmers of America** (FFA) Association. The goals of the program is to prepare students for successful careers; and ensure that all students have access to progressive educational delivery systems The New Jersey FFA plays a significant role in working to achieve that goal; preparing young people for leadership and careers in agriculture by developing students' potential for premier leadership, personal growth, and career success.

In New Jersey, there are more than 2,600 members of the FFA in chapters throughout the state. In Hunterdon County there are four chapters of the FFA organized through different educational bodies.

The Hunterdon 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. The **National Agricultural in the Classroom** program helps K-12 students become aware of the importance of agriculture, providing an opportunity to cultivate young people's interest in the field. 4-H is an informal, practical educational program for youth which assists young people interested in farming and farm animals through different research projects, programs, field trips, and livestock projects.

The New Jersey Agricultural Society's (NJAS) Agricultural Leadership Program is a two-year professional development opportunity specifically designed for individuals interested in farming and agribusiness, hosted, and designed in collaboration with Rutgers University. The NJAS's Learning Through Gardening program promotes growing school gardens to increase understanding of agriculture, which can be implemented at preschools and elementary schools to foster interest in agriculture or simply to allow children to reap the benefits of interacting with the environment and their natural food systems.

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 Hunterdon 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 Hunterdon County's farming community. Public education and outreach can increase the recognition of the farm industry's importance to the non-farming resident.

Marketing, advertising, and agritourism initiatives by individual farmers all 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.

Expansion of agriculture and agritourism-related signage at the municipal and county levels is one way to increase visibility. Another is to promote an agricultural presence at fairs, festivals, and other community events by having agricultural organizations set up informational tables or cooperative farm stands. These initiatives would complement and expand on what is already happening, such as the annual Hunterdon County 4-H and Agricultural Fair.

The **Hunterdon 579 Trail** includes a wine trail, brewery trail and lists of farm markets, pick-your-own farms, and other farm-hosted events and destinations. **Hunterdon Harvest** also assists local agriculture-based businesses promote their products and agritourism opportunities.

Statewide programs, such as **Jersey Fresh**, act as an advertising, promotional, and quality grading resource. 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 success of the branding is a testament to how marketing and promoting Jersey produce has brought visibility and appreciation for farming and farmers 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 NJ 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.

Federal Programs

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 such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. The Agricultural Act of 2018 (Farm Bill) updates the Rural Development Program in several ways, including:

- Amends the definition of rural to exclude from population thresholds individuals incarcerated on a long-term or regional basis and excludes the first 1,500 individuals residing in on-base military housing.
- Increases annual appropriated funding for broadband deployment from \$25 million in FY2019 to \$350 million in FY2023.
- The 2018 Farm Bill redirects program funds of existing rural development programs to target a range of rural health issues.
- The 2018 Farm Bill also includes other provisions to reauthorize and/or amend loan and grant

programs that help with rural water and wastewater infrastructure, business development and retention, and community and regional development.

Grants and loans are available in three key areas: Business-Cooperative, Housing and Community Facilities (including farm labor housing), and Utilities (including Broadband). To qualify for some of the program’s loans and grants, municipalities must have less than 10,000 residents, other program thresholds have increased.

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury’s Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as **Farm Income Averaging**, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging.

The New Jersey Legislature has considered bills that would provide income averaging similar to the federal program. In the 2018-2019 Regular Session, Bill NJ A236 was introduced and has since been referred to the Assembly Agriculture and Natural Resource Committee. The NJDA, SADC, Hunterdon County Commissioners, and Hunterdon County CADB can work with, and encourage, the New Jersey Legislature to continue to introduce bills that would help Hunterdon County farmers remain economically viable.

The New Jersey FSA has both **Direct and Guaranteed Farm Ownership** loans available for farmers. Direct Farm Ownership Loans are available up to \$600,000, and guaranteed loans can go up to \$1,776,000. Down Payment loan funds may be used to partially finance the purchase of a family farm. Loan applicants must contribute a minimum down payment of 5% of the purchase price of the farm and the Agency will finance 45% to a maximum loan amount of \$300,015.

FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and for construction of buildings, or to make farm improvements.



Figure VIII-5. Spring Run Dairy Farm.

MAPS

1. Farmland

(referenced in Chapter 1.A and Chapter 4.A)

2. Preserved Land

(referenced in Chapter 1.A and Chapter 4.A)

3. Land Use/Land Cover (2015)

(referenced in Chapter 1.A)

4. Agricultural Soil Categories

(referenced in Chapter 1.B)

5. Agricultural Development Area

(referenced in Chapter 4.A)

6. ADA and Project Areas

(referenced in Chapter 5.B)

7. Target “Candidate” Farms – Tier I

(referenced in Chapter 5.D)

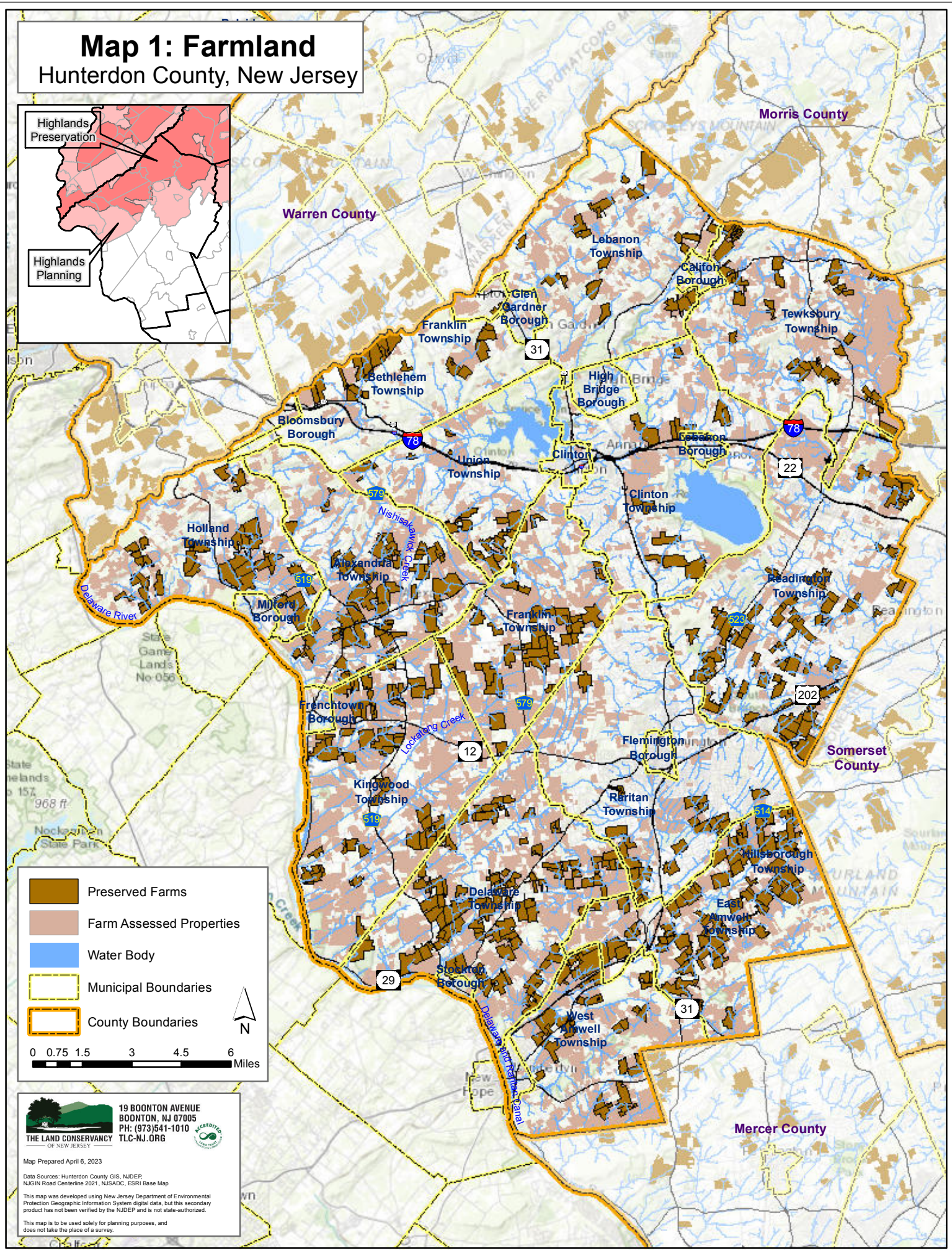
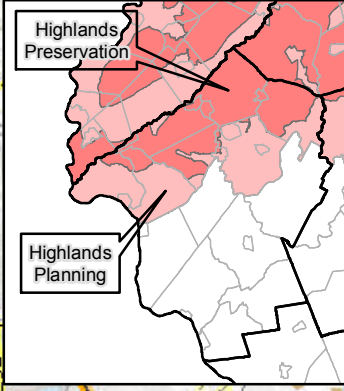
8. Target “Candidate” Farms – Tier II

(referenced in Chapter 5.D)

9. Target “Candidate” Farms – Other Farms

(referenced in Chapter 5.D)

Map 1: Farmland Hunterdon County, New Jersey



	Preserved Farms
	Farm Assessed Properties
	Water Body
	Municipal Boundaries
	County Boundaries

0 0.75 1.5 3 4.5 6 Miles

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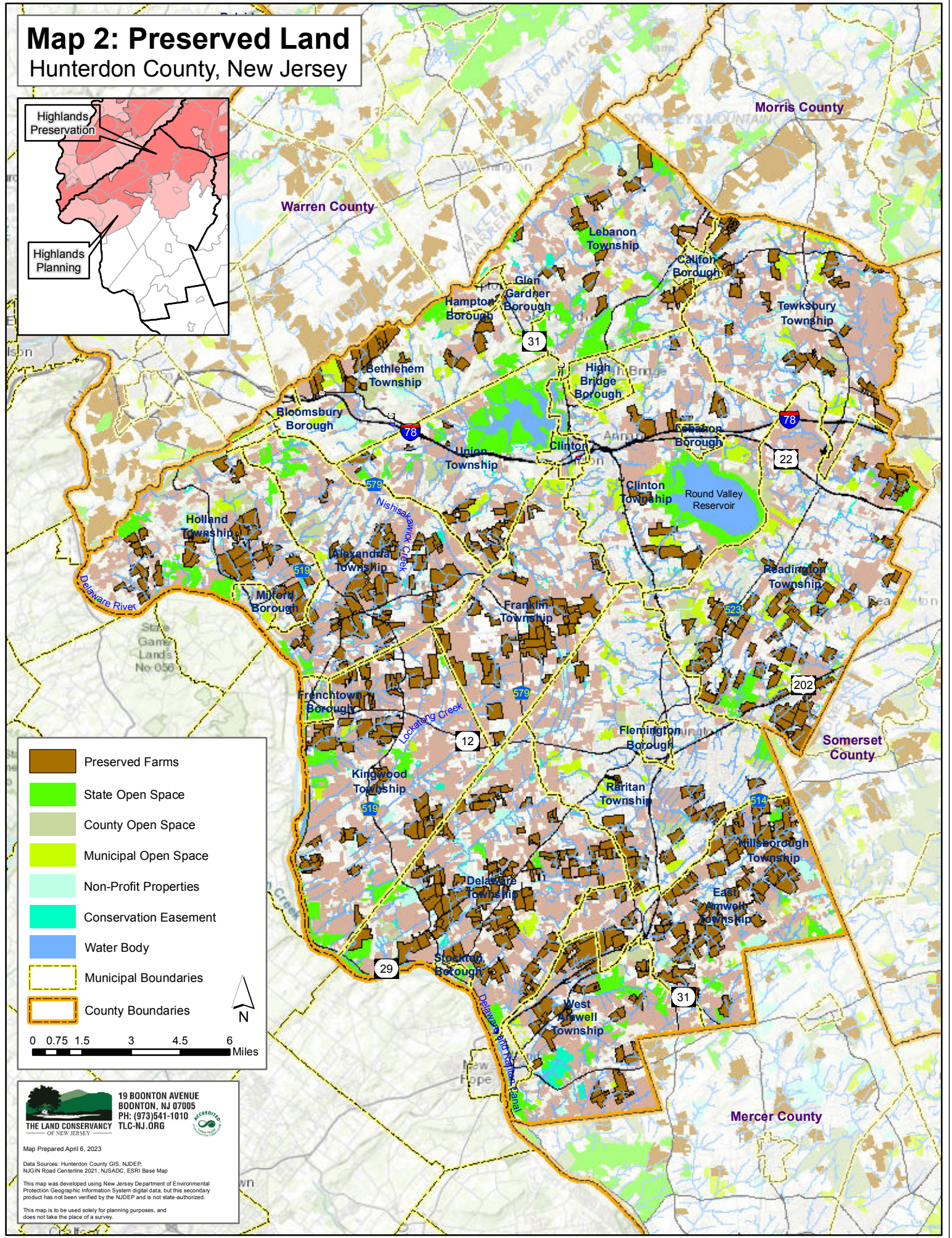
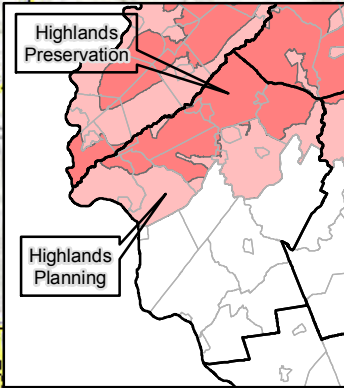
Map Prepared April 6, 2023

Data Sources: Hunterdon County GIS, NUDEP, NGSIN Road Centerline 2021, NJSADC, ESRI Base Map

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

This map is to be used solely for planning purposes, and does not take the place of a survey.

Map 2: Preserved Land Hunterdon County, New Jersey



- Preserved Farms
- State Open Space
- County Open Space
- Municipal Open Space
- Non-Profit Properties
- Conservation Easement
- Water Body
- Municipal Boundaries
- County Boundaries

0 0.75 1.5 3 4.5 6 Miles

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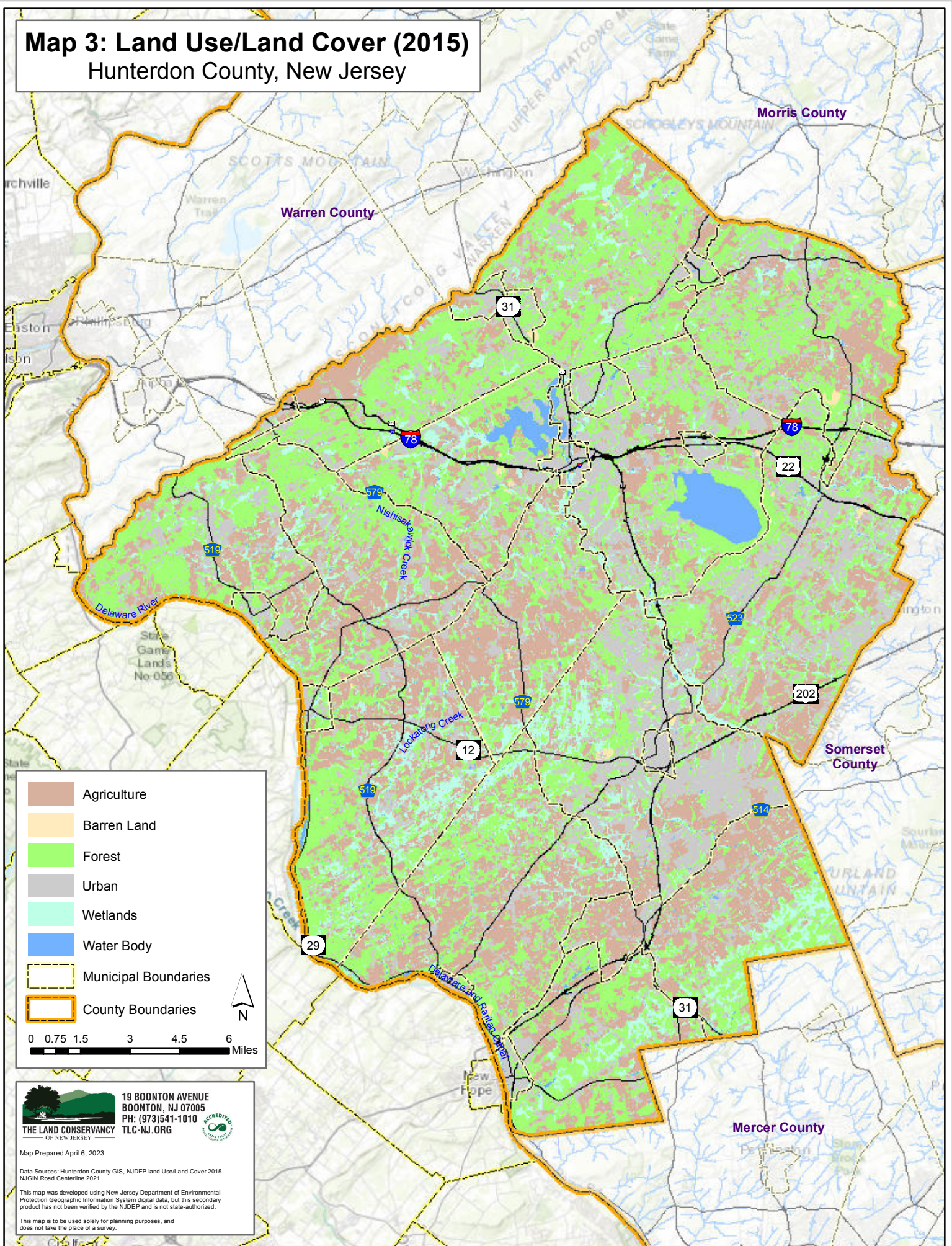
Data Sources: Hunterdon County GIS, NUDEP, NGSIN Road Centerline 2021, NJSABC, ESRI Base Map

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Map 3: Land Use/Land Cover (2015)

Hunterdon County, New Jersey



	Agriculture
	Barren Land
	Forest
	Urban
	Wetlands
	Water Body
	Municipal Boundaries
	County Boundaries

0 0.75 1.5 3 4.5 6 Miles

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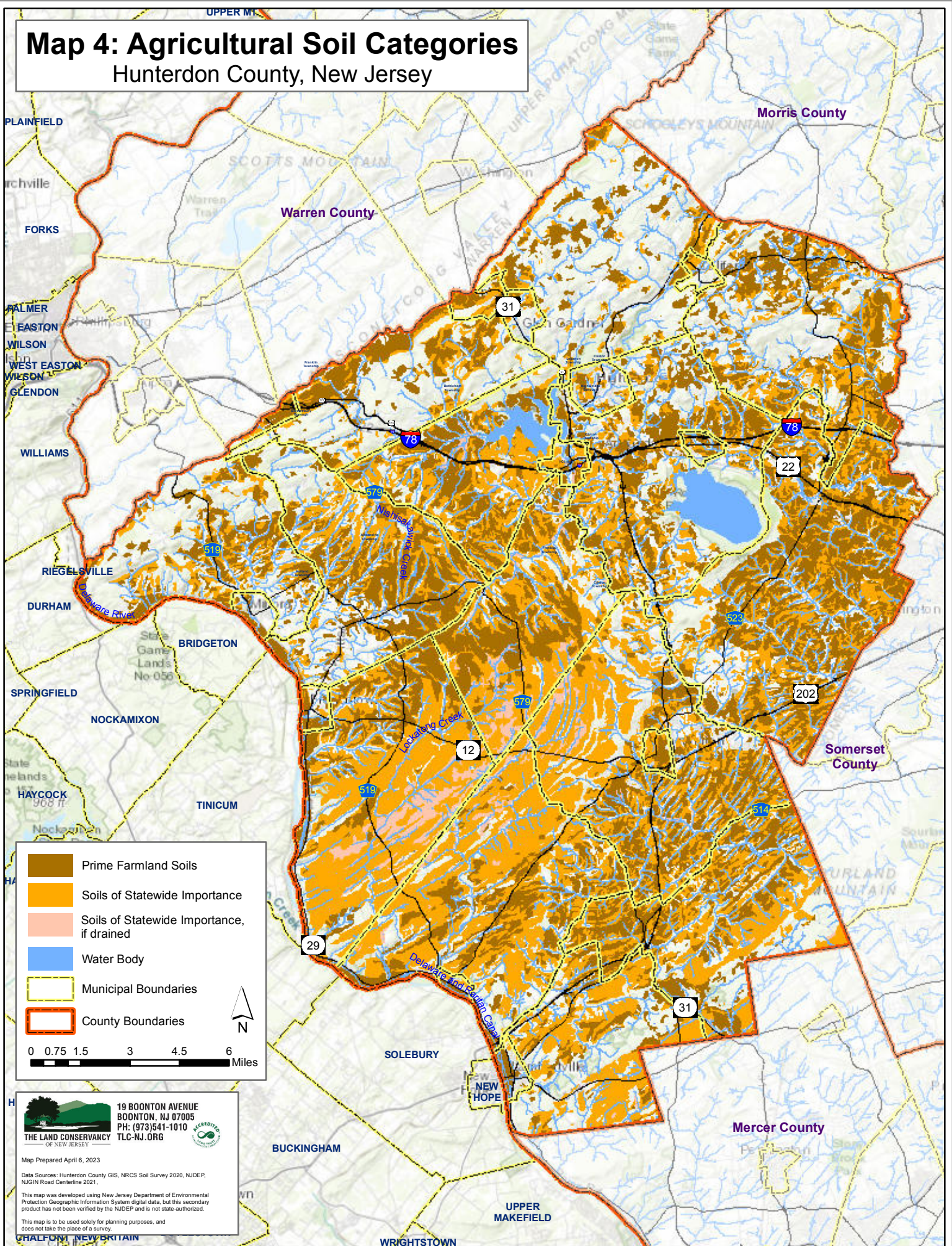
Data Sources: Hunterdon County GIS, NJDEP land Use/Land Cover 2015
NJGIN Road Centerline 2021

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Map 4: Agricultural Soil Categories

Hunterdon County, New Jersey



- Prime Farmland Soils
- Soils of Statewide Importance
- Soils of Statewide Importance, if drained
- Water Body
- Municipal Boundaries
- County Boundaries

N

0 0.75 1.5 3 4.5 6 Miles

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Data Sources: Hunterdon County GIS, NRCS Soil Survey 2020, NJDEP, NJGIN Road Centerline 2021.

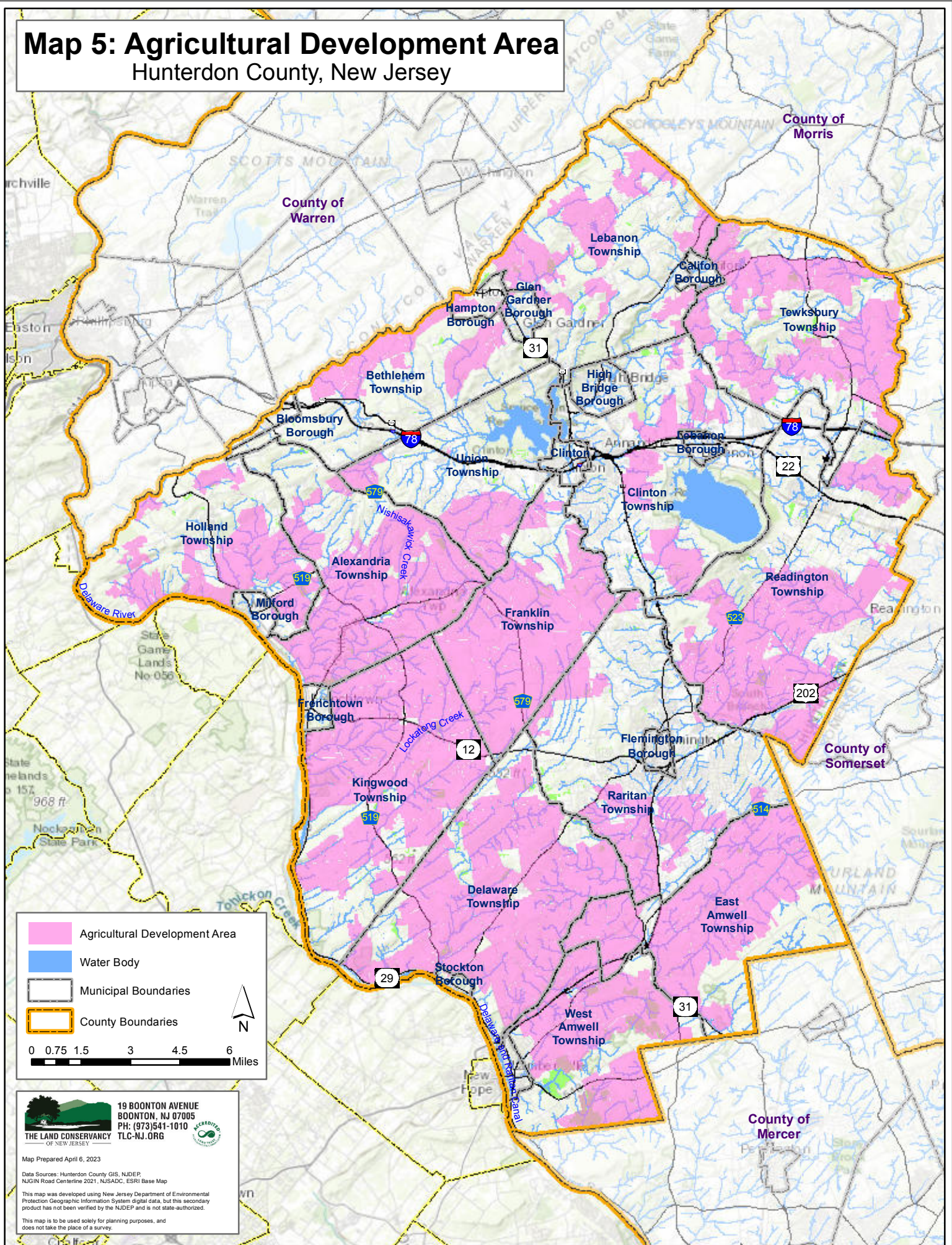
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CHALFON, NEW BRITAIN

Map 5: Agricultural Development Area

Hunterdon County, New Jersey



Agricultural Development Area
 Water Body
 Municipal Boundaries
 County Boundaries

0 0.75 1.5 3 4.5 6 Miles

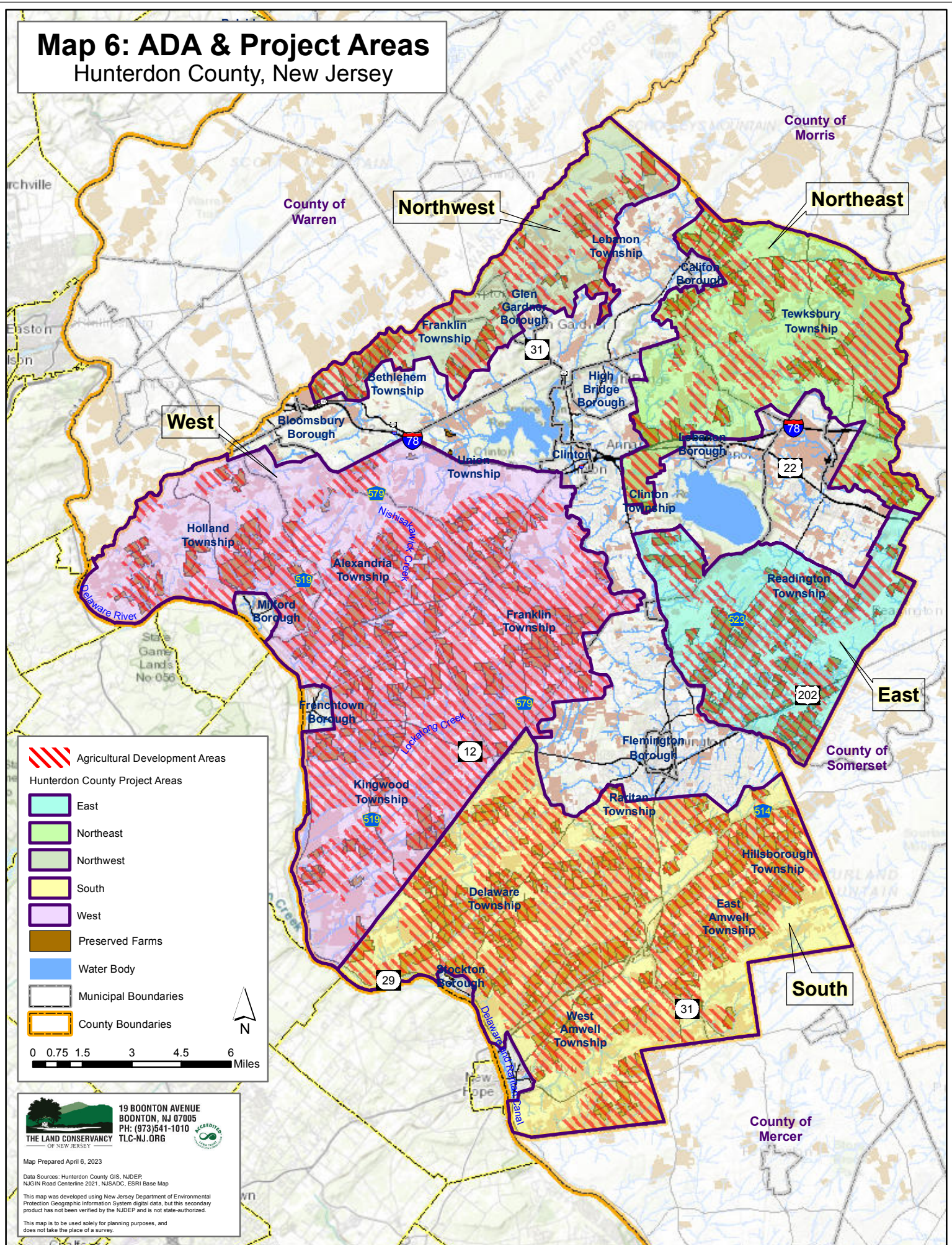
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Map 6: ADA & Project Areas

Hunterdon County, New Jersey



Legend

- Agricultural Development Areas
- Hunterdon County Project Areas**
- East
- Northeast
- Northwest
- South
- West
- Preserved Farms
- Water Body
- Municipal Boundaries
- County Boundaries

0 0.75 1.5 3 4.5 6 Miles

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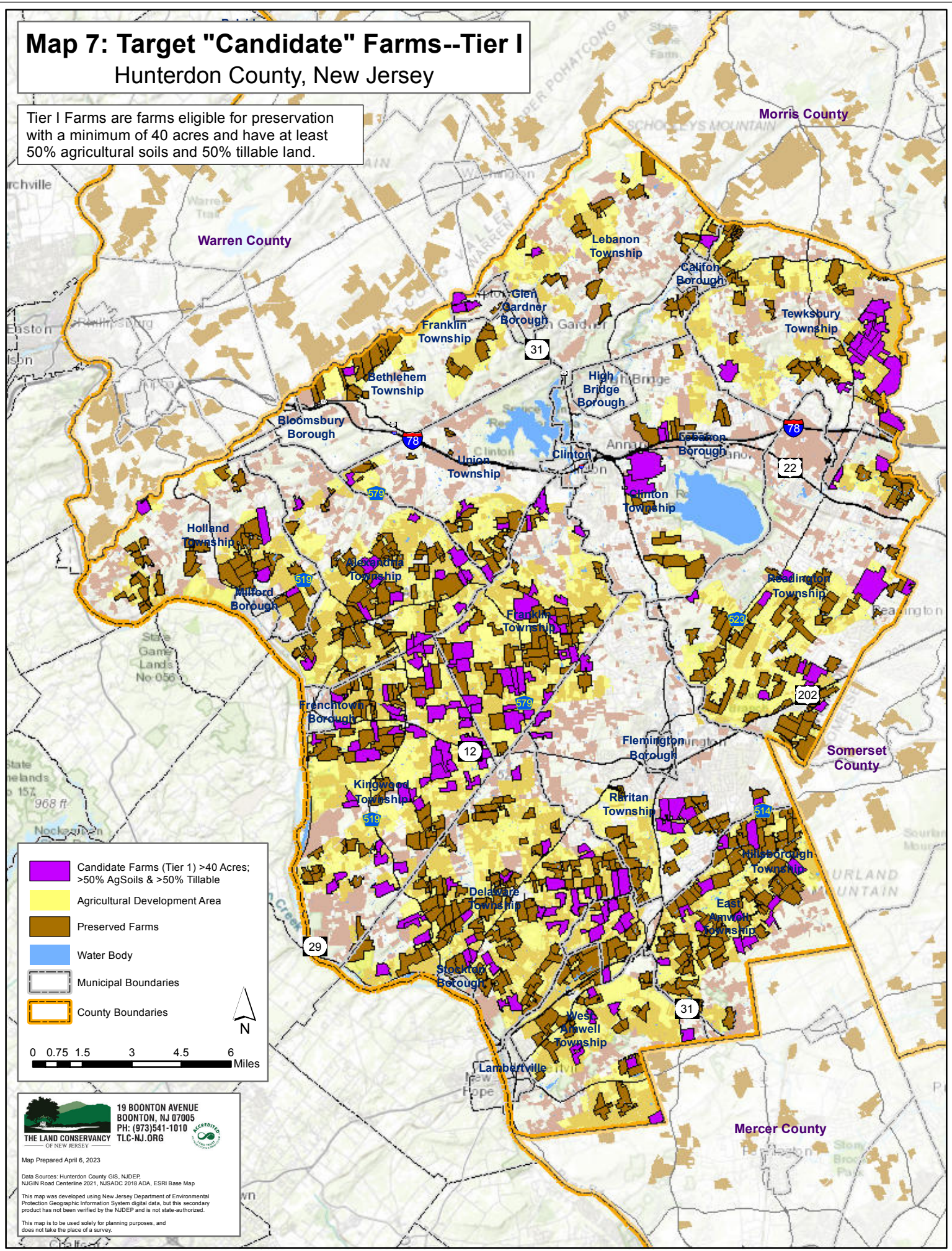
Data Sources: Hunterdon County GIS, NUDEP, NGIN Road Centerline 2021, NJSABC, ESRI Base Map

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Map 7: Target "Candidate" Farms--Tier I Hunterdon County, New Jersey

Tier I Farms are farms eligible for preservation with a minimum of 40 acres and have at least 50% agricultural soils and 50% tillable land.



- Candidate Farms (Tier 1) >40 Acres; >50% AgSoils & >50% Tillable
- Agricultural Development Area
- Preserved Farms
- Water Body
- Municipal Boundaries
- County Boundaries

N

0 0.75 1.5 3 4.5 6 Miles

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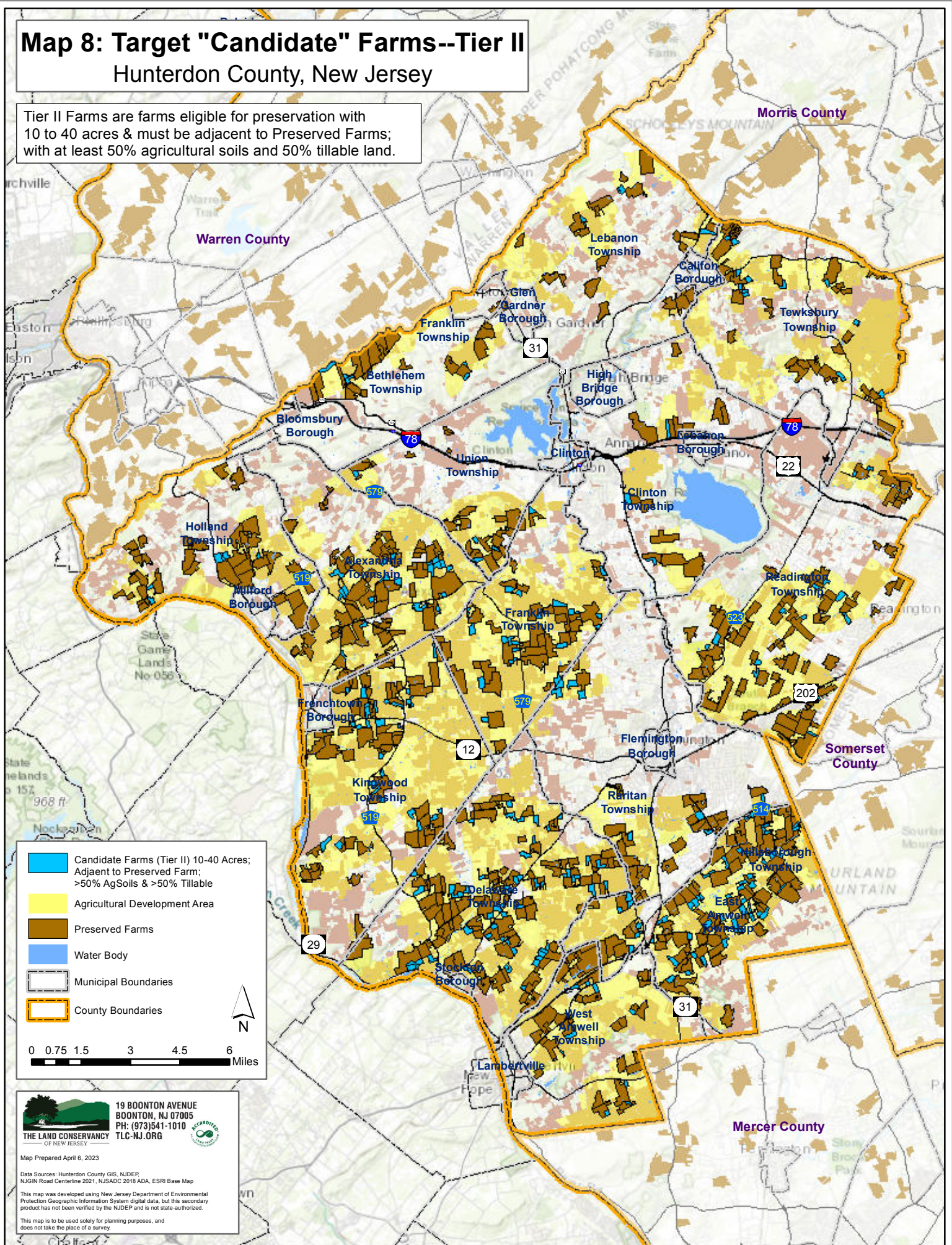
Data Sources: Hunterdon County GIS, NJDEP
 NADIN Road Centerline 2021, NJADC 2018 ADA, ESRI Base Map

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

This map is to be used solely for planning purposes, and does not take the place of a survey.

Map 8: Target "Candidate" Farms--Tier II Hunterdon County, New Jersey

Tier II Farms are farms eligible for preservation with 10 to 40 acres & must be adjacent to Preserved Farms; with at least 50% agricultural soils and 50% tillable land.



- Candidate Farms (Tier II) 10-40 Acres; Adjacent to Preserved Farm; >50% AgSoils & >50% Tillable
- Agricultural Development Area
- Preserved Farms
- Water Body
- Municipal Boundaries
- County Boundaries

N

0 0.75 1.5 3 4.5 6 Miles

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Map Prepared April 6, 2023

Data Sources: Hunterdon County GIS, NDEP, NJGIN Road Centerline 2021, NJADC 2018 ADA, ESRI Base Map

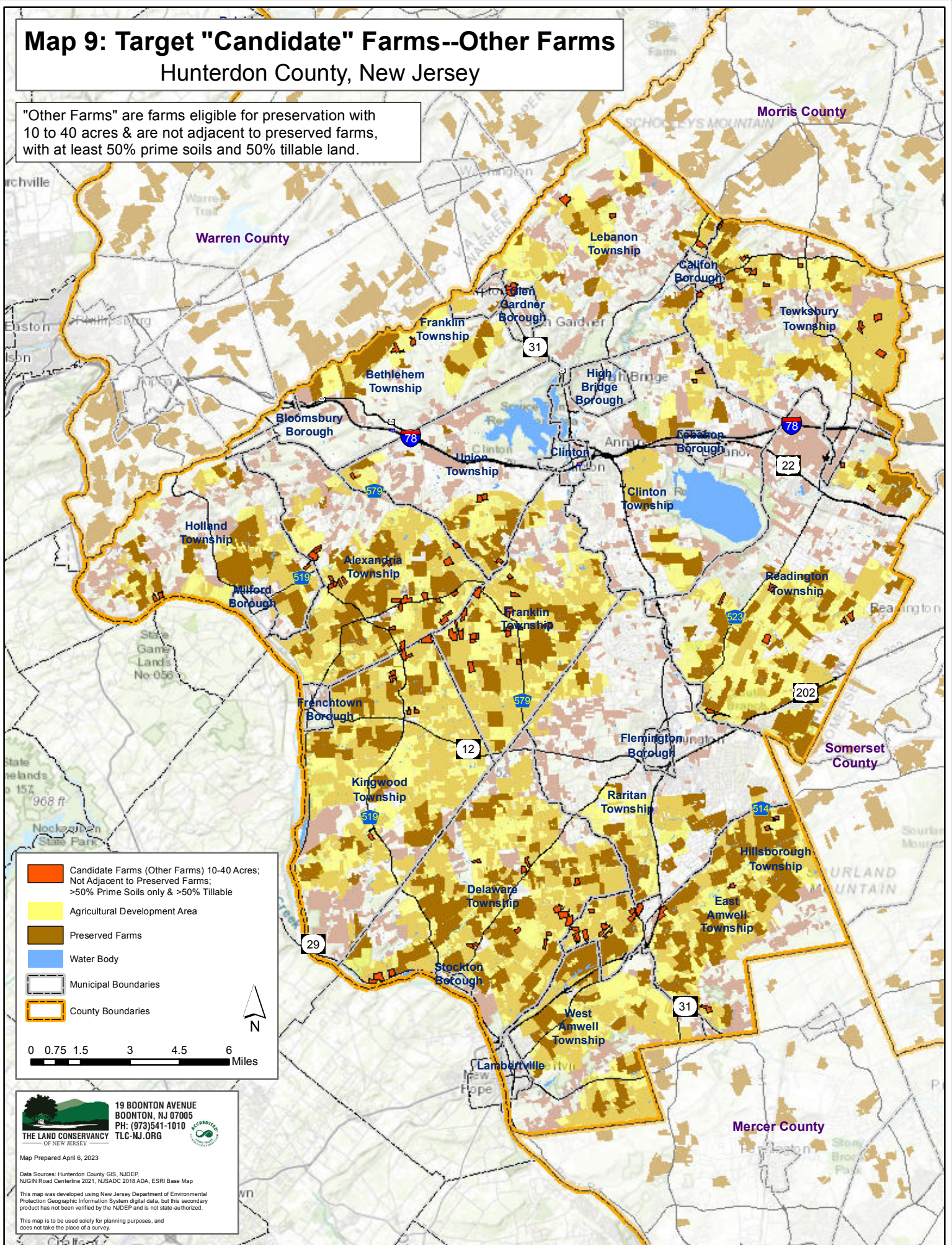
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This map is to be used solely for planning purposes, and does not take the place of a survey.

Map 9: Target "Candidate" Farms--Other Farms

Hunterdon County, New Jersey

"Other Farms" are farms eligible for preservation with 10 to 40 acres & are not adjacent to preserved farms, with at least 50% prime soils and 50% tillable land.



- Candidate Farms (Other Farms) 10-40 Acres; Not Adjacent to Preserved Farms; >50% Prime Soils only & >50% Tillable
- Agricultural Development Area
- Preserved Farms
- Water Body
- Municipal Boundaries
- County Boundaries

0 0.75 1.5 3 4.5 6 Miles

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Map Prepared April 6, 2023

Data Sources: Hunterdon County GIS, NJDEP, NADIN Road Centers 2021, NJADC 2018 ADA, ESRI Base Map

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This map is to be used solely for planning purposes, and does not take the place of a survey.

APPENDIX

A. Public Meeting Materials	A-2
Referenced in Executive Summary	
B. Agricultural Soils in Hunterdon County	A-30
Referenced in Chapter 1 Section B	
C. Agricultural Support Services	A-34
Referenced in Chapter 2 Section C	
D. 2018 Certification of Amended ADA Map	A-44
Referenced in Chapter 4 Section A	
E. Preserved Farms in Hunterdon County	A-48
Referenced in Chapter 4 Section B	
F. SADC Minimum Eligibility Criteria	A-71
Referenced in Chapter 5 Section C	
G. Target Farms (Tier I & II, Other Farms)	A-74
Referenced in Chapter 5 Section D	
H. 2023 Application for Farmland Preservation	A-86
Referenced in Chapter 5, Section D	
I. Model Ordinances	A-112
Referenced in Chapter 6, Section B	
J. Right to Farm Ordinance Review	A-116
Referenced in Chapter 8 Section A	

Public Meetings

Public Meeting 1: April 14, 2022, CADB

- Announcement (April 4 and June 8 meetings)
- Minutes

Public Meeting 2: June 8, 2022, Virtual

- Presentation

Public Meeting 3: March 9, 2023, CADB

- Announcement
- Minutes
- Resolution

Public Meeting 4: April 6, 2023, Planning Board

- Announcement
- Agenda
- Resolution

Public Meeting 5: May 2, 2023, County Commissioners

LEND YOUR VOICE TO THE UPDATE OF THE

HUNTERDON COUNTY FARMLAND PLAN



Hunterdon County invites you to attend an open public meeting to offer recommendations for the Farmland Preservation Plan Update.

Join the conversation with Hunterdon County and The Land Conservancy of New Jersey as the future of farmland preservation is discussed. Anyone interested in understanding and participating in identifying the strategies and objectives for the County's Farmland Preservation Plan is encouraged to attend.

**PUBLIC MEETING #1:
THURSDAY, APRIL 14, 2022**

In-Person Kickoff

Time: 8:00PM

Location: Building #1, Assembly Room
314 NJ-12 County Complex, Flemington

**PUBLIC MEETING #2:
WEDNESDAY, JUNE 8, 2022**

Zoom Meeting

Time: 12:00PM

Location: Virtually over Zoom ([Click here for link](#))
Meeting ID: 858 6148 6333 | Password: 19
Dial-In Number: 1 (929) 205-6099

AGENDA ITEMS

- Discuss Hunterdon County's farmland program
- Hear from the County Agriculture Development Board
- Meet staff from The Land Conservancy of New Jersey
- View the draft mapping and data for the Plan Update
- Participate in a question and answer session

Learn more by visiting

<https://www.co.hunterdon.nj.us/cadb.htm>

or by emailing cadb@co.hunterdon.nj.us



Hunterdon County Agriculture Development Board Meeting
Rt 12 County Complex Building 1 Assembly Room
April 14, 2022 @ 8:00 pm

Members in Attendance:

Dave Bond-Chair
 Bob Hoffman-Vice Chair
 Christian Bench (*Via Phone*)
 Susan Blew
 Bill Bowlby
 Dave Kyle (*Via Phone*)
 Forest Locandro
 John Perekhyns
 Marc Phillips
 Liz Schmid (*Via Phone*)

CADB Staff Present:

Shana Taylor, Esq. County Counsel
 Aaron Culton, Esq., Asst County Counsel
 Bob Hornby, CADB Administrator
 Carrie Fellows, Director, Planning
 Katherine Fullerton, Supervising Planner
 Kris Melchers, Planner Trainee
 Kevin Milz (HCSCD)

This meeting was held in person with respect to Public Health guidelines.

Open Public Meeting Act:**Chairman Bond opened the meeting at 8:00 p.m. and read the Open Public Meeting Act:**

"This meeting is being held in accordance with the provisions of the Open Public Meeting Act. Adequate notice has been provided by prominently posting and maintaining so posted throughout the year on the first floor of the County Administration Building, Main St., Flemington, New Jersey a public place reserved for such announcements, and by mailing on or before January 15, 2022, to The Hunterdon Democrat, Star Ledger, The Trenton Times, The Courier News and The Express Times newspapers, and TAP Into it newspaper and designated by the Hunterdon County Agriculture Development Board to receive such notices, and by filing with the Hunterdon County Clerk a schedule of the times and dates of such meetings."

Pledge of Allegiance:

Roll Call: All Board Members Present

Approval of Minutes:

- **Minutes of the March 10th CADB Meeting** – Bill Bowlby made a MOTION to approve, John Perekhyns SECONDED. All in favor by Voice Vote. Christian Bench, Marc Phillips & Liz Schmid Abstained.
- County Counsel Shana Taylor welcomed Commissioner Zach Rich and New Jersey Assemblymen Roy Freiman.

Communications and Administrative Business:

- **CADB Staff Update** – Bob Hornby
 - **Collins Farm** (East Amwell Twp.) – Got Green Light approval from State Agricultural Development Committee (SADC) on April 4th.
 - **Magnolia Creek Farm** (Franklin Twp.) – Final inspection on April 11th. Hope to close in May.
 - **Barnes Farm** (Kingwood Twp.) – Put out bids for appraisals, County Commissioners approved at their April 5th meeting. Bids are due back by the end of the month.
 - **Mitchell Farm** (Kingwood Twp. Direct Easement)- Closed March 25, it is 70 acres on Tumble Idell Road.

- **Monitoring Update**

- Kevin Milz stated he has inspected 225 farms to date. There were no concerns or issues. There will be some soil disturbance of ~1 acre on the Clucas Farm in Tewksbury Township, they are putting up a Pole Barn. Owner has been notified as to what he can do according to the Deed of Easement. Richard Yard in Delaware Township, a house is being built in the exception area. The driveway that this board approved has been cut through.

State Agriculture Development Committee (SADC) Updates:

Dave Clapp spoke on behalf of SADC

- Next SADC Public Meeting will be held April 28th in person.
- Sub-Committee met and finalized a proposal for the Soil Protection Standards. Will be presented to the full Committee in June.

Chair Comments:

- Thanked everyone for coming.
- Commissioner Rich welcomed everyone to the meeting, said the Farmland Plan is 10 years in the making, it is an important document for the County and maintaining funding they count on every year for continued farmland preservation.
- NJ Assemblymen Roy Freiman introduced himself, from Hillsborough, recently became Chair of Agriculture Committee in the General Assembly, here to listen and learn about the issues related to Farmland Preservation. One main goal is to help farmers grow and prosper and what will that entail.

Old Business:

- None at this time.

New Business:

- **Tinsman Farm - Kingwood Township Block 19 Lot 11** – Direct Easement Letter of Support
 - It located on Union Road, 34.9 total acres, 90% Statewide Soils, 80% Tillable. It is across from the Lockatong Wildlife Management Area. There are no preserved farms adjacent to it, although most of the WMA is open area managed for grassland birds.
 - John Pehinys made a MOTION Supporting the Direct Easement Letter, Christian Bench SECONDED. Chairman Bond asked for a Roll Call Vote.

	<i>ROLL CALL</i>	<i>MOVED</i>	<i>SECONDED</i>	<i>AYES</i>	<i>NAYS</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
David Bond, Chair				X			
Robert Hoffman. Jr., Vice Chair				X			
Susan Blew				X			
Marc Phillips						X	
John Pehinys	X			X			
Bill Bowlby				X			
Christian Bench			X	X			
Dave Kyle				X			
Liz Schmid				X			
Forest Locandro				X			

9 IN FAVOR, 1 ABSTENTION, MOTION CARRIED

- **Barrettstown Joy LLC, Readington Township Block 14 Lots 3.01, 5.06 & 51 – Direct Easement Letter of Support**
 - It is located on Lamington Road, 102 total acres; 85% Prime & Statewide soils & 46% Tillable. Is adjacent to the Schley farms. Discussion ensued.
 - Bob Hoffman made a MOTION Supporting the Direct Easement Preservation, John Pehinys SECONDED. Chairman Bond asked for a Roll Call Vote.

	<i>ROLL CALL</i>	<i>MOVED</i>	<i>SECONDED</i>	<i>AYES</i>	<i>NAYS</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
David Bond, Chair				X			
Robert Hoffman. Jr., Vice Chair	X			X			
Susan Blew				X			
Marc Phillips				X			
John Pehinys			X	X			
Bill Bowlby					X		
Christian Bench				X			
Dave Kyle				X			
Liz Schmid				X			
Forest Locandro				X			

9 IN FAVOR, 1 NAY, MOTION CARRIED

- **Comprehensive Farmland Preservation Plan Update – Public Information Session**

- The Land Conservancy of NJ (TLCNJ) has been gathering data for the Plan update. Bob introduced Barbara Davis, Vice President and Principal Planner.
- Ms. Davis thanked everyone for attending the first public information session, especially Commissioner Rich and Assemblymen Freiman, it is important they have the support of the legislature and governing body of the County. Also wanted to recognize the County staff, it is a very engaged group and a pleasure to work with them. Ms. Davis then introduced some of her staff who will be assisting in writing the plan. Ms. Davis then gave a brief overview of the schedule for this evening. Ms. Davis turned the session over to Bob.
- Bob gave an overview of the responsibilities of the Hunterdon County Agricultural Development Board (CADB), the purpose of preserving farmland, and the need for an up-to-date Farmland Plan.
- Barbara Davis guided the rest of the discussion.
- Through a slide show, Ms. Davis explained that TLCNJ is updating the Farmland Preservation Plan, it was last updated in 2008 and is no longer current. Ms. Davis then gave an overview of the need to update the plan, also on the funding and process of updating the plan. Ms. Davis then talked about the plans that she has updated through the years and how far along it has come. She briefly discussed the different Chapters of the Plan.
 - I Agricultural Land Base*
 - II Agricultural Industry*
 - III Land Use and Planning*
 - IV Farmland Preservation Program*
 - V Economic Farmland Preservation Program*
 - VI Economic Development*
 - VII Natural Resource Conservation*
 - VII Sustainability, Retention, and Promotion*
- Ms. Davis then went over where they are in the process. She mentioned the next Public Session on June 8th (a virtual lunchtime meeting) and hopes to produce the Plan draft by early fall. CADB will review it and release it to the public. The goal is to have it adopted as an element of the Master Plan by years end. Ms. Davis then opened the meeting for questions from the Board and public in attendance. Chairman Bond asked that the Board be able to ask questions or comment first.
 - Board member Bill Bowlby commented on the process of approving farms for preservation and how they should be more particular in eligibility. Discussion ensued.
 - Kevin Milz commented on the viability of the farms, and how they must keep it going. Now they are getting funding for conservation where before they weren't. Also spoke about how they grade the soils in different areas for preservation. Need to have less restrictions on entertainment on Preserved farms.
 - John Perehyns asked how much different the new plan will be than the 2008 Plan? Ms. Davis answered, it follows the same structure, looks at similar data and it tells you the trends and what's changed since 2008. No drastic structure changes to the plan between 2008 and 2022. The Plan must reflect what is going on now in Hunterdon County. John Perehyns stated that we need to start paying people what their farms are worth.
 - Marc Phillips stated we are seeing more low-quality farms that don't have a lot of development pressure, are not productive, and we are using taxpayer dollars to preserve them, is not a good use of the funds, but then when we do get a good piece of property,

- we are not going to be able to incentivize that landowner with above appraisal value. Should be saved so we can offer above appraisal value for a better piece of property, that would be a better use of the money. They also should not be changing regulations and expecting already preserved farms to adhere to them., there should be a Grandfather clause so they don't. Chairman Bond also commented that because it's government funds, we must use them or lose them. There is concern that some of the farmers will sell to developers because they can offer more money.
- Kevin Milz stated that there should be something that says the farms have to be actively farmed and not just mowed.
 - Christian Bench stated that more investigation and research need to be done when an application comes before the Board.
 - Forest Locandro stated that they should be adjusting their percentage of Tillable Soil higher. Would make easier to approve quality farms over less qualified ones but leave room for exceptions.
-
- Chairman Bond opened the session to the public for questions and comments.
 - Mr. Hockenberry from East Amwell Twp. – 90 years old, has lived on his farm since he was a boy. Wants to stay on the farm but has no one else to run it.
 - Mr. Zeng spoke of his concerns about people not wanting to farm and trying to get more people in to farm.
 - Amy Greene, Chair of the Raritan Twp. Open Space Advisory Committee. Just did their first Farmland Preservation Plan for the Township last year and was approved. The trend seems to be smaller farms, interested in learning what kind of agriculture they are doing. Thinks it's a good idea to look more closely at the Agricultural Development Area boundary (ADA) and expand it where appropriate. She thinks this a chance to include more opportunities for Farmland Preservation by looking carefully at that boundary. Is proud that Hunterdon County has preserved so many farms, but now we need to start looking at the smaller farms.
 - Mr. Zeng expressed his concerns about all the restrictions placed on farms. That we need more livestock and lack of infrastructure.
 - Chairman Bond commented that townships need to relax their standards on letting agricultural businesses start, whatever that may be.
 - Vice-Chair Bob Hoffman commented on preserving smaller farms and government zoning and regulations. Discussion ensued on this subject.
 - Dave DeFrange, Kingwood Twp., commented on the regulations and Farmland Preservation and how it is going to be difficult to compete with developers because of the regulations put on farmers.
 - Board Member commented we need to state in the contract that once it's signed the state can't change anything. County Counsel stated that it can't be changed, language must be approved by the state if state money is used. Discussion ensued about changes after the contract has been signed.
 - Ms. Davis discussed that they have the attention of the State this year, the State reads the Plan, there are going to be multiple public hearings. The Plan needs to conform to State Regulations for the structure, that doesn't mean it can't include other components. There should be a very clear statement at the beginning as what you see as a challenge to Farmland Preservation. There was some discussion about changing the contract and the deed of easement. Ms. Davis then went over her and her firms' credentials.

- Patricia Springwell commented on her concerns about Farmland Preservation and making sure Preserved Farms are farmed as intended.
- Member of the Public from Readington Twp. commented on the fact that preserved farms are deed restricted to agricultural and should stick with the definition of Agricultural.
- Chairman Bond closed the public portion of the meeting.

Right To Farm Matters:

- None at this time

Public Comment:

- No Public Comments
- Vice-Chair Bob Hoffman commented on wanting to know more about Solar farms and leaf composting.

Adjournment:

- MOTION to Adjourn made by John Perehinys, Susan Blew SECONDED. All in favor.

Respectfully submitted,

Bob Hornby, CADB Administrator

Prepared with the assistance of Colleen Runge, Planning Department Clerk

Honorable Maureen Syrnick, Mayor
599 Oak Grove Road
Frenchtown NJ 08825

Robert Hornby, CADB Administrator
314 State Route 12, Building #1
PO Box 2900
Flemington, NJ 08822

Re: Farmland Preservation Program
Donald & Fay Tinsman - SADC ID# 10-0282-DE
Block 19, Lot 11 - 150 Union Rd.
Kingwood Township, Hunterdon County

Dear Mayor and Administrator:

The State Agriculture Development Committee (SADC) received an application to sell a development easement on the subject property. The SADC administers the Farmland Preservation Program and is authorized to purchase development easements on farmland. This is a voluntary program on the part of the landowner, with no threat of eminent domain proceedings by the SADC to acquire the property.

Pursuant to NJAC 2:76-11.3 and 11.4, the municipality and county in which the property is located are informed of an easement sale application so that they may provide comments prior to the SADC's consideration of the application. After preservation, the farm property will remain in private ownership and on the municipality's tax rolls, but permanently protected for agricultural purposes. Therefore, it is important for the municipality to review this property in consideration of relevant planning documents, including but not limited to the county and/or municipal farmland preservation plan, other master plan elements, housing element and fair share plan, and zoning regulations to ensure that the preservation of this farm is consistent with the long-term goals of the municipality. It is recommended that the municipality consult with the planning board/ joint land use board or the municipality's planner to make this determination.

Please complete the enclosed confirmation letter and provide any comments the Township may have concerning the preservation of this farm within 30 days. Feel free to scan and email the letter. Thank you for the Township's and County's continued dedication to farmland preservation. If you have any questions, please feel free to contact me at stefanie.miller@ag.nj.gov or 609-984-2504.

Sincerely,



Stefanie Miller
Acquisition Programs Manager

Enclosures: Farm Map & Confirmation Letter (to be signed and returned)

Stefanie Miller, Acquisition Programs Manager
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625

Re: Farmland Preservation Program
Donald & Fay Tinsman - SADC ID# 10-0282-DE
Block 19, Lot 11 - 150 Union Rd.
Kingwood Township, Hunterdon County

Dear Ms. Miller:

This is confirmation that we received notice from the State Agriculture Development Committee regarding the Application for Farmland Preservation on the subject property.

We support the effort to preserve this farm and have provided any comments below or attached.

4/14/22
Date

DAVE BOND Name
CADB CHAIR Title

We do not support the effort to preserve this farm and have provided any comments below or attached.

Date

Name

Title

Comments:

Honorable Juergen Huelsebusch, Mayor
509 Route 523
Whitehouse Station, NJ 08889

Robert Hornby, CADB Administrator
314 State Route 12, Building #1
PO Box 2900
Flemington, NJ 08822

Re: Farmland Preservation Program
Barrettstown Joy LLC - SADC ID# 10-0149-DE
Block 14, Lots 3.01, 5.06, and 51,
Readington Township, Hunterdon County

Dear Mayor and Administrator:

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Sincerely,



Stefanie Miller
Acquisition Programs Manager

Enclosures: Farm Map & Confirmation Letter (to be signed and returned)

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4/14/22
Date

Dave Bond
DAVE BOND Name
CADB CHAIR Title

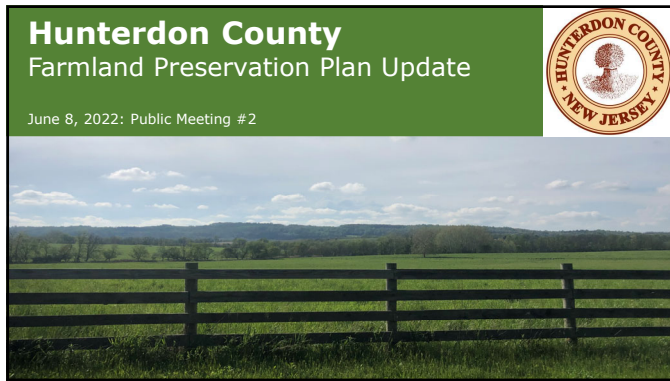
We do not support the effort to preserve this farm and have provided any comments below or attached.

Date

Name



Title

Comments:



Hunterdon County
Farmland Preservation Plan Update

June 8, 2022: Public Meeting #2

1



Welcome and
Introductions



Hunterdon CADB
Dave Bond
Chair
Robert Hoffman
Vice Chair
Susan Blew
Bill Bowlby
John Perehynys
Marc Phillips
Christian Bench
David Kyle
Forest Locandro
Elizabeth Schmid

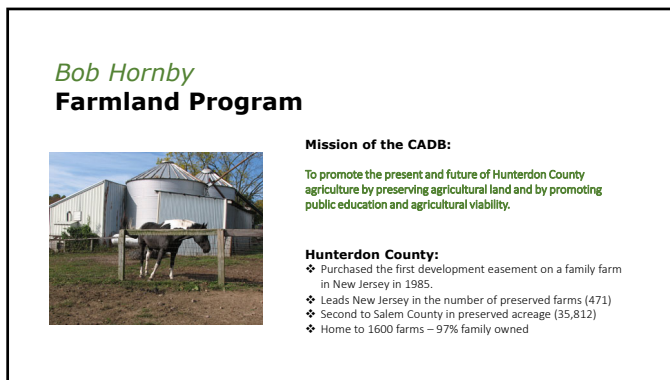
Megan Muehlbauer
Rutgers Cooperative Extension
Kevin Milz
Soil Conservation District

County Commissioners
John E. Lanza, Director
Zachary T. Rich, Deputy Director
Jeff Kuhl, Commissioner


Hunterdon County Department of Planning & Land Use
Bob Hornby
CADB Administrator
Katherine Fullerton
Supervising Planner
Carrie Fellows
Director of Planning and Land Use

Carol Hoffmann
Chair, Planning Board
Phil Greiner
Secretary, Planning Board

2



Bob Hornby
Farmland Program



Mission of the CADB:
To promote the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and agricultural viability.

Hunterdon County:

- ❖ Purchased the first development easement on a family farm in New Jersey in 1985.
- ❖ Leads New Jersey in the number of preserved farms (471)
- ❖ Second to Salem County in preserved acreage (35,812)
- ❖ Home to 1600 farms – 97% family owned

3

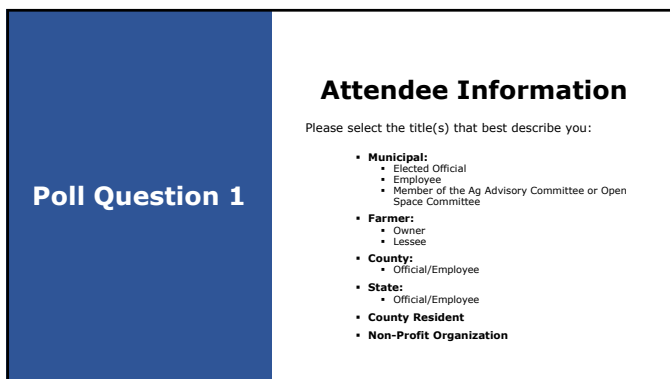


2022
Farmland Preservation Plan Update



Barbara Heskins Davis
The Land Conservancy of New Jersey

4



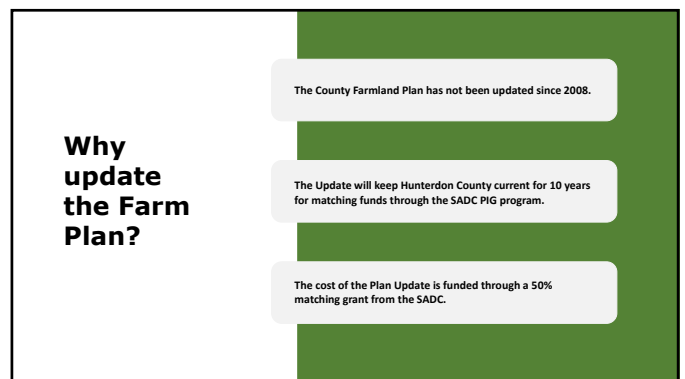
Poll Question 1

Attendee Information

Please select the title(s) that best describe you:

- **Municipal:**
 - Elected Official
 - Employee
 - Member of the Ag Advisory Committee or Open Space Committee
- **Farmer:**
 - Owner
 - Lessee
- **County:**
 - Official/Employee
- **State:**
 - Official/Employee
- **County Resident**
- **Non-Profit Organization**

5



Why update the Farm Plan?

- The County Farmland Plan has not been updated since 2008.
- The Update will keep Hunterdon County current for 10 years for matching funds through the SADC PIG program.
- The cost of the Plan Update is funded through a 50% matching grant from the SADC.

6

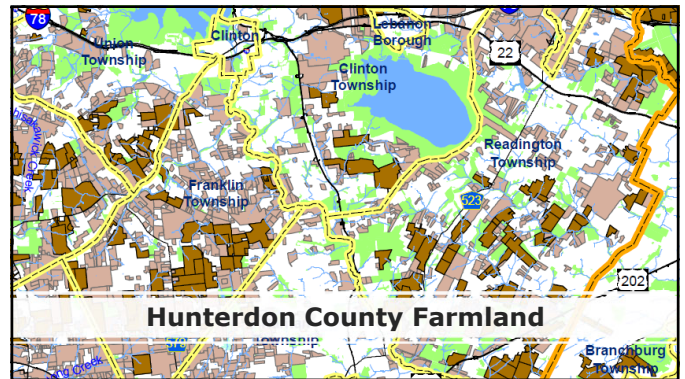
Poll Question 2

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**

7



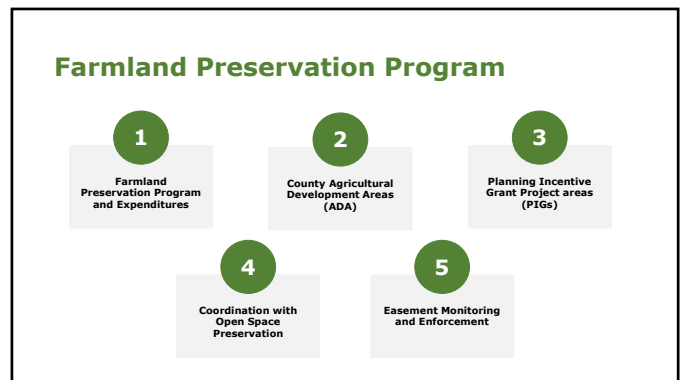
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Hunterdon County is **437** square miles (279,885 acres) with **116,000** acres of farm assessed land.

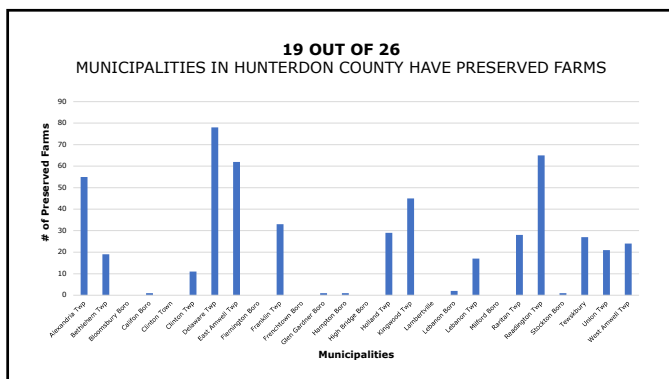
There are **35,812** acres of preserved farmland on **471** farms across the County.

31% of farm assessed land in the County is preserved.
13% of Hunterdon County is permanently protected as preserved farmland.

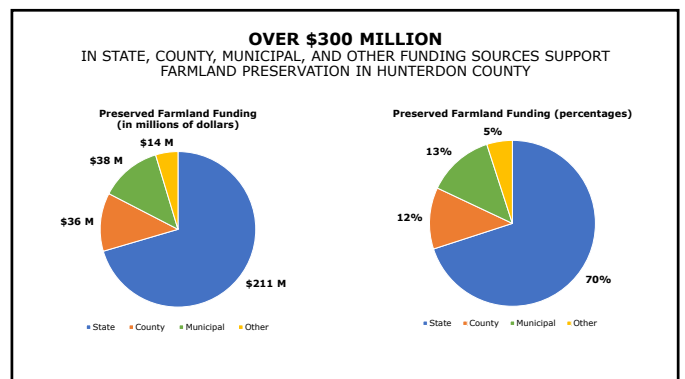
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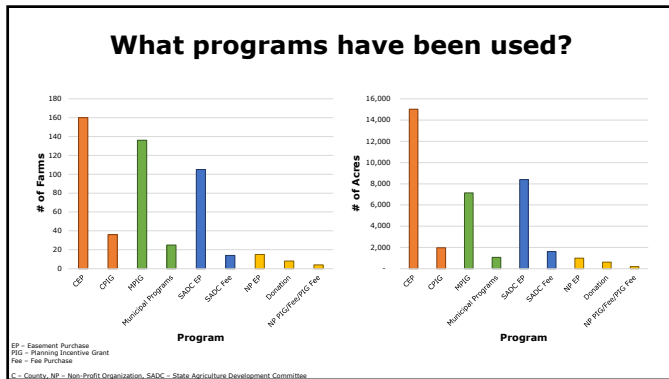
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11



12



13

Barriers to Farmland Preservation

Poll Question 3

What do you feel are the barriers to preserving a farm in your town?

Choose two:

- Funding – Availability of matching funds
- Value – Price offered to the farmer
- Threat from:
 - Warehouse development
 - Residential development
 - Solar facilities
- Governing body support for preservation

14

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.

15

Challenges to Participating

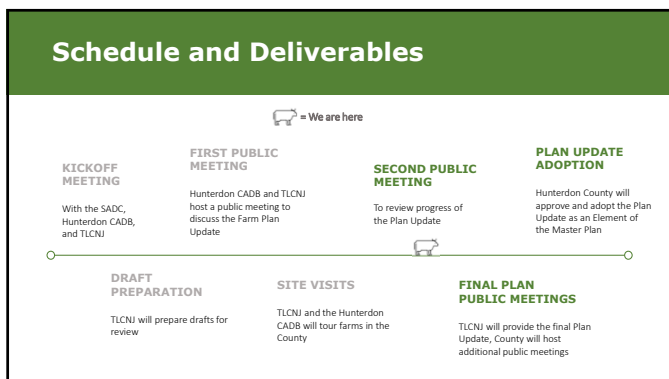
Poll Question 4

What do you think are the challenges of farmland preservation programs?

Choose two:

- Appraisal Requirements (Value based on property's "highest & best use" vs. its value as a "productive farm")
- Difficulty of the program rules (example: new state soil standards)
- Length of time (between application submittal and closing)
- Coordination with program staff

16



17

We'd like to hear from you.

Your input is invaluable to creating a Plan that reflects Hunterdon 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?
- Do you have suggestions or comments?

Help us help you! Please email planning@tlc-nj.org with your suggestions and/or municipal ordinances.

18

HUNTERDON COUNTY 2023 FARMLAND PLAN



PUBLIC MEETING
THURSDAY, MARCH 9, 2023

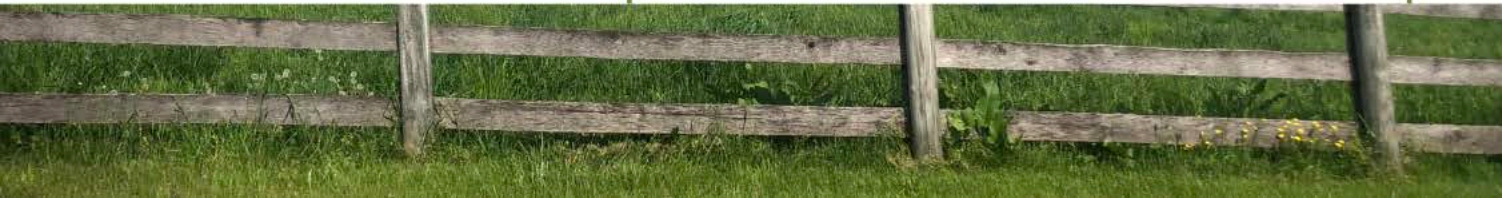
8:00PM at the Rte 12 County Complex
Building #1, Assembly Room
314 NJ Rte 12, Flemington, NJ

Hunterdon County is...

- **273,885** acres total
- **42%** of the County is Farm Assessed
- **36,052** acres of preserved farms
- **37,272** acres of parks & open space
- **26%** of County is permanently protected

Hunterdon County thanks you for attending this public meeting on the Farmland Preservation Plan Update. This meeting offers you the opportunity to comment on the future of the farmland program.

The 2023 Farmland Preservation Plan Update is available on the Hunterdon County website.



Hunterdon County Agriculture Development Board Meeting
Rt 12 County Complex Building 1 Assembly Room
March 9, 2023 @ 8:00 pm

Members in Attendance:

Bob Hoffman – Vice-Chair
 Christian Bench
 Susan Blew
 Bill Bowlby
 Alex Hammerstone
 Dave Kyle
 Forest Locandro
 John Pehinys
 Marc Phillips
 Liz Schmid (*Via Phone*)

CADB Staff Present:

Katrina Campbell, Esq. County Counsel
 Aaron Culton Esq., County Counsel
 Katherine Fullerton, Supervising Planner
 Bob Hornby, CADB Administrator
 Kevin Milz, HCSCD
 Megan Muehlbauer, NJAES

This meeting was held in person with respect to Public Health guidelines.

Open Public Meeting Act:

Vice-Chairman Bob Hoffman opened the meeting at 8:00 p.m. and read the Open Public Meeting Act:

"This meeting is being held in accordance with the provisions of the Open Public Meeting Act. Adequate notice has been provided by prominently posting and maintaining so posted throughout the year on the first floor of the County Administration Building, Main St., Flemington, New Jersey a public place reserved for such announcements, and by mailing on or before January 17, 2023, to The Hunterdon Democrat, Star Ledger, The Trenton Times, The Courier News and The Express Times newspapers and TAP Into it newspaper and designated by the Hunterdon County Agriculture Development Board to receive such notices, and by filing with the Hunterdon County Clerk a schedule of the times and dates of such meetings."

Pledge of Allegiance:

Roll Call: Absent: Dave Bond.

Approval of Minutes:

- **Minutes of the February 9th CADB Meeting** – Bill Bowlby made a MOTION to approve, Susan Blew SECONDED, Christian Bench, Dave Kyle & Liz Schmid ABSTAINED. All in favor by voice vote.

Communications and Administrative Business:

- **CADB Staff Update** – Bob Hornby stated the Board was copied on a letter from SADC to Unionville and Old York Cellar's wineries regarding hosting Special Occasion Events (SOE). May be something the Board should discuss at the next CADB meeting, there is an application process for SOE's on farms that have easements held by the county.
- **Active Applications**
 - **Milne Farm** (Alexandria Twp.) – Doing background research on it. If anyone wants to do a site visit can be done within the next month.

- **Amwell Valley Conservancy** (East and West Amwell Twps.) - Appraisals sent to SADC and are under review.
- **Barnes Farm** (Kingwood Twp.) –Bob put out RFPs for survey. Should be back by March 15th.
- **Saums Farm** (Readington Twp.) Closed on February 28th. 50-acre farm, the Township originally bought ~100 acres, they cut off the wetland areas adjacent to the South Branch Wildlife Management Area for Open Space preservation, that portion closed previously. The ~50 acres of field plus the 5-acre exception area with the house will be auctioned.
- **Monitoring Update:**
 - There is a FY2022 report from SADC included in the packet. All 318 farms were inspected, thanks to Soil Conservation District for their hard work.
 - Kevin Milz stated that he has inspected 24 farms since last month. Trying to get the database updated with correct data.

State Agriculture Development Committee (SADC) Updates:

Dave Clapp in attendance on behalf of SADC

- Bob stated that Charles Rosen, from Hunterdon County, is now on the SADC Board.
- Dave Clapp gave an overview on the progress of the Soil Protection Standards. SADC staff are working on final proposal. Presentation is up on SADC website.
- They are working on a sample application and check list for SOEs.

Chair Comments:

- Vice-Chairman Hoffman thanked everyone in attendance for coming to the public hearing for the Farmland Preservation Plan.

New Business:

- None at this Time

Old Business:

- **Farmland Preservation Plan Public Hearing.**
 - Bob introduced himself as the administrator for the CADB, the plan presented tonight is a culmination of several years' work, would like to thank the CADB and the staff at The Land Conservancy of New Jersey; Barbara Davis, Principal Planner and Paige Buzard, who have been working very closely with the county on the update process. The Farm Plan is required by the SADC every 10 years to be updated. The current plan was adopted in December 2008, a lot has changed since then. Hunterdon County preserved its first farm, the Blew Farm, in 1985. Hunterdon County is now number 1 in the number of preserved farms. There are over 1,600 farms in Hunterdon County, 97% of those are family owned, only a small portion of those are preserved. It is ~\$92 million industry in this county. Have received written comments that are sorted and printed for the Board. Like to thank Commissioner Soloway for attending, will be taking comments from the public at the end of The Land Conservancy of New Jersey's presentation. Bob turned the meeting over to Paige Buzard.

- Paige Buzard introduced herself, then stated that since the completion of the 2008 Farmland Plan there has been 14,783 acres of preserved farmland on 245 farms. The update of the Plan will bring the Farmland Preservation program in compliance for the next 10 years. The plan has 8 Chapters, and she will be highlighting the conclusions and recommendations for each individual section of the plan.
- **Chapter I** focuses on farming and the land base in Hunterdon County. It talks about where farming is concentrated, what is being farmed and how. *Referring to a slide in the presentation, is a snapshot of one of the maps they put together.* The state requires a base map of agriculture in the county. The dark brown areas are preserved farms, light brown is farm assessed property, and anything in green is open space preserved land. Made sure that the maps show details and can be layered with other information to provide a more detailed explanation of the agricultural picture in Hunterdon County. Half of all the farm assessed land is crop land with woodlands with wetlands coming in a close second. There are graphics shown throughout the report. Using the maps and charts throughout the plan provide a picture of agricultural soil based in Hunterdon County. Nearly a 1/3 of all the soils are either prime or of statewide importance.
- **Chapter II** looks at the Agricultural Industry. Trends in market value play a big role in finding the future needs and markets using data collected mostly in the Agricultural Census, we were able to illustrate these trends and start to look forward. These Charts are typical of the information and graphics that we used to describe these trends and where agricultural industry is currently in Hunterdon County. Most of the data came from the 2017 Agricultural Census which although it is being updated currently is our most recent confirmed data.
- **Chapter III** talks about Land Use Planning, which is the basis for public preservation funding. If a town has plans for redevelopment, the State does not want to direct preservation funding for these areas to make sure they are not funding actions with contrary purposes. This section explores local and regional planning initiatives in the county and its relation to agricultural preservation. Charting population growth and change within Hunterdon County is an analysis that allows us to see where the growth is trending. Hunterdon County has relatively stable growth at a moderate to low rate over the past 10 years, much less than the population growth in the rest of the state.
- **Chapter IV** discusses the current Farmland Preservation Program. This section focuses on what farms have been preserved, how they have been preserved, and where. It also investigates how preservation is paid for and what programs the funding came from. Updating this plan will qualify Hunterdon County for continued state funds. Base grant funding is provided because of the plan update; Hunterdon County also has access to competitive grant funding which is part of a larger state pool. Over \$303 million has been spent on preserving farms in the county through the Farmland Preservation Program. Delaware Township has the highest number and largest acreage of preserved farmland with 5,198 acres on 75 farms. Stockton, Califon, and Hampton each have at least 1 preserved farm which is the testament to the commitment to preserve farmland throughout the county.
- **Chapter V** discusses the future of the Farmland Preservation Program. It's the cornerstone of the plan and talks about the future of the program. It discusses why

the county is targeting certain land and summarizes minimum eligibility and ranking criteria that prioritizes preservation. *Referring again to the presentation slides*, the next three slides explore the Tier approach to the Farmland program. In this plan update the county continues to support the preservation of the most productive farmland.

- Tier I encompasses 15,362 acres, where the land is 50% tillable with 50% or more prime or statewide soils. These first-tier properties may qualify for county funding and are represented by the purple parcels on the map. The farms that qualify for state funding would be encouraged to apply directly to the SADC.
 - Tier II focuses on properties less than 40 acres but greater than 10 with 50% tillable and 50% prime or statewide soils which are adjacent to preserved farms and important for preservation. These farms are orange on the map, they start to fill in missing gaps in preservation, leading to a continuity of farmland which has a better long-term viability.
 - Tier III/ Other Farms. They are smaller farms 10 – 40 acres which are more than 50% tillable and 50% prime soils, the county would consider funding to preserve these highly productive small farms which are not adjacent to preserved farmland. The soil eligibility is more selective and does not include statewide soils.
 - All applications considered by the CADB are at the discretion of the CADB as to whether it will recommend preservation.
- **Chapter VI** discusses the Agricultural Economic Development. It looks at businesses both in terms of infrastructure and financing, anticipated agricultural trends and how county, state, and private programs support agricultural business through marketing, education, and information.
 - **Chapter VII** describes federal and state programs available to farmers, including funding and program requirements for soil and water conservation, energy conservation, and waste management. It also describes outreach and incentives for farmers looking to implement resource conservation practices.
 - **Chapter VIII** discusses existing and potential agricultural support tools, such as, Right to Farm Ordinances & Agricultural Mediation Programs, Permit Streamlining, and Agricultural Education and Promotion. Supporting farmers on the Right to Farm is integral to the CADB's mission. This chapter explores what is needed to help farmers run their operation, whether they have been farming in the county for decades or are just starting out. Hunterdon County ranks first for new farms in the state which is an exciting statistic and one that we hope predicts a healthy future for farming in the county.
 - *Referring again to the presentation slide*, this slide where we are in this stage of the planning process. The final draft plan has been released, written comments have been received and addressed, next is for the CADB to approve it, the Planning Board to Adopt the plan and then for the Commissioners to accept it. It has taken us all about a year to get to this point and these next set of meetings will occur of the next one to two months. Paige turned the meeting back to Vice Chair Hoffman.
 - Bob Hornby stated there are two spread sheets in front of them, one has a blue header the other has a green header. The spread sheet with the blue header are all the written

comments received over the last month with a suggested response. Most of the comments they have been able to fix the text to fix the mistake that was there or there is no change in text. There were several comments on Appendix C which was the Farm Services. The spread sheet with the green header are mostly comments from the SADC. They mostly have to do with mapping issues or target farm issues.

- **Vice-Chairman Hoffman opened the Hearing for Public Comments.** *Please see attached.*
- Vice-Chairman Hoffman commented that he would like to thank Conservancy for the time they put into this and the Board members for their time and input and to the public for taking the time to read the plan. Discussion ensued.
- Vice-Chairman Hoffman asked for a MOTION to approve Resolution 2023-01 Approving the Farmland Plan. John Perehinys made a MOTION to approve, Forest Locandro SECONDED. Vice-Chairman Hoffman asked for a Roll Call vote.

ROLL CALL MOVED SECONDED AYES NAYS ABSTAIN ABSENT

David Bond, Chair						X
Robert Hoffman, Jr., Vice Chair			X			
Susan Blew			X			
Marc Phillips			X			
John Perehinys	X		X			
Bill Bowlby			X			
Christian Bench			X			
Alex Hammerstone			X			
Dave Kyle			X			
Liz Schmid			X			
Forest Locandro		X	X			

10 IN FAVOR, 1 ABSENT, MOTION CARRIED

Right To Farm Matters:

- None at this Time

Public Comment:

- Daniel Herr, Stanton NJ – Talked to the Board last summer about agricultural trespass statue that Senator Dougherty introduced, the Legislature session ended, Sen. Dougherty resigned, Senator Steinhardt has taken the Bill from the last Session and made some amendments. It will be a while going through the Legislature.
- Jonathan Wall – Asked about trails on farms and water pollution due to fertilizers.

- Vice-Chair Hoffman commented on the work involved in establishing trails. Kevin Milz commented on improved water quality in the County.
- Katherine Fullerton commented that the Planning Board meeting is April 6, 2023 at 8:15 am in this room. The Planning Board will be voting on adopting the Farmland Plan.

Adjournment:

- MOTION to Adjourn made by Bill Bowlby, Christian Bench SECONDED. All in favor at 9:00pm

Respectfully submitted:

Bob Hornby, CADB Administrator

Prepared with the assistance of Colleen Runge, Planning Department Clerk

**STATE OF NEW JERSEY
HUNTERDON COUNTY AGRICULTURE DEVELOPMENT BOARD**

**RESOLUTION 2023-01
APPROVAL OF THE COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE**

WHEREAS, the Hunterdon County Agriculture Development Board (CADB) is responsible for the promotion of the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and 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

WHEREAS, since 1985 more than 36,000 acres of farmland have been preserved in Hunterdon County, and since the adoption of the 2008 Farmland Plan, the County has preserved in excess of 14,500 acres of farmland; and

WHEREAS, the CADB has determined that an update to the policies governing farmland preservation detailed in the 2008 Hunterdon County Farmland Preservation Plan is necessary for Hunterdon County to be eligible for continued funding through the State Agriculture Development Committee's (SADC) County Planning Incentive Grant Program; and

WHEREAS, extensive research has been undertaken in identifying the appropriate goals and policies that should govern the planning and implementation of future farmland preservation projects as well as to adhere to the guidelines provided by the SADC for such a plan; and

WHEREAS, said goals, policies and guidelines have been incorporated in the County Comprehensive Farmland Preservation Plan Update; and

NOW, THEREFORE, BE IT RESOLVED that the Hunterdon County Agriculture Development Board does hereby approve the Hunterdon County Comprehensive Farmland Preservation Plan Update and approves the submittal of the Plan Update to the SADC for eligibility under the County Planning Incentive Grant rules; and

BE IT FURTHER RESOLVED that the CADB recommends the Hunterdon County Comprehensive Farmland Preservation Plan Update to the Hunterdon County Planning Board for formal adoption as an element of the County Growth Management Plan; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the Hunterdon County Board of County Commissioners, the Hunterdon County Planning Board, and the State Agriculture Development Committee.

Adopted: March 9, 2023



Robert Hoffman Jr., CADB Vice-Chair

HUNTERDON COUNTY 2023 FARMLAND PLAN



**PUBLIC MEETING
THURSDAY
APRIL 6, 2023**

8:15AM at the Rte 12
County Complex
Building #1, Assembly Room
314 NJ Rte 12, Flemington, NJ

Hunterdon County is...

- **273,885** acres total
- **42%** of the County is Farm Assessed
- **36,052** acres of preserved farms
- **37,272** acres of parks & open space
- **26%** of County is permanently protected

Hunterdon County thanks you for attending this public meeting on the Farmland Preservation Plan Update. This meeting offers you the opportunity to comment on the future of the farmland program.

The 2023 Farmland Preservation Plan Update is available on the Hunterdon County website.



**Hunterdon County Planning Board Meeting
April 6, 2023 - 8:15 A.M.**

**1st Floor Assembly Room
314 Rt. 12 County Complex, Building #1
Flemington, NJ**

A G E N D A

1. Open Public Meetings Act

This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided by prominently posting copies of this notice on the first and second floor of the Main Street County Complex, 71 Main Street, Building #1, Flemington, New Jersey, and filed in the Office of the County Clerk on or about January 19, 2023. This notice was emailed to the following newspapers or about January 19, 2023: The Hunterdon Democrat, The Star Ledger, Trenton Times, Courier News and Express Times, newspapers designated to receive such notices. It was also posted online at the Hunterdon County News and on the Hunterdon County website.

2. Pledge of Allegiance

3. Roll Call

4. Approval of Minutes from the March 2, 2023 meeting

5. Old Business / New Business

- Public Hearing for Adopting the Comprehensive Farmland Preservation Plan

6. County Commissioner Update

7. Committee Reports

- Executive Committee – Carol Hoffmann
- Development Review Committee: April 6, 2023 / April 20, 2023 - Katherine Fullerton

8. County Engineer's Update –Tom Mathews

9. Public Comment

10. Adjournment

Next Meeting Date: May 4, 2023, 8:15AM

STATE OF NEW JERSEY
HUNTERDON COUNTY PLANNING BOARD

RESOLUTION 2023-01
APPROVAL OF THE COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE

WHEREAS, the Hunterdon County Planning Board is responsible for the preparation and adoption of the master plan for the physical development of the County; 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, since 1985 more than 36,000 acres of farmland have been preserved in Hunterdon County, and since the adoption of the 2008 Farmland Plan, the County has preserved in excess of 14,500 acres of farmland; and

WHEREAS, the County Agricultural Development Board (CADB) has determined that an update to the policies governing farmland preservation detailed in the 2008 Hunterdon County Farmland Preservation Plan is necessary for Hunterdon County to be eligible for continued funding through the State Agriculture Development Committee's (SADC) County Planning Incentive Grant Program; and

WHEREAS, extensive research has been undertaken in identifying the appropriate goals and policies that should govern the planning and implementation of future farmland preservation projects as well as to adhere to the guidelines provided by the SADC for such a plan; and

WHEREAS, said goals, policies and guidelines have been incorporated in the County Comprehensive Farmland Preservation Plan Update; and

WHEREAS, the Hunterdon County CADB held a public meeting on March 9, 2023 to review the County's Comprehensive Farmland Preservation Plan and to receive additional comments, and that body approved the Plan at that meeting; and

WHEREAS, the Hunterdon County Planning Board held a public hearing on April 6, 2023 to present the County's Comprehensive Farmland Preservation Plan and to receive additional comments; and

WHEREAS, these comments and other comments received during the public comment period were considered by the Hunterdon County Planning Board prior to adoption of the Comprehensive Farmland Preservation Plan; and

WHEREAS, this hearing was duly noticed as a hearing for the adoption of the Hunterdon County Comprehensive Farmland Preservation Plan and letters containing Plan information and links to the digital copies of the Plan have been sent by certified mail to the municipal clerk and planning board secretary of each of the municipalities in the County.

NOW, THEREFORE, BE IT RESOLVED that the Hunterdon County Planning Board hereby adopts the Hunterdon County Comprehensive Farmland Preservation Plan as an element of the Hunterdon County Growth Management Plan for the County of Hunterdon.

THEREFORE, BE IT FURTHER RESOLVED that an attested copy of the Comprehensive Farmland Preservation Plan as adopted be certified to the Board of County Commissioners and to the governing body of each of the municipalities in the County.

Motion offered by: Dana Desiderio

Motion seconded by: Richard Dodds

I do hereby certify that the foregoing is a true copy of a Resolution adopted by the Hunterdon County Planning Board at a meeting on April 6, 2023.

Phil Greiner
Phil Greiner, Secretary
Hunterdon County Planning Board

I do hereby certify that the foregoing is a true copy of a Resolution adopted by the Hunterdon County Planning Board at a meeting on April 6, 2023.

Katherine Fullerton
Katherine Fullerton, AICP/P.P., Supervising Planner
Hunterdon County Planning Services Division

Appendix A. Public Meeting Materials April 6, 2023 Planning Board Meeting - Resolution

ROLL CALL MOVED SECONDED AYES NAYS ABSTAIN ABSENT

Carol Hoffmann, Chair			X			
Andy Borkin Vice Chair			X			
Phil Greiner, Secretary			X			
Dana Desiderio	X					
Page Stiger			X			
Richard Dodds		X				
Gabrielle Bolarakis (Alternate)			X			
Tom Mathews (County Engineer)			X			
Zach Rich (Commissioner Director)						X
Jeff Kuhl (Commissioner Deputy Director)						X
Shaun Van Doren (Commissioner Alternate)						X

8 IN FAVOR, 3 ABSENT, MOTION CARRIED

Appendix B. Agricultural Soils in Hunterdon County

HUNTERDON COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Soil Abbr.	Description	Acres
Prime Farmland		
AnoB	Annandale gravelly loam, 3 to 8 percent slopes	1,797.36
ANWTB	Annandale and Gladstone gravelly loams, 3 to 8 percent slopes	1,514.83
AtdB	Athol gravelly loam, 2 to 6 percent slopes	1,018.28
BefB	Bedington channery silt loam, 2 to 6 percent slopes	381.63
BhnA	Birdsboro silt loam, 0 to 2 percent slopes	412.54
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	1,636.37
BucB	Bucks silt loam, 2 to 6 percent slopes	6,656.23
CakA	Califon loam, 0 to 3 percent slopes	214.71
CakB	Califon loam, 3 to 8 percent slopes	2,627.45
DufB	Duffield silt loam, 2 to 6 percent slopes	1,153.17
GkaoB	Gladstone gravelly loam, 3 to 8 percent slopes	9,420.80
LbmB	Lansdale loam, 2 to 6 percent slopes	1,720.12
LdmB	Lawrenceville silt loam, 2 to 6 percent slopes	1,664.96
LegB	Legore gravelly loam, 2 to 6 percent slopes	205.74
MemB	Meckesville gravelly loam, 2 to 6 percent slopes	598.30
MonB	Mount Lucas silt loam, 2 to 6 percent slopes	430.91
NeeB	Neshaminy gravelly loam, 2 to 6 percent slopes	279.59
NehB	Neshaminy silt loam, 2 to 6 percent slopes	769.14
NotB	Norton loam, 2 to 6 percent slopes	3,314.16
PdtB	Pattenburg gravelly loam, 2 to 6 percent slopes	4,454.95
PdtmB	Pattenburg gravelly loam, moderately wet, 2 to 6 percent slopes	887.34
PeoB	Penn channery silt loam, 2 to 6 percent slopes	15,273.91
PepB	Penn-Bucks complex, 2 to 6 percent slopes	4,265.68
PomAs	Pope fine sandy loam, high bottom, 0 to 2 percent slopes, occasionally flooded	1,987.24
QukA	Quakertown silt loam, 0 to 2 percent slopes	233.74
QukB	Quakertown silt loam, 2 to 6 percent slopes	6,129.48
RarAr	Raritan silt loam, 0 to 3 percent slopes, rarely flooded	1,420.79
RarB	Raritan silt loam, 3 to 8 percent slopes	1,370.23
RedB	Readington silt loam, 2 to 6 percent slopes	1,245.28
RksB	Riverhead gravelly sandy loam, 3 to 8 percent slopes	296.57
TurB	Turbotville loam, 2 to 6 percent slopes	733.36
WadB	Washington loam, 3 to 8 percent slopes	2,118.95
Prime Farmland Soils Total:		76,233.84

Appendix B. Agricultural Soils in Hunterdon County

HUNTERDON COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Soil Abbr.	Description	Acres
Soils of Statewide Importance		
AbrA	Abbottstown silt loam, 0 to 3 percent slopes	1,586.45
AbrB	Abbottstown silt loam, 2 to 6 percent slopes	3,839.84
AnoC2	Annandale gravelly loam, 8 to 15 percent slopes, eroded	675.81
ANWTC	Annandale and Gladstone gravelly loams, 8 to 15 percent slopes	1,166.40
AtdC2	Athol gravelly loam, 6 to 12 percent slopes, eroded	402.47
BefC2	Bedington channery silt loam, 6 to 12 percent slopes, eroded	131.51
BegB	Berks channery loam, 2 to 6 percent slopes	277.93
BegC2	Berks channery loam, 6 to 12 percent slopes, eroded	843.59
BegD2	Berks channery loam, 12 to 18 percent slopes, eroded	587.02
BhnC2	Birdsboro silt loam, 6 to 12 percent slopes, eroded	411.62
BucC2	Bucks silt loam, 6 to 12 percent slopes, eroded	1,165.41
ChcA	Chalfont silt loam, 0 to 2 percent slopes	6,295.36
ChcB	Chalfont silt loam, 2 to 6 percent slopes	12,173.98
ChcC2	Chalfont silt loam, 6 to 12 percent slopes, eroded	3,781.46
ChfB	Chalfont-Quakertown silt loams, 0 to 6 percent slopes	883.08
DufC2	Duffield silt loam, 6 to 12 percent slopes, eroded	899.93
GkaoC2	Gladstone gravelly loam, 8 to 15 percent slopes, eroded	7,604.21
HdyB	Hazleton channery loam, 2 to 6 percent slopes	1,915.43
HdyC2	Hazleton channery loam, 6 to 12 percent slopes, eroded	3,879.82
LbmC2	Lansdale loam, 6 to 12 percent slopes, eroded	1,335.65
LbtB	Lansdowne silt loam, 2 to 6 percent slopes	1,524.46
LdmC2	Lawrenceville silt loam, 6 to 12 percent slopes, eroded	353.82
LegC	Legore gravelly loam, 6 to 12 percent slopes	578.06
LemB	Lehigh silt loam, 2 to 6 percent slopes	1,439.64
LemC2	Lehigh silt loam, 6 to 12 percent slopes, eroded	1,044.40
MemC2	Meckesville gravelly loam, 6 to 12 percent slopes, eroded	336.00
NehC2	Neshaminy silt loam, 6 to 12 percent slopes, eroded	511.65
NotC2	Norton loam, 6 to 12 percent slopes, eroded	1,392.59
PdtC2	Pattenburg gravelly loam, 6 to 12 percent slopes, eroded	6,223.25
PeoC2	Penn channery silt loam, 6 to 12 percent slopes, eroded	16,618.21
PepC2	Penn-Bucks complex, 6 to 12 percent slopes, eroded	929.30
QukC2	Quakertown silt loam, 6 to 12 percent slopes, eroded	2,060.80
QupC2	Quakertown-Chalfont silt loams, 6 to 12 percent slopes, eroded	287.36
RedC2	Readington silt loam, 6 to 12 percent slopes, eroded	218.79
RehA	Reaville silt loam, 0 to 2 percent slopes	891.11
RehB	Reaville silt loam, 2 to 6 percent slopes	6,193.62

Appendix B. Agricultural Soils in Hunterdon County

HUNTERDON COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Soil Abbr.	Description	Acres
RehC2	Reaville silt loam, 6 to 12 percent slopes, eroded	721.98
RksC	Riverhead gravelly sandy loam, 8 to 15 percent slopes	298.42
WadC2	Washington loam, 8 to 15 percent slopes, eroded	621.84
Soils of Statewide Importance Total:		92,102.27
Soils of Statewide Importance, if Drained		
BoyAt	Bowmansville silt loam, 0 to 2 percent slopes, frequently flooded	1,497.87
CoxA	Croton silt loam, 0 to 2 percent slopes	3,938.53
CoxB	Croton silt loam, 2 to 6 percent slopes	815.28
Soils of Statewide Importance, if Drained Total:		6,251.68
Not Prime Farmland		
AtdD2	Athol gravelly loam, 12 to 18 percent slopes, eroded	99.35
CanBb	Califon gravelly loam, 0 to 8 percent slopes, very stony	5,124.85
ChcCb	Chalfont silt loam, 6 to 12 percent slopes, very stony	265.36
CheCb	Chalfont-Lehigh silt loams, 6 to 12 percent slopes, very stony	598.72
CoaA	Cokesbury loam, 0 to 3 percent slopes	1,401.24
CoaBb	Cokesbury loam, 0 to 8 percent slopes, very stony	1,336.27
CoxBb	Croton silt loam, 0 to 6 percent slopes, very stony	621.00
DugCg	Duffield silt loam, 0 to 12 percent slopes, rocky	242.10
DugDh	Duffield silt loam, 12 to 18 percent slopes, very rocky	338.59
GkaoD	Gladstone gravelly loam, 15 to 25 percent slopes	1,880.02
GKAPCC	Gladstone and Parker soils, 8 to 15 percent slopes, extremely stony	6,271.80
HcuAt	Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded	2,734.17
HdyD	Hazleton channery loam, 12 to 18 percent slopes	1,370.87
HdyDb	Hazleton channery loam, 6 to 18 percent slopes, very stony	1,564.90
HdyEb	Hazleton channery loam, 18 to 40 percent slopes, very stony	2,169.30
KkoC	Klinesville channery loam, 6 to 12 percent slopes	7,268.58
KkoD	Klinesville channery loam, 12 to 18 percent slopes	2,582.06
LbmD	Lansdale loam, 12 to 18 percent slopes	414.58
LegD	Legore gravelly loam, 12 to 18 percent slopes	308.95
LemBb	Lehigh silt loam, 2 to 6 percent slopes, very stony	203.17
LemD2	Lehigh silt loam, 12 to 18 percent slopes, eroded	302.53
LemDb	Lehigh silt loam, 12 to 18 percent slopes, very stony	164.72
MopBb	Mount Lucas-Watchung silt loams, 0 to 6 percent slopes, very stony	3,324.72
NehCb	Neshaminy silt loam, 6 to 12 percent slopes, very stony	493.69
NehDb	Neshaminy silt loam, 12 to 18 percent slopes, very stony	1,537.21
NehEb	Neshaminy silt loam, 18 to 35 percent slopes, very stony	2,320.71

Appendix B. Agricultural Soils in Hunterdon County

HUNTERDON COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Soil Abbr.	Description	Acres
NemCb	Neshaminy-Mount Lucas silt loams, 6 to 12 percent slopes, very stony	3,079.64
NotD2	Norton loam, 12 to 18 percent slopes, eroded	228.27
ParC	Parker cobbly loam, 3 to 15 percent slopes	9,811.00
ParD	Parker cobbly loam, 15 to 25 percent slopes	3,906.00
ParEe	Parker cobbly loam, 18 to 40 percent slopes, extremely stony	13,875.88
PdtD	Pattenburg gravelly loam, 12 to 18 percent slopes	936.84
PdtE	Pattenburg gravelly loam, 18 to 40 percent slopes	2,098.83
PeoD	Penn channery silt loam, 12 to 18 percent slopes	4,262.00
PHG	Pits, sand and gravel	396.11
QukD2	Quakertown silt loam, 12 to 18 percent slopes, eroded	130.39
QY	Quarries	37.71
RepwA	Reaville wet variant silt loam, 0 to 2 percent slopes	965.98
RepwB	Reaville wet variant silt loam, 2 to 6 percent slopes	774.51
RNGE	Rock outcrop-Gladstone complex, 15 to 45 percent slopes	569.68
ROPF	Rough broken land, shale	5,471.69
RorAt	Rowland silt loam, 0 to 2 percent slopes, frequently flooded	7,716.76
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	396.66
WasA	Watchung silt loam, 0 to 2 percent slopes	138.43
WATER	Water	6,135.68
Not Prime Farmland Soils Total:		105,872.52
Grand Total:		280,459.31

Appendix C. Agricultural Support Services

Agricultural Businesses Servicing Hunterdon County

Sources: SADC Green Pages

Businesses listed in this report are a sampling of local providers serving the agricultural industry. This list is subject to change and is not an endorsement.

Equipment

Central Jersey Equipment
228 State Rt 94
Columbia, NJ 07832
Warren County
(908) 362-6916

Everitt Equipment LLC
258 County Rd 579
Ringoes, NJ 08551
Hunterdon County
(908) 782-5082
<http://www.everittequipment.com/>

Powerco, Inc
12 NJ-173
Clinton, NJ 08809
Hunterdon County
(908) 735-2149
<https://www.powercoinc.com/>

Smith Tractor & Equipment, Inc
115 NJ-31
Washington, NJ 07882
Warren County
(908) 689-7900
<https://www.smithtractorandequipment.com/>

Seed

Growmark FS
60 Lehigh Ave
Bloomsbury, NJ 08804
Hunterdon County
(908) 479-4500

Nutrien Ag Solutions
127 Perryville Rd
Pittstown, NJ 08867
Hunterdon County
(908) 735-5545

Garden State Heirloom Seed Society
82 Delaware Rd
Columbia, NJ 07832
Warren County
(973) 475-2730

Animal Feed

Blairstown Ace
2 Bridge St
Blairstown, NJ 07825
Warren County
(908) 362-6177

Morristown Agway Store
176 Ridgedale Ave
Morristown, NJ 07960
Morris County
(973) 538-3232
<https://morristownagway.com/>

Appendix C. Agricultural Support Services

Sergeantsville Country Store
735 Route 523
Sergeantsville, NJ 08557 Hunterdon
County
(609) 397-0807
<https://sergeantsvillegrainandfeed.com/>

Tractor Supply Company
128 NJ-94 #9
Blairstown, NJ 07825
Warren County
(908) 362-0082
<https://www.tractorsupply.com/>

Tractor Supply Company
293 US Hwy 206, Unit 15A
Flanders, NJ 07836
Morris County
(973) 252-2925

Tractor Supply Company
144 Hwy 202/31 North
Ringoes, NJ 08551
Hunterdon County
(908) 284-2021

Tractor Supply Company
775 NJ-23
Sussex, NJ 07461
Sussex County
(973) 875-7087

Tractor Supply Company
398 Rte 57 West 4
Washington, NJ 07882
Warren County
(908) 689-3202

Dover Pet Shop
112 E Blackwell St
Dover, NJ 07801
Morris County
(973) 361-2322

Ise Feed
110 Good Springs Rd
Stewartsville, NJ 08886
Warren County
(908) 859-8424

Mike's Feed Farm
90 Hamburg Turnpike
Riverdale, NJ 07457
Morris County
(973) 839-7747
<https://www.mikesfeedfarm.com/>

New Village Farms
11 Stewartsville Rd
Stewartsville, NJ 08886
Warren County
(908) 859-3381

Outlaw Outfitters
530 US-206
Newton, NJ 07860
(844) 780-3261
Sussex County
<https://outlawtack.com/>

Penwell Mills
448 Penwell Rd
Port Murray, NJ 07865
Warren County
(908) 689-3725

Appendix C. Agricultural Support Services

The Tack Room
367 Pittstown Rd
Pittstown, NJ 08867
Hunterdon County
(908) 730-8388

Schaefer Farms
1051 County Rd 523
Flemington, NJ 08822
Hunterdon County
<http://www.schaeferfarms.com/>

Delaware Valley Feed and Farm
Supply
1133A NJ-12
Frenchtown, NJ 08825
Hunterdon County
(908) 628-3550

Deer Run Hay Company
110 Amwell Rd
Flemington, NJ 08822
Hunterdon County
(732) 904-5137

Brodhecker Farm, LLC
2 Branchville-Lawson
Newton, NJ 07860
Sussex County
(973) 383-3592
<https://brodheckerfarm.com/>

Slaughterhouses

A&M Packing LLC
268 Newton-Swartzwood Rd
Newton, NJ 07860
Sussex County
(873) 383-4291

Seugling Meat Packing Inc.
9 Mandeville Ave
Pequannock, NJ 07440
Morris County
(973) 694-3156

V Roche Butcher Shop
9 High St
Whitehouse Station, NJ 08889
Hunterdon County
(908) 534-2006

Green Village Packing Co.
68 Britten Rd
Green Village, NJ 07935
Morris County
(973) 377-0875
<http://greenvillagepacking.com/>

Louie Chiu Slaughterhouse
40 Montana Rd
New Village, NJ 08886
Warren County
(908) 859-6635

Livestock Supplies

Ackerman & Sons Livestock Hauling
LLC
932 Maple Ave
Stillwater, NJ 07875
Sussex County
(973) 383-4240

Appendix C. Agricultural Support Services

Construction & Concrete

Morton Buildings
512 State Rt 57
Phillipsburg, NJ 08865
Warren County
(908) 454-7900
<https://mortonbuildings.com/phillipsburg-nj>

Fine Woodworking
606 Rt 519
Sussex, NJ 07461
Sussex County
(973) 875-8779

County Concrete Corp.
50 Railroad Ave
Kenvil, NJ 07847
Sussex County
(973) 584-7122
<https://www.countyconcretenj.com/>

Lentini Ready Mix, Inc.
217 Limecrest Rd
Newton, NJ 07860
Sussex County
(973) 300-4146

SCC Concrete, Inc.
1051 River Rd
Phillipsburg, NJ 08865
Warren County
(908) 859-2172
<https://www.sccconcreteinc.com/>

Sparta Redi-Mix
33 Demarest Rd
Sparta, NJ 07871
Sussex County
(888) 383-4651
<https://www.spartaredimix.com/>

Flemington Precast & Supply, LLC
18 Allen St
Flemington, NJ 08822
Hunterdon County
(908) 782-3246
<https://www.flemingtonprecast.com>

Franklin Precast
95 Scott Rd
Franklin, NJ 07416
Warren County (973) 827-7563
<https://www.franklinprecast.com/>

Precast Manufacturing Co.
187 Stryker's Rd
Phillipsburg, NJ 08865
Warren County
(908) 454-2122
<https://www.precastmfgco.com/>

B&B Concrete Co.
811 Rt 57
Stewartsville, NJ 08886
Warren County
(908) 454-1622
<http://www.bakermason.com/>

Donald Baker Mason Contractors, Inc.
188 Thatcher Hill Rd
Flemington, NJ 08822
Warren County
(908) 782-2115
<http://www.bakermason.com/>

JM Lenze Construction
69 Upper North Shore Rd
Branchville, NJ 07826
Sussex County
(937) 948-5491

Appendix C. Agricultural Support Services

SMB Construction
73 Mercer St
Phillipsburg, NJ 08865
Warren County
(908) 454-9530

William R. Hunt Stonework & Masonry,
LLC
PO Box 346
Whitehouse Station, NJ
Hunterdon County
(908) 534-2194

Bill Wrobleski, LLC
5 Whitehall Rd
Andover, NJ 07821
Sussex County
(973) 347-3888

Brad Lauer Masonry Contractor, LLC
611 Main St
Pattensburg, NJ 08802
Hunterdon County
(908) 735-0875

A.A. Matulay
PO Box, 539 70 Rt 202
Ringoes, NJ 08551
Hunterdon County
(908) 782-7666

Well Drilling

Samuel Stothoff Co., Inc.
PO Box, 59 Rt 31
Flemington, NJ 08822
Hunterdon County
(908) 782-2116
<https://www.stothoffwellwater.com/>

William Stothoff Co., Inc
110 River Rd
Flemington, NJ 08822
Hunterdon County
(908) 782-2717

Stover's Wells & Pumps
161 US Highway 202
Ringoes, NJ 08551
Hunterdon County
(908)-782-5374
<https://stoverswellsandpumps.com/>

Colaluce Well & Pump Service
2293 Rt 57
Washington, NJ 07882
Warren County
(908) 454-8008
<https://www.colalucewell.com/>

Dan Ballentine Well Drilling, Inc.
PO Box 178, Port Murray Rd
Port Murray, NJ 07865
Warren County
(908) 689-7666
<https://www.ballentinedrilling.com/>

Site Work Contractors

Apgar Brothers Excavating Co.
PO Box 91
Whitehouse Station, NJ 08889
Hunterdon County
(903) 303-9758

Harrington Contractors
50 Parker Pd
Chester, NJ 07930
Morris County
(908) 879-7500
<http://www.harringtoncontractors.com>

Appendix C. Agricultural Support Services

KOR Companies

1 Greenwood Place
Flemington, NJ 08822
Hunterdon County
(908) 284-2272

Charles T. Matarazzo Excavating &
Masonry, LLC

1024 Route 173
Asbury, NJ 08802
Warren County
(908) 479-2025

John P. Martin Excavating, LLC

112 Ferry Rd
Flemington, NJ 08822
(908) 782-2512
Hunterdon County
<https://www.jpmartinexcavating.com>

A.S. Milkowski & Sons Contracting

249 Rocky Run Rd
Glen Gardner, NJ 08826
Hunterdon County
(908) 537-2590

Rick Mueller Excavating, Inc.

31 Rick Rd Milford, NJ 08848
Hunterdon County
(908) 996-3031

S Snook Excavating, Inc.

150 Pelltown Rd
Lafayette, NJ 07848
Sussex County
(973) 875-5754

Cedar Ridge Landscape & Excavating

156 NJ-31
Hampton, NJ 08827
(908)-574-5234
www.cedarridgenj.com

Wantage Excavating Co.

137 Holland Rd
Sussex, NJ 07461
Sussex County
(973) 875-5670
<https://www.wantageexcavating.com/>

Willever Excavating

200 Creek Rd
Phillipsburg, NJ 08865
Warren County
(908) 454-6242

Bill Wroblewski, LLC

5 Whitehall Rd
Andover, NJ 07821
Sussex County
(973) 347-3888

Petersen Excavating

273 Mt. Lake Rd
Belvidere, NJ 07823
Warren County
(908) 637-8531

Earthway Excavating

16 Greengate Rd
Lebanon, NJ 08833
Hunterdon County
(908) 534-4343

William R. Hunt Stonework & Masonry

PO Box 346
Whitehouse Station, NJ 08889
Hunterdon County
(908) 534-2194

Appendix C. Agricultural Support Services

The Viersma Companies
PO Box 224, Airport Rd
Allamuchy, NJ 07820
Warren County
(908) 852-0552
<https://www.viersma.com>

Richard Pfauth, Jr. & Son
239 Halls Mill Rd
Lebanon, NJ 08833
Hunterdon County
(908) 534-2535

John Peach Excavating
PO Box 78, Pleasant Grove Rd
Schooleys Mountain, NJ 07870
Morris County
(908) 852-5875

William H. Wilson Contracting Co., Inc.
210 Houses Corner Rd
Sparta, NJ 07871
Sussex County
(973) 579-5353

D&V Construction Co.
83 Good Springs Rd
Asbury, NJ 08802
Warren County
(908) 479-6911

A. Mokros Backhoe Service, Inc.
17 Lynnbrook Dr
Lambertville, NJ 08530
Hunterdon County
(609) 737-8311

Razz Construction
79 Sky Manor Rd
Pittstown, NJ 08867
Hunterdon County
(908) 996-3298

Ravcon Construction Group LLC
PO Box 1098
Whitehouse, NJ 08889
Hunterdon County
(908) 482-7037
<https://www.ravcon.us/>

Paul W. Steinbeiser Landscape
718 County Rd 519
Frenchtown, NJ 08825
Hunterdon County
(908) 996-6609
<https://www.pwsteinbeiser.com/>

Fence Installation

Farmette Services
67 Henry Rd
Newton, NJ 07860
Sussex County
(973) 300-0103

Hunt's Fencing
567 Rt 94
Newton, Nj 07860
Sussex County
(973) 383-4426

The Fence Company
3 Hill Hollow Rd
Pittstown, NJ 08867
Hunterdon County
(908) 735-8879

J&M Fence & Sheds
328 Rt 46 West
Great Meadows, NJ 07838
Warren County
(908) 637-8799

Appendix C. Agricultural Support Services

Seamless Gutters

Warren Valley Seamless Gutters
17 Ernella Dr
Belvidere, NJ 07823
Warren County
(908) 752-5397

Wayne Johnson & Sons, Inc.
1167 NJ-23
Kinnelon, NJ 07405
Morris County
(201) 838-2358
<https://www.waynejohnsonandsons.net>

NJ Soil Conservation Districts

Hunterdon Soil Conservation District
687 Pittstown Rd. Ste 1
Frenchtown, NJ 08825
(908) 788-9466
<https://hcscd.weebly.com/>

NJ County Agricultural Development Boards

Hunterdon County Agricultural
Development Board
PO Box 2900
Flemington, NJ 08822
(908) 788-1490
CADB@co.hunterdon.nj.us
<https://www.co.hunterdon.nj.us/cadb/staff.htm/>

Rutgers

Cooperative Extension of Hunterdon
County
314 State Route 12, Bldg. 2, PO Box
2900
Flemington, NJ 08822
(908) 788-1339
<https://hunterdon.njaes.rutgers.edu/>

United States Department of Agriculture (USDA) – Farm Service Agency (FSA)

Frenchtown Service Center
687 Pittstown Rd, Suite 2
Frenchtown, NJ 08825
(908) 782-4614
<https://www.fsa.usda.gov/state-offices/New-Jersey/index>

USDA – Natural Resources Conservation Service (NRCS)

Frenchtown Service Center
687 Pittstown Rd, Suite 2
Frenchtown, NJ 08825
(908) 782-4614 ext. 3
<https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/>

USDA Rural Development

Frenchtown Service Center
687 Pittstown Rd, Suite 2
Frenchtown, NJ 08825
(908) 782-4614 ext. 4
<https://www.rd.usda.gov/nj>

Auctions

Hackettstown Livestock Auction
225 W Stiger St
Hackettstown, NJ 07840
Warren County
(908) 852-0444
<https://www.hackettstownauction.com>

Crop Insurance Agents

Crop Growers, LLC
9 County Rd 618
Lebanon, NJ 08833
Hunterdon County
(800) 234-7012
<https://www.cropgrowers.com/>

Appendix C. Agricultural Support Services

Financial Services

Farm Credit East
9 County Road 618
Lebanon, NJ 08833
(908) 782-5215
<https://www.farmcrediteast.com/>

Licensed Foresters

G. Lester Alpaugh
PO Box 211
Stockton, NJ 08559
Hunterdon County
(609) 397-0615

Andrew Bennett
PO Box 790
Lafayette, NJ 07848
Sussex County
(973) 729-7430
<https://www.ridgeandvalleyforest.com/>

Dylan Borger
PO Box 790
Lafayette, NJ 07848
Sussex County (570) 730-1977
<https://www.ridgeandvalleyforest.com/>

Thomas S. Broddle
217 Hickory Corner Rd
Milford, NJ 08848
Hunterdon County
(908) 996-2333

E. Joseph Bruschetta
1178 Bridge Rd
Phillipsburg, NJ 08865
Warren County
(908) 475-8466

Donald Donnelly
650 Jackson Valley Rd
Oxford, NJ 07863
Warren County
(908) 752-2538

Thomas D. Doty
45 Lilac Dr
Flemington, NJ 08822
Hunterdon County
(973) 813-3222

Joseph Dunn
49 Millbrook-Stillwater Rd
Blairstown, NJ 07825

Lorens D. Fasano
PO Box 72
Brookside, NJ 07926
Morris County
(973) 214-8294

G. Mike Fee
10 Paulinskill Rd
Hardwick, NJ 07825
Warren County
(908) 362-5565

William Grundmann
151 County Rd
Frenchtown, NJ 08825
Hunterdon County
(908) 309-6611
<https://www.organicplantcarellc.com/>

Kris Hasbrouck
9 East Buena Vista Way
Bloomingdale, NJ 07403
Passaic County
(201) 819-6454

Appendix C. Agricultural Support Services

Thomas Koepfel
PO Box 54
Pequannock, NJ 07440
Morris County
(973) 633-0360

John D. Linson
PO Box 6089
West Orange, NJ 07052
Essex County
(973) 766-2143

Robert A. Sidor
154 President St
Passaic, NJ 07055
Passaic County
(973) 356-8828

Timothy J. Slavin
319 Route 515
Stockholm, NJ 07460
Sussex County
(973) 697-6646

Douglas Tavella
PO Box 313
Newton, NJ 07860
Sussex County
(570) 350-5359

Richard S. Wolowicz
4 Maude Lane
Hackettstown, NJ 07840
Warren County
(973) 220-6797

Veterinarians

Dr. Carole Edwards AVCA, CHI, FIAMA
Specialty: Equine
PO Box 232
Frenchtown, NJ 08825
Hunterdon County
(908) 575-7834
<https://www.carole-edwards.com>

Mountain Pointe Equine Veterinary
Services
Specialty: Equine
14 Schooleys Mountain Rd
Long Valley, NJ 07853
Morris County
(908) 269-8451
<https://www.mountainpointequine.com>

Woods End Equine Veterinary Services
Specialty: Equine
67 Rose Morrow Rd
Wantage, NJ 07461
Sussex County
(973) 209-4994
<https://www.woodsendequine.com>

Equihart Veterinary Services
Specialty: Equine
PO Box 215
Califon, NJ 07830
Hunterdon County
(732) 616-6188
<https://www.equiheartvet.com>

Appendix D. 2018 Certification of Amended ADA Map

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY201815(1)

CERTIFICATION OF AMENDED AGRICULTURAL DEVELOPMENT AREA MAP

HUNTERDON COUNTY

May 24, 2018

WHEREAS, the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, provides for the identification of Agricultural Development Areas (ADAs) by county agriculture development boards; and

WHEREAS, pursuant to N.J.S.A. 4:1C-18, the Hunterdon County Agriculture Development Board (HCADB) adopted, after a public hearing, ADA criteria and a map identifying areas where agriculture shall be the preferred, but not necessarily exclusive use of land, documenting that the area:

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

WHEREAS, pursuant to N.J.A.C. 2:76-1.4, the HCADB incorporated the following other requirements into the County ADA criteria:

1. A minimum area of at least 250 acres of contiguous land which is enrolled under Farmland Assessment;
2. A predominance of soils that are either prime or of statewide importance;
3. Clusters of productive farm operations that are reasonably free of conflicting non-farm development;
4. No land within a borough, town or city unless the local governing body or landowner expressly requests inclusion and can give evidence that the land has a reasonable chance of long-term continued agricultural production;
5. No land within a one-mile radius of interstate exchanges unless the local governing body or landowner expressly requests inclusion and can give

Appendix D. 2018 Certification of Amended ADA Map

evidence that the land has a reasonable chance of long-term continued agricultural production;

6. No land with access to existing excess capacity of publicly provided sewer;
7. No land on which a development application for a non-farm use has received major subdivision or site plan approval; and
8. When an ADA amendment is proposed both a municipal and CADB resolution approving the inclusion is required; and

WHEREAS, the State Agriculture Development Committee (SADC) last certified Hunterdon County's designated ADA criteria pursuant to N.J.S.A. 4:1C-18, and N.J.A.C. 2:76-1.4 on April 28, 2017; and

WHEREAS, the SADC has certified amendments to Hunterdon County's designated ADA map many times over the years at the request of municipalities, most recently also on April 28, 2017; and

WHEREAS, the last comprehensive analysis of the ADA map was performed by the HCADB in 1998; and

WHEREAS, the HCADB determined that an updated parcel based analysis showing the general location of the ADA as defined by the application of the criteria was necessary to remove areas where land use has changed or parcels are no longer suitable, and to add adjacent agricultural lands not previously included; and

WHEREAS, CADB staff conducted a review of the entire ADA in consultation with the HCADB, SADC staff, the municipalities and nonprofits to identify areas in need of amendment; and

WHEREAS, the HCADB and its staff reviewed the proposed ADA amendment against the ADA criteria set forth at N.J.S.A. 4:1C-18 and N.J.A.C. 2:76-1.4 and the certified CADB criteria; and

WHEREAS, the resultant ADA amendment includes the removal of 7,795 acres of land either developed or otherwise incompatible with the ADA criteria and the addition of 11,122 acres deemed suitable for inclusion; and

WHEREAS, on March 8, 2018 and April 12, 2018, the HCADB held public hearings to consider public comment on the proposed amendments to its ADA map pursuant to N.J.A.C. 2:76-1.5; and

WHEREAS, on April 12, 2018, the HCADB approved amendment of the ADA and requested the SADC's certification of the amended ADA map; and

WHEREAS, pursuant to N.J.A.C. 2:76-1.5, the CADB submitted its certification request, including copies of the agenda and minutes of its March 8, 2018 and April 12, 2018

Appendix D. 2018 Certification of Amended ADA Map

meetings, to the SADC; and

WHEREAS, the SADC has reviewed the CADB’s submissions and determined that the analysis of factors and resultant criteria is reasonable and consistent and in compliance with the provisions of N.J.A.C. 2:76-1.6;

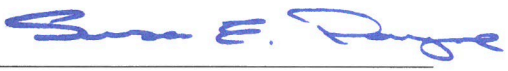
NOW THEREFORE BE IT RESOLVED that the SADC certifies that the amendment to the Hunterdon County Agriculture Development Board’s Agricultural Development Area Map (Schedule A) is consistent with N.J.S.A. 4:1C-18, and the County ADA criteria last certified by the SADC on April 28, 2017; and

BE IT FURTHER RESOLVED that future requests for ADA map amendment will require action by the CADB and SADC pursuant to N.J.S.A. 4:1C-18, and N.J.A.C. 2:76-1 et seq.; and

BE IT FURTHER RESOLVED that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED that this approval is not effective until the Governor’s review period expires pursuant to N.J.S.A. 4:1C-4F.

5/24/2018
Date



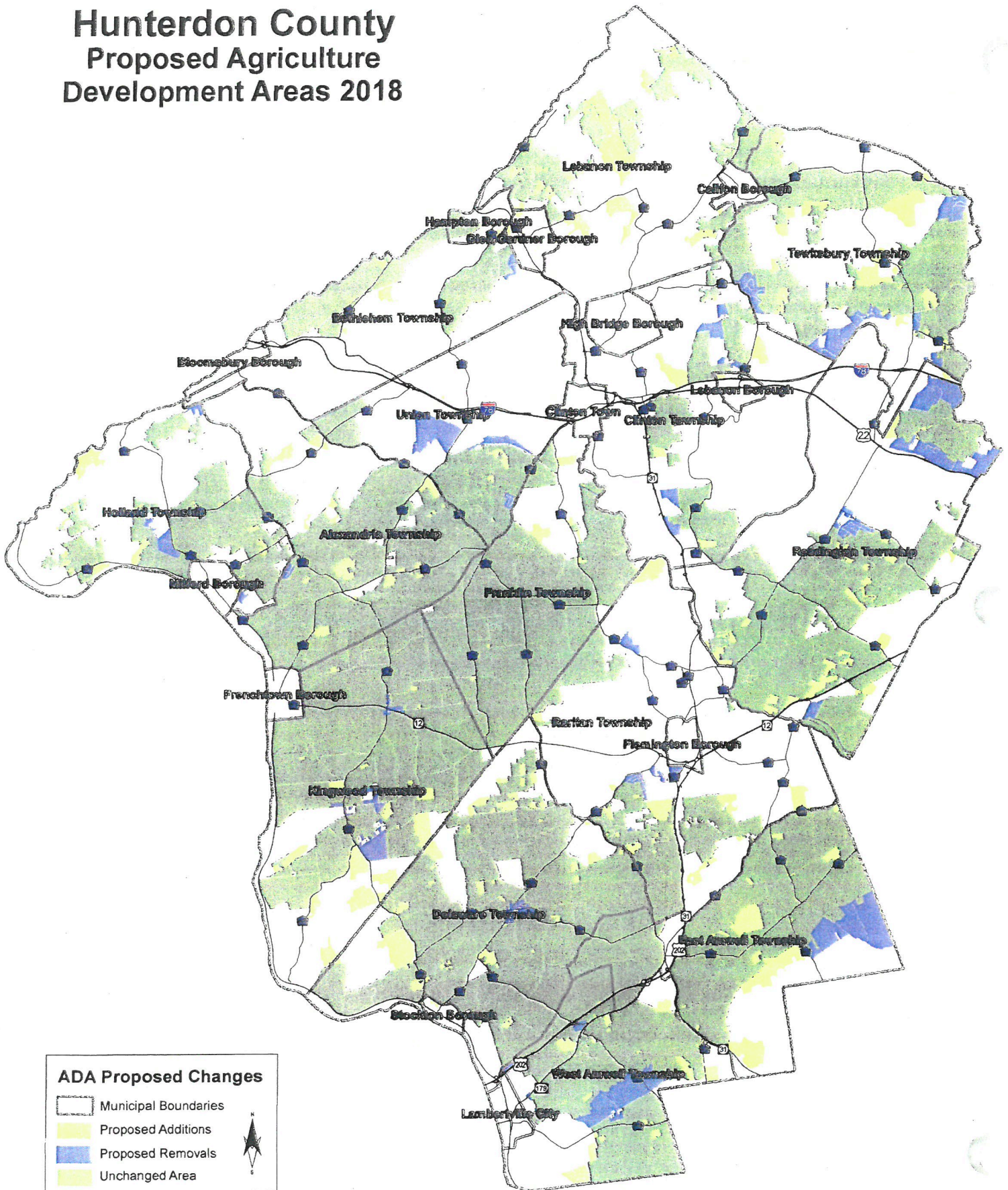
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\ADAS\COUNTIES\HUNTERDON\2018 Amendment\Hunterdon Ada Resolution 052418.doc

Hunterdon County Proposed Agriculture Development Areas 2018



Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Alexandria	5	1	83.18	\$6,113	\$508,470	\$508,470	\$0	\$0	\$0	2019	SADC EP
Alexandria	7	15	43.26	\$5,240	\$226,670	\$152,215	\$34,897	\$39,558	\$0	2006	Cty EP
Alexandria	9	9	137.63	\$11,371	\$1,564,970	\$1,564,970	\$0	\$0	\$0	2007	SADC Fee
Alexandria	9 10	10 74	63.90	\$7,700	\$492,053	\$303,539	\$94,257	\$94,257	\$0	2019	MPIG
Alexandria	10	11	62.22	\$2,000	\$124,440	\$93,330	\$15,555	\$15,555	\$0	2003	Cty EP
Alexandria	10	48	92.36	\$4,528	\$418,163	\$290,921	\$63,621	\$63,621	\$0	2003	Cty EP
Alexandria	10	52	53.14	\$5,986	\$318,072	\$206,747	\$55,663	\$55,663	\$0	2009	MPIG
Alexandria	10	58	51.83	\$4,100	\$212,499	\$148,231	\$32,134	\$32,134	\$0	2007	MPIG
Alexandria	10	63	67.35	\$6,600	\$444,503	\$444,503	\$0	\$0	\$0	2020	SADC EP
Alexandria	10	68	14.31	\$4,235	\$60,610	\$41,791	\$9,410	\$9,410	\$0	2002	Cty EP
Alexandria	10	76	49.43	\$7,074	\$349,689	\$219,328	\$65,181	\$65,181	\$0	2009	Cty EP
Alexandria	11	12	42.31	\$8,301	\$351,215	\$213,691	\$68,762	\$68,762	\$0	2015	MPIG
Alexandria	11	13	35.17	\$8,900	\$312,969	\$187,758	\$62,605	\$62,605	\$0	2010	Cty EP
Alexandria	11	14	18.23	\$9,900	\$180,497	\$108,298	\$36,099	\$36,099	\$0	2018	MPIG
Alexandria	11	14.01	25.05	\$9,500	\$237,985	\$142,791	\$47,597	\$47,597	\$0	2018	MPIG
Alexandria	11	16	79.23	\$5,138	\$407,044	\$274,827	\$66,109	\$66,109	\$0	2017	MPIG
Alexandria	12	6	116.18	\$7,500	\$871,358	\$871,358	\$0	\$0	\$0	2010	SADC EP
Alexandria	12	7	78.29	\$2,800	\$219,198	\$161,267	\$28,965	\$28,965	\$0	2001	Cty EP
Alexandria	12	10	95.50	\$9,500	\$907,269	\$907,269	\$0	\$0	\$0	2013	SADC EP
Alexandria	13	8.04	105.25	\$4,839	\$509,280	\$332,090	\$88,595	\$88,595	\$0	2003	Cty EP
Alexandria	13	11, 23	180.42	\$6,400	\$1,154,682	\$1,154,682	\$0	\$0	\$0	2013	SADC EP
Alexandria	14	15	92.05	\$10,716	\$986,402	\$478,650	\$253,876	\$253,876	\$0	2012	CPIG
Alexandria	14	16	83.77	\$3,684	\$308,650	\$162,455	\$73,097	\$73,097	\$0	2008	Cty EP
Alexandria	14	20	110.43	\$4,301	\$474,961	\$329,072	\$72,944	\$72,944	\$0	2006	Cty EP
Alexandria	15	1	29.45	\$11,199	\$329,797	\$197,878	\$65,959	\$65,959	\$0	2015	MPIG
Alexandria	15	10	71.89	\$4,327	\$311,100	\$205,603	\$44,571	\$60,926	\$0	2020	CPIG
Alexandria	15	10.01	71.53	\$5,688	\$406,827	\$261,085	\$66,165	\$79,577	\$0	2020	CPIG
Alexandria	15	10.02	70.52	\$8,763	\$617,949	\$363,188	\$118,124	\$136,636	\$0	2020	CPIG
Alexandria	15	10.03	76.84	\$8,225	\$631,976	\$376,496	\$119,096	\$136,384	\$0	2020	CPIG
Alexandria	15	13	41.37	\$7,400	\$306,138	\$190,302	\$57,918	\$57,918	\$0	2012	CPIG
Alexandria	15	27	47.69	\$8,135	\$387,950	\$236,555	\$75,698	\$75,698	\$0	2015	CPIG
Alexandria	15	27.01	44.20	\$9,269	\$409,674	\$245,805	\$81,935	\$81,935	\$0	2016	CPIG

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Alexandria	16	3	14.29	\$9,090	\$129,875	\$77,925	\$25,975	\$25,975	\$0	2015	MPIG
Alexandria	18	9	124.47	\$5,217	\$649,377	\$434,960	\$100,715	\$113,702	\$0	2003	Cty EP
Alexandria	18	9.02	29.22	\$5,900	\$172,392	\$112,493	\$29,949	\$29,949	\$0	2021	MPIG
Alexandria	18	14.01	30.68	\$5,588	\$171,429	\$113,334	\$29,047	\$29,047	\$0	2007	Cty EP
Alexandria	18	47	17.99	\$7,648	\$137,585	\$84,979	\$26,303	\$26,303	\$0	2015	MPIG
Alexandria	18	14, 14.09	26.24	\$9,012	\$236,476	\$141,885	\$47,295	\$47,295	\$0	2011	MPIG
Alexandria	19	1	117.43	\$4,998	\$586,905	\$399,095	\$93,905	\$93,905	\$0	2007	Cty EP
Alexandria	19	2	123.45	\$4,973	\$613,895	\$613,895	\$0	\$0	\$0	2002	SADC EP
Alexandria	19	13	72.23	\$7,982	\$576,536	\$353,128	\$111,704	\$111,704	\$0	2011	CPIG
Alexandria	19 20.01	9 7, 8	51.28	\$6,000	\$307,674	\$199,988	\$50,766	\$56,920	\$0	2005	Cty EP
Alexandria	19	16	68.47	\$6,500	\$445,049	\$284,146	\$80,451	\$80,451	\$0	2007	MPIG
Alexandria	20.01	9	50.66	\$9,688	\$490,791	\$294,475	\$98,158	\$98,158	\$0	2017	MPIG
Alexandria	21	10, 6	43.29	\$5,794	\$250,798	\$125,399	\$0	\$0	\$125,399	2002	NP EP
Alexandria	21	36	73.87	\$6,000	\$443,214	\$443,214	\$0	\$0	\$0	2017	SADC EP
Alexandria	21	36	71.99	\$5,600	\$403,122	\$403,122	\$0	\$0	\$0	2017	SADC EP
Alexandria (also in Kingwood)	22	21	45.32	\$5,500	\$249,266	\$249,266	\$0	\$0	\$0	2017	SADC EP
Alexandria	22	26	26.32	\$7,399	\$194,748	\$121,060	\$36,844	\$36,844	\$0	2016	CPIG
Alexandria (also in Kingwood)	22	32	10.05	\$6,802	\$68,356	\$42,723	\$0	\$25,634	\$0	2008	NP EP
Alexandria (also in Kingwood)	22	37	17.95	\$7,199	\$129,226	\$80,766	\$0	\$48,460	\$0	2008	NP EP
Alexandria	23	1	33.53	\$9,799	\$328,574	\$197,145	\$65,715	\$65,715	\$0	2011	CPIG
Alexandria (also in Kingwood)	24	29	30.46	\$5,739	\$174,823	\$114,775	\$30,024	\$30,024	\$0	2006	Cty EP
Alexandria	24	31	44.82	\$3,343	\$149,825	\$107,785	\$21,020	\$21,020	\$0	2007	Cty EP
Alexandria Twp: 54 Farms			3,357.96		\$21,952,992	\$16,370,723	\$2,646,704	\$2,810,167	\$125,399		

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Bethlehem	8	20	17.85	\$1,491	\$26,615	\$20,405	\$3,105	\$3,105	\$0	1997	Cty EP
Bethlehem <i>(also in Union)</i>	8 10	21 4	2.45	\$6,492	\$15,906	\$15,906	\$0	\$0	\$0	2002	SADC EP
Bethlehem	25	5	55.68	\$11,750	\$654,240	\$654,240	\$0	\$0	\$0	2001	SADC EP
Bethlehem	26	1	98.83	\$11,602	\$1,146,624	\$1,146,624	\$0	\$0	\$0	2001	SADC EP
Bethlehem	26	5, 7	51.70	\$5,942	\$307,206	\$283,925	\$0	\$0	\$23,281	2005	SADC EP
Bethlehem	27 32	4 5	74.84	\$12,000	\$898,056	\$898,056	\$0	\$0	\$0	2007	SADC EP
Bethlehem	27	8	46.53	\$20,000	\$930,600	\$930,600	\$0	\$0	\$0	2005	SADC EP
Bethlehem	29 30	11 2	145.71	\$2,945	\$429,043	\$314,776	\$57,134	\$57,134	\$0	1999	Cty EP
Bethlehem	30	1	119.19	\$3,334	\$397,340	\$285,608	\$55,866	\$55,866	\$0	1998	Cty EP
Bethlehem	30	3	144.16	\$2,788	\$401,989	\$295,683	\$53,153	\$53,153	\$0	1998	Cty EP
Bethlehem	30	4	84.69	\$3,140	\$265,927	\$192,591	\$36,668	\$36,668	\$0	1998	Cty EP
Bethlehem	30	4.01	36.04	\$7,000	\$252,301	\$125,879	\$63,211	\$63,211	\$0	2006	Cty EP
Bethlehem	30	5	123.46	\$3,360	\$414,762	\$297,474	\$58,644	\$58,644	\$0	1997	Cty EP
Bethlehem	32	23	37.79	\$8,090	\$305,718	\$305,718	\$0	\$0	\$0	2014	SADC EP
Bethlehem	44 45	2 3	126.08	\$10,199	\$1,285,938	\$1,285,938	\$0	\$0	\$0	2011	SADC EP
Bethlehem	44	6	118.86	\$10,200	\$1,212,420	\$594,324	\$309,048	\$309,048	\$0	2003	MPIG
Bethlehem	44	12	59.26	\$5,100	\$302,214	\$169,017	\$66,598	\$66,598	\$0	2003	MPIG
Bethlehem	44	22, 22.03	81.60	\$7,439	\$607,000	\$0	\$0	\$607,000	\$0	2003	MPIG
Bethlehem <i>(also in Glen Gardner & Hampton)</i>	46	2	17.61	\$8,500	\$149,719	\$89,831	\$29,944	\$29,944	\$0	2021	CPIG
Bethlehem Twp: 19 Farms			1,442.33		\$10,003,618	\$7,906,594	\$733,371	\$1,340,371	\$23,281		
Califon <i>(also in Lebanon Twp)</i>	17	9	8.82	\$7,602	\$67,047	\$67,047	\$0	\$0	\$0	2008	SADC EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Califon Boro: 1 Farm			8.82		\$67,047	\$67,047	\$0	\$0	\$0		
Clinton Twp.	3	16	54.37	\$8,353	\$454,154	\$454,154	\$0	\$0	\$0	2021	SADC EP
Clinton Twp.	3	18	102.51	\$13,226	\$1,355,882	\$1,355,882	\$0	\$0	\$0	2021	SADC EP
Clinton Twp.	11	10	50.91	\$12,990	\$661,297	\$661,297	\$0	\$0	\$0	2004	SADC EP
Clinton Twp. <i>(also in Lebanon Boro)</i>	13	6, 7.01	128.45	\$8,454	\$1,085,889	\$1,085,889	\$0	\$0	\$0	2006	SADC Fee
Clinton Twp. <i>(also in Lebanon Boro)</i>	13	8	55.10	\$20,319	\$1,119,585	\$671,751	\$223,917	\$223,917	\$0	2006	Cty EP
Clinton Twp.	19	37, 38	159.02	\$6,129	\$974,658	\$630,451	\$0	\$344,207	\$0	2018	SADC EP
Clinton Twp.	19 23	27 5	211.87	\$6,469	\$1,370,628	\$885,114	\$242,757	\$242,757	\$0	2002	Cty EP
Clinton Twp.	25	7	130.64	\$5,860	\$765,576	\$496,188	\$117,660	\$151,728	\$0	2001	Cty EP
Clinton Twp.	29	3	61.97	\$13,000	\$805,610	\$0	\$0	\$805,610	\$0	2008	Cty EP
Clinton Twp.	29	4.01	38.93	\$15,000	\$583,935	\$350,361	\$93,430	\$140,144	\$0	2010	Cty EP
Clinton Twp.	46	32	100.08	\$0	\$0	\$0	\$0	\$0	\$0	2002	SADC Don
Clinton Twp: 11 Farms			1,093.85		\$9,177,215	\$6,591,087	\$677,764	\$1,908,363	\$0		
Delaware	5	11	61.26	\$6,370	\$390,220	\$250,243	\$66,098	\$73,878	\$0	2002	Cty EP
Delaware	5 6 12	10, 11.03, 11.04 12 33.01	106.80	\$9,921	\$1,059,586	\$546,961	\$0	\$0	\$0	2013	NP EP
Delaware	5 12	4.02 30, 31	162.07	\$2,282	\$369,888	\$224,230	\$0	\$0	\$0	2003	SADC Fee
Delaware <i>(also in Kingwood)</i>	10	8	29.81	\$5,504	\$164,082	\$164,082	\$0	\$0	\$0	2002	SADC EP
Delaware	10 11	6 19	60.65	\$22,403	\$1,358,739	\$224,435	\$0	\$0	\$0	2009	NP EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Delaware	11	4	79.83	\$3,621	\$289,103	\$212,870	\$38,116	\$38,116	\$0	1997	Cty EP
Delaware	14	25	45.60	\$9,100	\$414,951	\$248,971	\$82,990	\$82,990	\$0	2008	MPIG
Delaware	17	36	25.04	\$10,000	\$250,410	\$150,246	\$50,082	\$50,082	\$0	2009	MPIG
Delaware	17	45.01	51.54	\$10,001	\$515,440	\$309,264	\$103,088	\$103,088	\$0	2009	MPIG
Delaware	17	23, 23.01, 23.02	55.40	\$17,503	\$969,640	\$581,784	\$193,928	\$193,928	\$0	2007	MPIG
Delaware	19	9	43.50	\$5,580	\$242,724	\$160,511	\$41,107	\$41,107	\$0	2001	Cty EP
Delaware	19	19	37.01	\$6,300	\$233,188	\$149,907	\$41,641	\$41,641	\$0	2004	Cty EP
Delaware	19 31	21 10	135.81	\$4,000	\$543,244	\$380,271	\$81,487	\$81,487	\$0	2001	Cty EP
Delaware	19	25.03, 25.04	39.32	\$3,605	\$141,765	\$100,767	\$20,499	\$20,499	\$0	2001	Cty EP
Delaware	19	33	63.88	\$2,300	\$144,141.00	\$72,070.50	\$72,070.50	\$0	\$0	1988	Cty EP
Delaware (also in Kingwood)	19	37	66.30	\$2,300	\$147,455.30	\$73,727.65	\$73,727.65	\$0	\$0	1988	Cty EP
Delaware	21	2.02, 2.03, 2.04, 2.05	25.57	\$19,750	\$505,008	\$253,379	\$0	\$0	\$0	2012	NP EP
Delaware	21	3, 3.03, 12.03	64.07	\$9,556	\$612,280	\$367,368	\$122,456	\$122,456	\$0	2011	CPIG
Delaware	21 22	3.01 23.01, 33	34.82	\$38,771	\$1,350,000	\$821,875	\$0	\$0	\$0	2006	NP Fee
Delaware	22	21	19.62	\$23,999	\$470,853	\$235,426	\$65,501	\$0	\$0	2011	NP PIG Fee
Delaware	22	1, 1.01, 1.03, 1.04	82.39	\$7,222	\$595,000	\$529,820	\$0	\$0	\$0	2001	SADC Fee
Delaware	25	8	56.59	\$10,199	\$577,167	\$346,300	\$115,433	\$115,433	\$0	2017	MPIG

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Delaware	25	10	54.35	\$7,800	\$423,907	\$260,866	\$81,521	\$81,521	\$0	2006	MPIG
Delaware	25	16.02	26.63	\$7,999	\$213,024	\$130,477	\$41,273	\$41,273	\$0	2008	MPIG
Delaware	25	18.02, 23	45.06	\$10,354	\$466,547	\$279,928	\$93,309	\$93,309	\$0	2018	CPIG
Delaware	27	8	74.02	\$5,250	\$388,627	\$388,627	\$0	\$0	\$0	2002	SADC EP
Delaware	27	8.01	15.53	\$5,500	\$85,415	\$56,685	\$14,365	\$14,365	\$0	2003	MPIG
Delaware	27	8.02	34.94	\$6,100	\$213,140	\$138,017	\$25,041	\$50,082	\$0	2003	MPIG
Delaware	27	9	16.03	\$11,000	\$176,297	\$176,297	\$0	\$0	\$0	2010	SADC EP
Delaware	27	11	29.40	\$5,900	\$173,448	\$113,182	\$30,133	\$30,133	\$0	2003	MPIG
Delaware	27	20	42.06	\$8,648	\$363,722	\$219,060	\$72,331	\$72,331	\$0	2014	MPIG
Delaware	27	21	31.99	\$7,000	\$223,937	\$140,760	\$41,588	\$41,588	\$0	2005	MPIG
Delaware	27 44	16 24	58.28	\$6,900	\$402,146	\$253,527	\$49,540	\$99,079	\$0	2003	MPIG
Delaware (also in Kingwood)	29	4	17.04	\$6,999	\$119,266	\$119,266	\$0	\$0	\$0	2019	SADC EP
Delaware	30 31	45 9	98.90	\$4,369	\$432,093	\$298,052	\$67,020	\$67,020	\$0	2000	Cty EP
Delaware	31	9.01	110.31	\$4,369	\$481,975	\$332,460	\$74,758	\$74,758	\$0	2000	Cty EP
Delaware	31	2	92.21	\$2,100	\$193,649	\$96,825	\$96,825	\$0	\$0	1986	Cty EP
Delaware	31	3	73.05	\$2,100	\$153,403	\$76,701	\$76,701	\$0	\$0	1986	Cty EP
Delaware	31	4	83.81	\$2,100	\$175,996	\$87,998	\$87,998	\$0	\$0	1986	Cty EP
Delaware	31	5	59.99	\$12,600	\$755,912	\$377,956	\$377,956	\$0	\$0	2021	NP EP
Delaware	32	13	70.06	\$3,851	\$269,814	\$189,561	\$40,126	\$40,126	\$0	1997	Cty EP
Delaware	32	29, 30	98.65	\$4,997	\$492,970	\$492,970	\$0	\$0	\$0	2000	SADC EP
Delaware	32	31	17.52	\$6,000	\$105,120	\$105,120	\$0	\$0	\$0	2002	SADC EP
Delaware	32	32	62.27	\$21,000	\$1,307,649	\$630,474	\$251,100	\$156,250	\$269,825	2009	NP EP
Delaware	33 34	2 25	215.67	\$5,750	\$1,240,000	\$829,987	\$205,007	\$205,007	\$0	2002	Cty EP
Delaware	33	4, 4.02	38.24	\$24,674	\$943,549	\$0	\$211,745	\$317,617	\$474,187	2009	NP
Delaware (also in Stockton)	33 53	11 5, 6	198.73	\$4,312	\$856,875	\$522,930	\$166,973	\$166,973	\$0	1996	Cty EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Delaware	34	8	17.64	\$12,000	\$211,632	\$126,979	\$42,326	\$42,326	\$0	2006	MPIG
Delaware	34	21	37.95	\$7,500	\$284,640	\$284,640	\$0	\$0	\$0	2004	SADC EP
Delaware	38	8	41.35	\$12,000	\$496,188	\$297,713	\$99,238	\$99,238	\$0	2011	CPIG
Delaware	38	19.01	72.60	\$7,500	\$544,478	\$337,576	\$92,561	\$114,340	\$0	2003	Cty EP
Delaware	38	22	141.73	\$5,000	\$708,634	\$481,871	\$113,381	\$113,381	\$0	2000	Cty EP
Delaware	39	1	43.44	\$19,995	\$868,520	\$521,112	\$173,704	\$173,704	\$0	2009	MPIG
Delaware	39	3	74.40	\$12,630	\$939,635	\$457,894	\$0	\$0	\$481,741	2014	MPIG
Delaware	39	19	89.07	\$14,600	\$1,300,392	\$1,300,392	\$0	\$0	\$0	2019	SADC EP
Delaware	44	6	33.89	\$8,000	\$271,130	\$166,067	\$52,532	\$52,532	\$0	2007	Cty EP
Delaware	44	12	42.69	\$7,600	\$324,421	\$200,629	\$41,264	\$82,528	\$0	2003	MPIG
Delaware	44	15	33.32	\$9,849	\$328,161	\$146,765	\$0	\$0	\$181,396	2015	MPIG
Delaware	44	27	48.00	\$6,400	\$307,219	\$196,812	\$36,802	\$73,605	\$0	2003	MPIG
Delaware	44	27.01	59.16	\$6,400	\$378,636	\$242,564	\$68,036	\$68,036	\$0	2003	MPIG
Delaware <i>(also in East Amwell)</i>	45	3	31.66	\$6,297	\$199,377	\$128,158	\$35,609	\$35,609	\$0	2020	CPIG
Delaware <i>(also in East Amwell)</i>	45	12	0.26	\$0	\$0	\$0	\$0	\$0	\$0	1997	SADC Don
Delaware <i>(also in Kingwood)</i>	46	1	176.04	\$6,984	\$1,229,480	\$772,816	\$228,332	\$228,332	\$0	2002	Cty EP
Delaware	51	1	21.45	\$15,596	\$334,542	\$200,725	\$66,908	\$66,908	\$0	2014	MPIG
Delaware	51	9	207.85	\$3,040	\$631,849	\$473,887	\$157,962	\$0	\$0	1994	Cty EP
Delaware	51	9.05	71.50	\$7,840	\$560,529	\$344,611	\$96,734	\$119,184	\$0	2006	Cty EP
Delaware	56	20	23.04	\$8,000	\$184,304	\$112,886	\$35,709	\$35,709	\$0	2007	MPIG
Delaware	56	1, 17.01, 19	47.68	\$6,300	\$300,384	\$193,104	\$53,640	\$53,640	\$0	2005	MPIG
Delaware	57	9	104.41	\$13,500	\$1,409,562	\$1,409,562	\$0	\$0	\$0	2008	SADC EP
Delaware	57	13	61.29	\$11,601	\$711,022	\$711,022	\$0	\$0	\$0	2007	SADC EP
Delaware	58	1	46.49	\$7,600	\$353,309	\$353,309	\$0	\$0	\$0	2004	SADC EP
Delaware	58	2.01	80.17	\$13,000	\$1,042,262	\$1,042,262	\$0	\$0	\$0	2007	SADC EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Delaware	58	9	56.18	\$10,501	\$589,974	\$353,984	\$117,995	\$117,995	\$0	2010	MPIG
Delaware	59	1	92.20	\$7,203	\$664,169	\$413,611	\$111,963	\$138,595	\$0	2003	Cty EP
Delaware	60	12, 15.02	139.57	\$5,300	\$739,721	\$495,474	\$122,124	\$122,124	\$0	2002	MPIG
Delaware	61	3	79.36	\$6,700	\$531,685	\$531,685	\$0	\$0	\$0	2002	SADC EP
Delaware	61	9	43.31	\$8,000	\$346,504	\$346,504	\$0	\$0	\$0	2004	SADC EP
Delaware	61	10	47.77	\$8,000	\$382,144	\$382,144	\$0	\$0	\$0	2004	SADC EP
Delaware	62	3	36.59	\$8,000	\$292,752	\$292,752	\$0	\$0	\$0	2004	SADC EP
Delaware	62	4, 4.03, 4.04	77.78	\$7,168	\$557,532	\$557,532	\$0	\$0	\$0	2003	SADC EP
Delaware Twp: 81 Farms			5,191.45		\$40,028,150	\$26,599,276	\$5,020,355	\$4,253,924	\$1,407,149		
East Amwell <i>(also in Delaware)</i>	1	1	2.12	\$6,294	\$13,349	\$8,594	\$2,378	\$2,378	\$0	2020	CPIG
East Amwell <i>(also in Delaware)</i>	2	10.05	46.78	\$0	\$0	\$0	\$0	\$0	\$0	1997	SADC Don
East Amwell	3	3	36.48	\$10,499	\$382,998	\$225,422	\$75,140	\$82,436	\$0	2011	MPIG
East Amwell	3	3.04	43.25	\$11,616	\$502,398	\$296,286	\$98,762	\$107,350	\$0	2011	MPIG
East Amwell	7 8	6 2, 3, 4, 24	337.03	\$5,513	\$1,857,955	\$1,161,964	\$347,995	\$347,995	\$0	2001	Cty EP
East Amwell	11	3	61.38	\$11,699	\$718,099	\$718,099	\$0	\$0	\$0	2012	SADC EP
East Amwell	11	37	40.10	\$5,506	\$220,803	\$144,258	\$38,272	\$38,272	\$0	2014	MPIG
East Amwell	16.01	31	52.03	\$9,300	\$483,833	\$416,200	\$0	\$67,633	\$0	2007	SADC EP
East Amwell	16.01	31.05	19.05	\$9,300	\$177,118	\$102,843	\$0	\$74,275	\$0	2004	SADC EP
East Amwell	17	9, 10	145.74	\$5,336	\$777,647	\$519,986	\$128,831	\$128,831	\$0	2001	Cty EP
East Amwell	17	15	41.44	\$7,000	\$290,087	\$290,087	\$0	\$0	\$0	2002	SADC EP
East Amwell	17	16.03	25.43	\$14,002	\$356,065	\$213,637	\$71,499	\$71,499	\$0	2009	MPIG
East Amwell	17	24	147.99	\$4,243	\$627,881	\$627,881	\$0	\$0	\$0	1996	SADC Fee
East Amwell	17	34	78.83	\$13,000	\$1,024,816	\$614,890	\$204,963	\$204,963	\$0	2011	MPIG
East Amwell	18	1	105.90	\$4,816	\$510,000	\$315,707	\$0	\$0	\$0	2002	SADC Fee

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Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
East Amwell	18	18	70.83	\$6,695	\$474,245	\$299,191	\$87,257	\$87,527	\$0	2003	MPIG
East Amwell	18	22	133.47	\$7,200	\$960,962	\$463,410	\$497,552	\$0	\$0	2006	Cty EP
East Amwell	18	23	75.54	\$5,500	\$415,459	\$298,375	\$58,542	\$58,542	\$0	2001	Cty EP
East Amwell	20	6	62.23	\$6,871	\$427,598	\$267,095	\$80,251	\$80,251	\$0	2003	MPIG
East Amwell	20	11, 16, 16.01, 30	140.79	\$9,793	\$1,378,684	\$1,378,684	\$0	\$0	\$0	2018	SADC EP
East Amwell	20	17.07, 18	109.58	\$6,808	\$746,000	\$470,305	\$137,848	\$137,848	\$0	2003	MPIG
East Amwell	20	20	130.98	\$4,600	\$602,522	\$358,893	\$75,970	\$167,658	\$0	1995	Cty EP
East Amwell	20	22	49.23	\$6,967	\$342,977	\$194,472	\$74,253	\$74,253	\$0	2002	Cty EP
East Amwell	20	23.02	49.65	\$7,110	\$353,014	\$193,596	\$79,709	\$79,709	\$0	2002	Cty EP
East Amwell	20	24	58.75	\$6,915	\$406,264	\$253,167	\$76,549	\$76,549	\$0	2003	MPIG
East Amwell	21	2, 2.03	163.23	\$6,900	\$1,126,294	\$1,126,294	\$0	\$0	\$0	2005	SADC EP
East Amwell	21	11,12	35.90	\$11,000	\$394,900	\$236,940	\$78,980	\$78,980	\$0	2008	MPIG
East Amwell	21	13	33.98	\$10,500	\$356,790	\$214,074	\$71,358	\$71,358	\$0	2021	MPIG
East Amwell	21	15	19.00	\$9,000	\$171,000	\$102,600	\$34,200	\$34,200	\$0	2007	MPIG
East Amwell	21	16, 16.01	55.98	\$17,203	\$963,019	\$577,811	\$192,604	\$192,604	\$0	2009	MPIG
East Amwell	21	16.03	22.62	\$14,546	\$329,023	\$197,414	\$65,805	\$65,805	\$0	2014	MPIG
East Amwell	21	19	48.08	\$5,491	\$264,000	\$175,488	\$44,256	\$44,256	\$0	2003	MPIG
East Amwell	21	19.03	59.64	\$4,721	\$281,575	\$192,410	\$44,583	\$44,583	\$0	2001	Cty EP
East Amwell	23	11	104.22	\$0	\$0	\$0	\$0	\$0	\$0	1999	Cty Don
East Amwell	23	12, 12.01 8	85.02	\$11,583	\$984,825	\$738,619	\$147,724	\$98,482	\$0	1989	Cty EP
East Amwell	24	3	57.73	\$2,875	\$165,971	\$0	\$91,283	\$74,688	\$0	1990	Cty EP
East Amwell	24	11	46.05	\$7,800	\$359,182	\$221,035	\$69,074	\$69,074	\$0	2007	Cty EP
East Amwell	25	3	31.37	\$8,099	\$254,081	\$155,272	\$49,405	\$49,405	\$0	2008	MPIG
East Amwell	25	9	90.40	\$5,900	\$533,360	\$348,040	\$92,660	\$92,660	\$0	2002	Cty EP
East Amwell	25	11	23.10	\$11,703	\$270,329	\$162,197	\$54,066	\$54,066	\$0	2007	MPIG
East Amwell	25	12	123.39	\$6,500	\$802,009	\$512,052	\$136,958	\$152,999	\$0	2006	Cty EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
East Amwell	26 31	3 5	131.48	\$9,848	\$1,294,770	\$971,078	\$161,846	\$161,846	\$0	1989	Cty EP
East Amwell	27	33	54.11	\$5,544	\$300,000				\$300,000	2012	NP EP
East Amwell	27	33.01	25.27	\$12,000	\$303,228	\$181,937	\$60,646	\$60,646	\$0	2006	MPIG
East Amwell	27	39	136.72	\$9,854	\$1,347,200	\$925,907	\$286,573	\$134,720	\$0	1989	Cty EP
East Amwell	27	46, 46.05	28.99	\$12,999	\$376,831	\$226,099	\$75,366	\$75,366	\$0	2009	MPIG
East Amwell	27 31	47 3	95.32	\$7,262	\$692,238	\$431,757	\$116,396	\$144,085	\$0	2002	Cty EP
East Amwell	30	12, 16.01	51.03	\$5,954	\$303,868	\$199,033	\$52,418	\$52,418	\$0	2002	Cty EP
East Amwell	30	5, 41.01, 42	215.42	\$4,718	\$1,016,371	\$609,822	\$203,274	\$203,274	\$0	1993	Cty EP
East Amwell	31	4, 10	96.31	\$6,982	\$672,392	\$422,646	\$124,873	\$124,873	\$0	2011	Cty EP
East Amwell	32	1	87.77	\$7,100	\$623,153	\$390,568	\$103,830	\$128,756	\$0	2002	Cty EP
East Amwell	32 40.01	3 3	148.81	\$4,483	\$667,112	\$459,791	\$103,661	\$103,661	\$0	1999	Cty EP
East Amwell	32	5	73.37	\$11,001	\$807,147	\$484,288	\$161,429	\$161,429	\$0	2007	MPIG
East Amwell	33	5, 7.06, 1.03	78.88	\$3,541	\$279,314	\$151,450	\$26,898	\$100,966	\$0	1995	Cty EP
East Amwell	34	1.01, 2, 2.09, 4	65.13	\$4,000	\$260,524	\$182,366	\$39,079	\$39,079	\$0	2000	Cty EP
East Amwell	34	34	90.74	\$13,499	\$1,224,936	\$1,224,936	\$0	\$0	\$0	2011	SADC EP
East Amwell	35.01	8.02	38.17	\$11,583	\$442,140	\$331,605	\$66,321	\$44,214	\$0	1989	Cty EP
East Amwell	35.01	10	123.59	\$5,481	\$677,352	\$440,279	\$135,470	\$101,603	\$0	1991	Cty EP
East Amwell	35.01	11	56.67	\$0	\$0	\$0	\$0	\$0	\$0	1997	Cty Don
East Amwell	35.01	13	163.65	\$5,101	\$834,790	\$542,614	\$166,958	\$125,219	\$0	1991	Cty EP
East Amwell	40.02	6	62.92	\$7,150	\$449,892	\$449,892	\$0	\$0	\$0	2005	SADC EP
East Amwell	41	25.01, 25.02	92.37	\$7,435	\$686,798	\$686,798	\$0	\$0	\$0	2007	SADC EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
East Amwell Twp: 62 Farms			4,981.00		\$34,567,188	\$24,106,152	\$5,193,763	\$4,773,281	\$300,000		
Franklin	10	4	52.89	\$6,100	\$322,599	\$208,896	\$56,851	\$56,851	\$0	2005	MPIG
Franklin	10	6	35.33	\$8,500	\$300,280	\$181,934	\$59,173	\$59,173	\$0	2019	CPIG
Franklin	23	8.01	69.50	\$9,800	\$681,110	\$346,110	\$0	\$0	\$335,000	2020	MPIG
Franklin	25	1.02	39.30	\$7,300	\$286,883	\$178,810	\$48,298	\$59,774	\$0	2006	Cty EP
Franklin	27	15.01	14.85	\$10,003	\$148,550	\$89,130	\$29,710	\$29,710	\$0	2007	MPIG
Franklin	28	24	48.51	\$7,400	\$358,959	\$223,137	\$67,911	\$67,911	\$0	2018	MPIG
Franklin	29 30	21 10	149.05	\$10,000	\$1,490,520	\$1,117,890	\$223,578	\$149,052	\$0	1989	Cty EP
Franklin	29	50	40.54	\$8,496	\$344,395	\$202,585	\$70,905	\$70,905	\$0	2013	MPIG
Franklin	30	14	35.00	\$6,201	\$217,050	\$140,032	\$38,509	\$38,509	\$0	2013	CPIG
Franklin	30 35	17 26	104.57	\$14,400	\$1,505,866	\$903,520	\$301,173	\$301,173	\$0	2006	SADC EP
Franklin	30	11, 11.01	153.25	\$4,832	\$740,485	\$436,608	\$151,938	\$151,938	\$0	1992	Cty EP
Franklin	31	34.02	172.74	\$3,370	\$582,156	\$582,156	\$0	\$0	\$0	2002	Cty EP
Franklin	35	9	64.20	\$8,494	\$545,335	\$330,409	\$107,463	\$107,463	\$0	2007	MPIG
Franklin <i>(also in Raritan)</i>	35	16	13.02	\$5,448	\$70,927	\$47,187	\$11,870	\$11,870	\$0	2001	Cty EP
Franklin <i>(also in Raritan)</i>	35	32	32.98	\$11,399	\$375,938	\$225,563	\$75,188	\$75,188	\$0	2007	Cty EP
Franklin	36	16	150.02	\$9,700	\$1,455,237	\$1,091,427	\$181,905	\$181,905	\$0	1989	Cty EP
Franklin	36	17	50.17	\$9,700	\$486,663	\$364,997	\$60,833	\$60,833	\$0	1989	Cty EP
Franklin	36	41	141.70	\$0	\$0	\$0	\$0	\$0	\$0	1989	Cty Don
Franklin	36	45	108	\$0	\$0	\$0	\$0	\$0	\$0	1989	Cty EP
Franklin	36	18, 19	148.43	\$16,737	\$2,484,280	\$1,863,210	\$372,642	\$248,428	\$0	1989	Cty EP
Franklin	37	42	119.65	\$3,366	\$402,680	\$241,608	\$80,536	\$80,536	\$0	1993	Cty EP
Franklin	38	26	45.19	\$7,500	\$338,910	\$338,910	\$0	\$0	\$0	2020	SADC EP
Franklin	38	32	80.96	\$8,000	\$647,640	\$647,640	\$0	\$0	\$0	2004	SADC EP
Franklin (also in Kingwood)	39 41	11 18	51.37	\$10,801	\$554,828	\$332,897	\$110,966	\$110,966	\$0	2008	Cty EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Franklin	41	4	142.87	\$8,000	\$1,142,992	\$700,083	\$221,455	\$221,455	\$0	2006	MPIG
Franklin <i>(also in Kingwood)</i>	41	17	84.98	\$9,100	\$773,282	\$463,969	\$154,656	\$154,656	\$0	2018	CPIG
Franklin	42	2	116.91	\$10,325	\$1,207,085	\$724,251	\$205,175	\$277,659	\$0	2005	Cty EP
Franklin	42	4	159.50	\$900	\$143,505	\$71,753	\$71,753	\$0	\$0	1985	Cty EP
Franklin	42	1, 1.02	29.434	\$6,987	\$205,646	\$129,263	\$37,191	\$37,191	\$0	2022	CPIG
Franklin <i>(also in Raritan)</i>	43 44	22 5	36.05	\$7,899	\$284,756	\$174,818	\$54,969	\$54,969	\$0	2019	CPIG
Franklin	49	16	121.24	\$6,700	\$812,315	\$403,126	\$0	\$0	\$409,188	2013	NP EP
Franklin	49	25	64.61	\$5,195	\$335,608	\$225,890	\$51,503	\$58,215	\$0	2007	Cty EP
Franklin Twp: 32 Farms			2,676.80		\$19,246,476	\$12,987,809	\$2,846,150	\$2,666,329	\$744,188		
Glen Gardner <i>(also in Hampton & Bethlehem)</i>	1	1.01	31.70	\$8,500	\$269,408	\$161,645	\$53,882	\$53,882	\$0	2021	CPIG
Glen Gardner: 1 Farm			31.70		\$269,408	\$161,645	\$53,882	\$53,882	\$0		
Hampton <i>(also in Glen Gardner & Bethlehem)</i>	11	1, 2, 2.2	29.38	\$8,500	\$249,688	\$149,813	\$49,938	\$49,938	\$0	2021	CPIG
Hampton Boro: 1 Farm			29.38		\$249,688	\$149,813	\$49,938	\$49,938	\$0		
Holland	1	6.01	76.52	\$6,000	\$459,090	\$459,090	\$0	\$0	\$0	2013	SADC EP
Holland	3	22	98.96	\$8,000	\$791,696	\$791,696	\$0	\$0	\$0	2007	SADC EP
Holland	6	48	49.84	\$6,851	\$341,440	\$215,581	\$62,930	\$62,930	\$0	2013	CPIG
Holland	6	49	87.74	\$4,486	\$393,586	\$393,586	\$0	\$0	\$0	2003	SADC EP
Holland	6	49.02	124.51	\$4,156	\$517,440	\$517,440	\$0	\$0	\$0	2003	SADC EP
Holland	6	49.06	110.04	\$5,112	\$562,479	\$562,479	\$0	\$0	\$0	2003	SADC EP
Holland	9	15.05	44.52	\$7,800	\$347,224	\$213,677	\$59,829	\$73,718	\$0	2007	Cty EP
Holland	9 14	20.01 2, 38	123.38	\$5,400	\$666,247	\$444,164	\$111,041	\$111,041	\$0	2017	MPIG

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Holland	10 14	43 20	128.62	\$4,600	\$591,638	\$406,430	\$92,604	\$92,604	\$0	2021	MPIG
Holland	14 22	35 98	34.44	\$7,500	\$258,315	\$160,155	\$49,080	\$49,080	\$0	2008	MPIG
Holland	15	2, 22.01	122.32	\$3,500	\$428,117	\$428,117	\$0	\$0	\$0	2021	SADC EP
Holland	15	3	177.49	\$1,952	\$346,536	\$259,902	\$43,317	\$43,317	\$0	2002	Cty EP
Holland	15	4, 5	120.53	\$3,700	\$445,961	\$445,961	\$0	\$0	\$0	2001	SADC EP
Holland	15 16	6 16	42.52	\$7,101	\$301,949	\$189,250	\$56,350	\$56,350	\$0	2013	CPIG
Holland	15	7	130.97	\$7,000	\$916,797	\$576,272	\$170,262	\$170,262	\$0	2011	MPIG
Holland	16	4	88.30	\$4,300	\$379,690	\$263,134	\$58,278	\$58,278	\$0	2009	Cty EP
Holland	17	19	90.13	\$4,100	\$369,526	\$257,767	\$55,879	\$55,879	\$0	2022	MPIG
Holland	20	3	64.81	\$4,000	\$259,240	\$231,307	\$0	\$0	\$27,933	2002	SADC EP
Holland	20	7	38.76	\$5,001	\$193,825	\$131,801	\$31,012	\$31,012	\$0	2007	Cty EP
Holland	20	9	58.98	\$5,346	\$315,291	\$210,725	\$49,131	\$55,435	\$0	2005	Cty EP
Holland	21	18	16.96	\$8,003	\$135,728	\$83,133	\$26,297	\$26,297	\$0	2007	MPIG
Holland	21	18.01	32.73	\$7,002	\$229,166	\$144,047	\$42,559	\$42,559	\$0	2008	MPIG
Holland	22	22	113.72	\$5,000	\$568,605	\$386,651	\$90,977	\$90,977	\$0	2007	Cty EP
Holland	22	34	56.87	\$7,101	\$403,820	\$253,098	\$67,284	\$83,437	\$0	2008	Cty EP
Holland	22	39, 47	91.77	\$3,300	\$302,834	\$302,834	\$0	\$0	\$0	2002	SADC EP
Holland	25	28.01	50.99	\$8,494	\$433,118	\$229,298	\$0	\$0	\$203,820	2008	NP EP
Holland	25	34	65.34	\$9,000	\$588,060	\$352,836	\$117,612	\$117,612	\$0	2015	CPIG
Holland	25	59	124.77	\$3,500	\$436,685	\$311,918	\$62,383	\$62,383	\$0	2005	Cty EP
Holland	25	60	181.49	\$7,750	\$1,406,617	\$100,000	\$503,309	\$503,309	\$300,000	2010	NP EP
Holland	26	16, 17, 19	64.90	\$3,000	\$194,706	\$163,670	\$0	\$0	\$31,036	2002	SADC EP
Holland Twp: 30 Farms			2,612.90		\$13,585,424	\$9,486,019	\$1,750,135	\$1,786,480	\$562,789		
Kingwood (also in Alexandria)	1	6, 6.02	74.67	\$5,740	\$428,587	\$281,377	\$73,605	\$73,605	\$0	2006	Cty EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

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Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Kingwood (also in Franklin)	4	2	40.73	\$10,800	\$439,895	\$263,937	\$87,979	\$87,979	\$0	2008	Cty EP
Kingwood (also in Franklin)	4	3	0.03	\$9,100	\$273	\$164	\$109	\$0	\$0	2018	CPIG
Kingwood (also in Alexandria)	5 5.01 6	1.01 1 3.01	93.61	\$5,500	\$514,883	\$514,883	\$0	\$0	\$0	2017	SADC EP
Kingwood (also in Alexandria)	5	2	34.74	\$6,801	\$236,270	\$147,669	\$0	\$0	\$88,601	2008	NP EP
Kingwood (also in Alexandria)	5	2.01	18.83	\$7,200	\$135,583	\$84,740	\$0	\$0	\$50,844	2008	NP EP
Kingwood	5	3	24.40	\$7,951	\$193,997	\$118,961	\$37,518	\$37,518	\$0	2016	CPIG
Kingwood	5	4.03	57.51	\$7,700	\$442,819	\$218,534	\$0	\$0	\$224,285	2015	CPIG
Kingwood	6	7	23.84	\$5,000	\$119,210	\$59,589	\$0	\$0	\$59,622	2021	MPIG
Kingwood	6	11	45.61	\$3,500	\$159,635	\$53,330	\$0	\$0	\$106,305	2021	CPIG
Kingwood	6	12, 13.01	65.70	\$8,900	\$584,703	\$584,703	\$0	\$0	\$0	2016	SADC EP
Kingwood	6	18, 23.01	140.49	\$7,543	\$1,059,622	\$1,059,622	\$0	\$0	\$0	2016	SADC EP
Kingwood	6	26, 26.01	47.74	\$6,497	\$310,167	\$128,753	\$0	\$0	\$181,415	2019	MPIG
Kingwood	6	31.02	33.78	\$6,200	\$209,455	\$135,132	\$35,067	\$39,256	\$0	2006	Cty EP
Kingwood	7	6	108.15	\$10,000	\$1,081,490	\$519,126	\$0	\$54,075	\$508,289	2013	MPIG
Kingwood	7	7	73.95	\$5,000	\$369,760	\$369,760	\$0	\$0	\$0	2003	SADC EP
Kingwood	7	7.01	125.18	\$5,000	\$625,895	\$625,895	\$0	\$0	\$0	2003	SADC EP
Kingwood	12	19	53.38	\$6,175	\$329,640	\$212,865	\$58,388	\$58,388	\$0	2009	Cty EP
Kingwood	12	27	135.38	\$0	\$0	\$0	\$0	\$0	\$0	1991	Cty EP
Kingwood	12	31	46.93	\$20,767	\$974,595	\$487,298	\$0	\$0	\$487,298	2010	NP EP
Kingwood	12	33.01	58.94	\$3,700	\$218,067	\$218,067	\$0	\$0	\$0	2019	SADC EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Kingwood	12	34, 34.02	66.60	\$3,479	\$231,726		\$231,726	\$0	\$0	1991	Cty EP
Kingwood	12	34.01	140.29	\$0	\$0		\$0	\$0	\$0	1991	Cty EP
Kingwood	12	35	53.28	\$0	\$0		\$0	\$0	\$0	1991	Cty EP
Kingwood	14	20.03	83.11	\$6,995	\$581,301	\$581,301	\$0	\$0	\$0	2014	SADC EP
Kingwood	14	21.03	61.51	\$10,101	\$621,332	\$372,799	\$124,266	\$124,266	\$0	2009	MPIG
Kingwood	14	23	169.97	\$9,000	\$1,529,730	\$530,306	\$176,769	\$176,769	\$645,886	2010	MPIG
Kingwood	23	11, 11.01	130.98	\$5,300	\$694,189	\$694,189	\$0	\$0	\$0	2016	SADC EP
Kingwood	23	17, 17.03	25.27	\$10,398	\$262,766	\$131,383	\$0	\$0	\$131,383	2011	NP PIG
Kingwood	25 26	10 21	148.66	\$4,998	\$742,970	\$742,970	\$0	\$0	\$0	2022	SADC EP
Kingwood	26	22	110.49	\$8,000	\$883,920	\$883,920	\$0	\$0	\$0	2007	SADC EP
Kingwood	26	24	59.21	\$3,400	\$201,307	\$201,307	\$0	\$0	\$0	2019	SADC EP
Kingwood	26	25	44.62	\$7,900	\$352,506	\$216,412	\$60,997	\$75,097	\$0	2008	Cty EP
Kingwood	26	27	51.44	\$6,800	\$349,765	\$221,175	\$64,295	\$64,295	\$0	2007	Cty EP
Kingwood (also in Delaware)	27	6.04, 10	118.40	\$5,502	\$651,419	\$585,984	\$0	\$0	\$65,436	2002	SADC EP
Kingwood	27.01	2	13.48	\$2,900	\$39,088	\$28,781	\$5,153	\$5,153	\$0	1997	Cty EP
Kingwood	30	6	43.55	\$3,900	\$169,849	\$67,174	\$0	\$0	\$100,167	2019	MPIG
Kingwood	32 33	5, 6 12	87.80	\$7,000	\$614,565	\$614,565	\$0	\$0	\$0	2019	SADC EP
Kingwood	33	24	64.00	\$6,661	\$426,274	\$213,137	\$0	\$0	\$213,137	2014	NP EP
Kingwood (also in Delaware)	36	11, 24.01	5.35	\$2,334	\$12,489	\$6,245	\$6,245	\$0	\$0	1988	Cty EP
Kingwood	37	3 3.10	52.69	\$3,100	\$163,336	\$163,336	\$0	\$0	\$0	2021	SADC EP
Kingwood	39	2, 27	70.57	\$3,600	\$254,041	\$254,041	\$0	\$0	\$0	2022	SADC EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Kingwood	39	3, 3.03, & 4	106.56	\$4,500	\$479,502	\$479,502	\$0	\$0	\$0	2021	SADC EP
Kingwood <i>(also in Delaware)</i>	41	9	88.60	\$7,000	\$620,214	\$620,214	\$0	\$0	\$0	2019	SADC EP
Kingwood <i>(also in Delaware)</i>	42	6	37.50	\$6,984	\$261,900	\$164,623	\$48,639	\$48,639	\$0	2002	Cty EP
Kingwood Twp: 45 Farms			3,137.50		\$18,578,737	\$13,857,766	\$1,010,756	\$845,041	\$2,862,667		
Lebanon Boro <i>(also in Clinton Twp)</i>	1	1.01	0.39	\$8,476	\$3,306	\$3,306	\$0	\$0	\$0	2006	SADC Fee
Lebanon Boro <i>(also in Clinton Twp)</i>	1	2	25.83	\$20,320	\$524,864	\$314,918	\$104,973	\$104,973	\$0	2006	Cty EP
Lebanon Boro: 2 Farms			26.22		\$528,169	\$318,224	\$104,973	\$104,973	\$0		
Lebanon Twp.	10	39	78.48	\$11,000	\$863,258	\$690,696	\$0	\$0	\$172,562	2006	SADC EP
Lebanon Twp.	18	28	64.49	\$5,965	\$384,690	\$384,690	\$0	\$0	\$0	2015	SADC EP
Lebanon Twp.	18	47	66.50	\$7,395	\$491,790	\$305,748	\$0	\$86,287	\$99,755	2008	Cty EP
Lebanon Twp. <i>(also in Califon)</i>	18	18, 23, 44	113.67	\$7,600	\$863,922	\$863,922	\$0	\$0	\$0	2008	SADC EP
Lebanon Twp.	30	41	110.26	\$13,000	\$1,433,393	\$1,433,393	\$0	\$0	\$0	2008	SADC EP
Lebanon Twp.	35 36	66 39	62.33	\$6,000	\$373,968	\$373,968	\$0	\$0	\$0	2019	SADC EP
Lebanon Twp.	35	87, 91.12	101.28	\$4,847	\$490,885	\$333,802	\$0	\$78,542	\$78,542	2008	Cty EP
Lebanon Twp.	36 57	26 32	93.68	\$4,177	\$391,268	\$391,268	\$0	\$0	\$0	2006	SADC Fee
Lebanon Twp.	40	5	58.42	\$10,700	\$625,105	\$371,558	\$126,774	\$126,774	\$0	2005	MPIG

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Lebanon Twp.	40	13	68.21	\$10,451	\$712,836	\$406,997	\$152,919	\$152,919	\$0	2007	Cty EP
Lebanon Twp.	41	10	51.70	\$11,617	\$600,585	\$480,468	\$0	\$120,117	\$0	2005	Cty EP
Lebanon Twp.	44	19	52.51	\$7,800	\$409,570	\$252,043	\$0	\$0	\$157,527	2005	MPIG
Lebanon Twp.	50	12, 15.05, 15.06, 15.07, 15.08	105.47	\$12,000	\$1,265,592	\$759,355	\$202,495	\$303,742	\$0	2005	Cty EP
Lebanon Twp.	51	6, 6.01	174.25	\$10,000	\$1,742,490	\$1,742,490	\$0	\$0	\$0	2006	SADC EP
Lebanon Twp.	56	13	30.16	\$8,001	\$241,296	\$241,296	\$0	\$0	\$0	2018	SADC EP
Lebanon Twp.	57	27, 28	118.65	\$6,498	\$770,998	\$770,998	\$0	\$0	\$0	2012	SADC EP
Lebanon Twp.	69	49	39.59	\$11,400	\$451,315	\$270,789	\$52,415	\$128,111	\$0	2007	Cty EP
Lebanon Twp: 17 Farms			1,389.64		\$12,112,960	\$10,073,481	\$534,603	\$996,492	\$508,385		
Raritan (<i>also in Franklin</i>)	10	3	38.70	\$5,445	\$210,722	\$140,191	\$35,265	\$35,265	\$0	2001	Cty EP
Raritan (<i>also in Franklin</i>)	10	4	2.18	\$11,442	\$24,943	\$14,966	\$4,989	\$4,989	\$0	2007	Cty EP
Raritan	12	2	109.73	\$4,500	\$493,781	\$340,160	\$76,810	\$76,810	\$0	2002	Cty EP
Raritan (<i>also in Franklin</i>)	12	8	4.98	\$7,898	\$39,334	\$24,148	\$7,593	\$7,593	\$0	2019	CPIG
Raritan	63	2	19.29	\$7,000	\$135,058	\$135,058	\$0	\$0	\$0	2003	SADC EP
Raritan	63	3, 4	29.76	\$10,300	\$306,549	\$306,549	\$0	\$0	\$0	2004	SADC EP
Raritan	71	17	44.29	\$14,901	\$659,981	\$395,988	\$105,596	\$158,396	\$0	2007	Cty EP
Raritan	71	19	48.18	\$13,191	\$635,514	\$508,411	\$127,103	\$0	\$0	2021	SADC EP
Raritan	71	19.02	18.51	\$11,700	\$216,520	\$173,216	\$43,304	\$0	\$0	2021	SADC EP
Raritan	72.07	81	93.16	\$13,200	\$1,229,705	\$983,760	\$245,945	\$0	\$0	2021	SADC EP
Raritan	77	7.02	64.10	\$17,000	\$1,089,768	\$1,089,768	\$0	\$0	\$0	2019	SADC EP
Raritan	80	13	56.61	\$12,868	\$728,520	\$437,112	\$116,563	\$174,845	\$0	2008	Cty EP
Raritan	80	13.01	40.33	\$18,550	\$748,118	\$435,797	\$156,161	\$156,161	\$0	2005	Cty EP
Raritan	80	17	82.88	\$11,000	\$911,691	\$547,015	\$182,338	\$182,338	\$0	2002	Cty EP
Raritan	81 82	2, 2.01 4	17.86	\$18,367	\$328,035	\$196,821	\$65,607	\$65,607	\$0	2010	MPIG
Raritan	82	1	53.35	\$10,000	\$533,530	\$533,530	\$0	\$0	\$0	2002	SADC EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Raritan	82	2	47.10	\$15,802	\$744,291	\$446,574	\$148,858	\$148,858	\$0	2014	CPIG
Raritan	82	3	53.79	\$12,674	\$681,777	\$511,333	\$85,222	\$85,222	\$0	2003	Cty EP
Raritan	83	2	129.81	\$14,701	\$1,908,280	\$1,144,968	\$381,656	\$381,656	\$0	2007	MPIG
Raritan	84	2.01	69.28	\$12,492	\$865,440	\$515,428	\$175,006	\$175,006	\$0	2003	Cty EP
Raritan	84	2.02	51.41	\$11,600	\$596,321	\$357,793	\$95,411	\$143,117	\$0	2002	Cty EP
Raritan	84	29	87.23	\$13,699	\$1,194,996	\$716,998	\$191,199	\$286,799	\$0	2009	Cty EP
Raritan	85	6.03	84.86	\$20,400	\$1,731,124	\$1,038,674	\$346,225	\$415,469	\$0	2007	Cty EP
Raritan	86	1	112.30	\$10,285	\$1,155,000	\$750,750	\$202,125	\$202,125	\$0	2002	Cty EP
Raritan	86	2, 2.01	98.51	\$10,087	\$993,700	\$561,513	\$216,094	\$216,094	\$0	2003	Cty EP
Raritan	86	11, 15, 15.03, 22	95.68	\$9,908	\$948,000	\$616,200	\$127,980	\$203,820	\$0	2003	Cty EP
Raritan Twp: 26 Farms			1,553.89		\$19,110,697	\$12,922,720	\$3,137,050	\$3,120,170	\$0		
Readington	12.01	15	34.16	\$16,500	\$563,624	\$338,174	\$90,286	\$135,164	\$0	2007	Cty EP
Readington	13	62	81.95	\$15,100	\$1,237,385	\$732,597	\$252,394	\$252,394	\$0	2007	MPIG
Readington	14	1	105.08	\$8,129	\$854,166	\$512,500	\$0	\$0	\$341,666	1998	Cty Don
Readington	14	1.01	19.42	\$16,300	\$316,481	\$189,888	\$56,079	\$70,513	\$0	2017	CPIG
Readington	14	50	86.53	\$10,074	\$871,640	\$512,500	\$145,207	\$213,933	\$0	2003	Cty EP
Readington	15	1	100.07	\$6,243	\$624,740	\$533,145	\$45,797	\$45,797	\$0	2001	Cty EP
Readington	15	1.02	60.19	\$6,490	\$390,657	\$331,191	\$29,733	\$29,733	\$0	2001	Cty EP
Readington	15	4	26.37	\$16,000	\$421,888	\$253,133	\$84,378	\$84,378	\$0	2007	MPIG
Readington	39	14	25.47	\$17,353	\$441,973	\$265,184	\$88,395	\$88,395	\$0	2007	MPIG
Readington	39 40	49 2	60.51	\$18,765	\$1,135,497	\$371,451	\$123,817	\$123,817	\$516,413	2013	MPIG
Readington	45	10	40.03	\$9,797	\$392,164	\$235,298	\$66,668	\$90,197	\$0	2005	Cty EP
Readington	46 52.01	21 14	108.52	\$15,816	\$1,716,300	\$559,182	\$578,559	\$578,559	\$0	2002	Cty EP
Readington	46	22.01	70.07	\$9,620	\$674,100	\$390,997	\$141,551	\$141,551	\$0	2003	MPIG
Readington	52 64	10 45	79.71	\$9,466	\$754,560	\$434,819	\$159,870	\$159,870	\$0	2001	Cty EP
Readington	53	5.02	23.32	\$17,506	\$408,240	\$244,944	\$81,648	\$81,648	\$0	2011	MPIG
Readington	53	9	20.55	\$8,700	\$178,776	\$102,745	\$38,016	\$38,016	\$0	2006	MPIG
Readington	53	22	130.79	\$10,322	\$1,350,000	\$650,708	\$349,646	\$349,646	\$0	2004	Cty EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Readington	55	8	50.87	\$5,738	\$291,902	\$111,921	\$89,991	\$89,991	\$0	2007	Cty EP
Readington	55 66	12, 9 48	92.25	\$7,813	\$720,800	\$360,400	\$334,050	\$26,350	\$0	1987	Cty EP
Readington	55 66	15 45, 45.01	67.60	\$6,686	\$451,933	\$335,574	\$58,180	\$58,180	\$0	2002	Cty EP
Readington	55	17	41.38	\$8,723	\$360,937	\$217,114	\$71,912	\$71,912	\$0	2003	MPIG
Readington	55	17.02	43.66	\$8,699	\$379,781	\$224,339	\$73,983	\$81,459	\$0	2003	MPIG
Readington	56	5	18.86	\$24,354	\$459,314	\$233,147	\$113,084	\$113,084	\$0	2009	MPIG
Readington	57	2	48.47	\$8,696	\$421,466	\$254,441	\$83,512	\$83,512	\$0	2003	MPIG
Readington	57	13.01	53.08	\$17,068	\$905,987	\$541,426	\$182,280	\$182,280	\$0	2007	MPIG
Readington	62	1	33.05	\$16,000	\$528,720	\$317,232	\$105,744	\$105,744	\$0	2006	MPIG
Readington	62	4, 7	233.20	\$6,484	\$1,511,998	\$1,511,998	\$0	\$0	\$0	1995	SADC Fee
Readington	63	13	64.01	\$12,617	\$807,639	\$484,584	\$161,528	\$161,528	\$0	2007	MPIG
Readington	64	29	41.28	\$18,501	\$763,736	\$458,241	\$122,198	\$183,297	\$0	2009	Cty EP
Readington	64	44, 44.01, 44.02	126.26	\$5,742	\$724,969	\$434,981	\$144,994	\$144,994	\$0	1994	Cty EP
Readington	65	23	23.66	\$11,899	\$281,518	\$167,400	\$57,059	\$57,059	\$0	2003	MPIG
Readington	65	12, 12.01	31.89	\$17,596	\$561,140	\$334,435	\$89,182	\$137,523	\$0	2009	Cty EP
Readington	66	2	49.54	\$7,625	\$377,774	\$233,366	\$64,643	\$79,765	\$0	2003	Cty EP
Readington	66	17	35.43	\$10,000	\$354,300	\$212,580	\$70,860	\$70,860	\$0	2003	MPIG
Readington	66	24, 52	124.48	\$10,500	\$1,307,051	\$1,045,640	\$0	\$0	\$261,410	2004	SADC EP
Readington	67	12	20.63	\$9,400	\$193,931	\$86,044	\$53,944	\$53,944	\$0	2017	MPIG
Readington	70	38.50	87.42	\$16,000	\$1,398,704	\$768,231	\$315,237	\$315,237	\$0	2006	Cty EP
Readington	72	10.02	32.87	\$10,356	\$340,400	\$204,264	\$68,068	\$68,068	\$0	2004	MPIG
Readington	72	11	93.65	\$7,128	\$667,509	\$433,881	\$116,814	\$116,814	\$0	1999	Cty EP
Readington	72	23	127.73	\$6,775	\$865,329	\$562,464	\$151,433	\$151,433	\$0	1999	Cty EP
Readington	72	5, 5.02	94.96	\$4,865	\$462,000	\$289,605	\$86,197	\$86,197	\$0	2007	Cty EP
Readington	74	4	50.70	\$11,500	\$583,050	\$349,830	\$116,610	\$116,610	\$0	2023	CPIG
Readington	75	19.01	38.97	\$10,000	\$389,710	\$233,826	\$77,942	\$77,942	\$0	2003	MPIG
Readington	75	33	114.60	\$22,888	\$2,622,989	\$1,240,390	\$691,300	\$691,300	\$0	2010	MPIG

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Readington	75	35, 40	52.33	\$8,438	\$441,556	\$267,873	\$86,842	\$86,842	\$0	2004	MPIG
Readington	80	1	58.23	\$33,699	\$1,962,285	\$1,177,370	\$392,457	\$392,457	\$0	2007	MPIG
Readington	93	12	40.57	\$7,497	\$304,170	\$188,664	\$57,753	\$57,753	\$0	2003	MPIG
Readington	93	28	136.48	\$12,250	\$1,671,917	\$1,003,151	\$267,507	\$401,259	\$0	2003	Cty EP
Readington	93	13, 29	105.35	\$23,270	\$2,451,492	\$1,487,752	\$481,870	\$481,870	\$0	1995	Cty EP
Readington	93 95	18, 19, 20 13	242.11	\$6,808	\$1,648,278	\$1,042,037	\$303,120	\$303,120	\$0	1998	Cty EP
Readington	94	11	52.00	\$2,597	\$135,030	\$0	\$0	\$135,030	\$0	2011	Cty EP
Readington	94	17	26.76	\$16,979	\$454,345	\$232,769	\$110,788	\$110,788	\$0	2013	MPIG
Readington	94	19	81.98	\$12,000	\$983,772	\$590,263	\$196,754	\$196,754	\$0	2015	CPIG
Readington	96	2	44.65	\$19,350	\$863,919	\$518,352	\$172,784	\$172,784	\$0	2006	MPIG
Readington	96	18	78.07	\$17,000	\$1,327,190	\$796,314	\$265,438	\$265,438	\$0	2007	MPIG
Readington	98	2	29.63	\$15,752	\$466,735	\$280,041	\$93,347	\$93,347	\$0	2007	MPIG
Readington	98	3	203.69	\$7,125	\$1,451,330	\$1,353,705	\$0	\$0	\$97,625	1996	SADC Fee
Readington	98	3	15.00	\$9,756	\$146,340	\$146,340	\$0	\$0	\$0	1997	SADC Fee
Readington Twp: 58 Farms			4,080.07		\$45,375,136	\$27,390,441	\$8,261,445	\$8,506,136	\$1,217,114		
Stockton (also in Delaware)	2	9	9.43	\$4,312	\$40,660	\$24,814	\$7,923	\$7,924	\$0	1996	Cty EP
Stockton Boro: 1 Farm			9.43		\$40,660	\$24,814	\$7,923	\$7,924	\$0		

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Tewksbury	3 4	4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13, 4.14, 4.16	300.33	\$20,929	\$6,285,730	\$3,771,438	\$466,863	\$0	\$2,047,429	2010	MPIG
Tewksbury	5	12	67.10	\$10,693	\$717,500	\$427,780	\$144,860	\$144,860	\$0	2009	MPIG
Tewksbury	10	1.01, 5.02	103.47	\$18,001	\$1,862,514	\$1,862,514	\$0	\$0	\$0	2005	MPIG
Tewksbury	13	21	75.61	\$33,955	\$2,567,442	\$2,567,442	\$0	\$0	\$0	2009	SADC EP
Tewksbury	14	9.01	65.38	\$27,002	\$1,765,395	\$1,765,395	\$0	\$0	\$0	2008	SADC EP
Tewksbury	14	23.02	74.44	\$26,999	\$2,009,772	\$2,009,772	\$0	\$0	\$0	2007	SADC EP
Tewksbury	15 26	7 10	59.21	\$12,969	\$767,865	\$767,865	\$0	\$0	\$0	2009	SADC EP
Tewksbury	16	11	148.97	\$20,000	\$2,979,400	\$1,698,258	\$0	\$0	\$1,281,142	2008	MPIG
Tewksbury	16	23, 23.01, 23.02	55.93	\$16,429	\$918,879	\$551,327	\$183,776	\$183,776	\$0	2010	MPIG
Tewksbury	19	11.05, 11.06, 11.07	72.53	\$26,733	\$1,938,924	\$938,924	\$0	\$0	\$1,000,000	2008	SADC EP
Tewksbury	20	2	10.54	\$33,764	\$355,876	\$214,205	\$25,777	\$25,777	\$0	2007	MPIG
Tewksbury	27	151	43.90	\$20,002	\$878,080	\$526,848	\$175,616	\$175,616	\$0	2010	MPIG

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Tewksbury	30	6.02	44.80	\$24,808	\$1,111,412	\$666,847	\$222,282	\$222,282	\$0	2018	CPIG
Tewksbury	31	12.01	44.81	\$18,527	\$830,230	\$830,230	\$0	\$0	\$0	2009	SADC EP
Tewksbury	38	1.04	90.36	\$16,908	\$1,527,807	\$916,684	\$206,703	\$0	\$404,420	2016	CPIG
Tewksbury	38	1.05	43.80	\$14,989	\$656,520	\$393,912	\$65,652	\$0	\$196,956	2012	CPIG
Tewksbury	38	3.07	65.44	\$15,000	\$981,630	\$369,093	\$306,269	\$306,269	\$0	2004	MPIG
Tewksbury	38	14, 14.02, 14.03	67.77	\$25,505	\$1,728,416	\$1,036,866	\$0	\$0	\$691,550	2003	MPIG
Tewksbury	42	6	42.00	\$24,000	\$1,008,000	\$604,800	\$201,600	\$201,600	\$0	2007	MPIG
Tewksbury	42	6.01, 6.02	27.82	\$28,000	\$778,876	\$467,326	\$0	\$311,550	\$0	2007	MPIG
Tewksbury	42	27	48.00	\$15,119	\$725,712	\$335,685	\$0	\$0	\$390,027	2017	NP EP
Tewksbury	43	3.01	17.63	\$14,601	\$257,408	\$128,704	\$0	\$0	\$128,704	2008	SADC EP
Tewksbury	45	6.02, 6.03	11.31	\$37,000	\$418,433	\$251,060	\$0	\$167,373	\$0	2007	MPIG
Tewksbury	48	5	89.70	\$16,500	\$1,480,017	\$888,010	\$236,696	\$355,310	\$0	2007	Cty EP
Tewksbury	50	1	18.51	\$14,429	\$267,090	\$160,254	\$0	\$106,836	\$0	2009	MPIG
Tewksbury	50	1.01	27.50	\$12,478	\$343,147	\$205,889	\$0	\$0	\$0	2009	MPIG
Tewksbury	51	80.07	40.58	\$26,001	\$1,055,106	\$1,055,106	\$0	\$0	\$0	2012	SADC EP
Tewksbury Twp: 27 Farms			1,757.44		\$36,217,180	\$25,412,232	\$2,236,095	\$2,201,251	\$6,140,227		
Union	1	12	96.47	\$1,490	\$143,770	\$110,224	\$16,773	\$16,773	\$0	2003	Cty EP
Union <i>(also in Bethlehem)</i>	1 1.08	11, 13 25	35.06	\$6,501	\$227,942	\$227,942	\$0	\$0	\$0	2002	SADC EP
Union	12	1.01	11.33	\$14,997	\$169,920	\$169,920			\$0	2014	SADC EP
Union	25	35	149.77	\$4,340	\$650,000	\$640,720	\$0	\$0	\$9,280	2000	SADC Fee
Union	28	21	61.55	\$6,589	\$405,556	\$324,445	\$32,444	\$48,666	\$0	2002	Cty EP
Union	28	23	59.79	\$8,200	\$490,303	\$490,303	\$0	\$0	\$0	2015	SADC EP
Union	28	33, 37, 44	82.86	\$8,000	\$662,872	\$662,872	\$0	\$0	\$0	2008	SADC EP
Union	30	8	59.53	\$9,900	\$589,376	\$353,626	\$117,875	\$117,875	\$0	2011	CPIG
Union	29 30	10 7	102.17	\$4,000	\$408,684	\$286,079	\$61,303	\$61,303	\$0	1996	Cty EP

Appendix E. Preserved Farms in Hunterdon (as of 02/27/23)

**Entries in grey denote farms in multiple municipalities*

Municipality	Block	Lot	Acres	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost	Other Cost	Year	Program
Union Twp: 9 Farms			658.53		\$3,748,423	\$3,266,130	\$228,395	\$244,617	\$9,280		
West Amwell	3	16	52.64	\$11,300	\$594,843	\$356,906	\$118,969	\$118,969	\$0	2015	MPIG
West Amwell	5	15	54.73	\$11,001	\$602,074	\$361,244	\$120,415	\$120,415	\$0	2008	MPIG
West Amwell	5	24, 24.01	183.15	\$8,700	\$1,593,422	\$961,548	\$315,937	\$315,937	\$0	2015	CPIG
West Amwell	6 7	4, 5 14.01, 17, 20, 5, 6, 7	591.49	\$5,906	\$3,493,435	\$2,261,299	\$580,905	\$651,231	\$0	2003	Cty EP
West Amwell	7.01	8.02	87.18	\$19,000	\$1,656,439	\$1,656,439	\$0	\$0	\$0	2007	SADC Fee
West Amwell	8	28.03	72.48	\$17,792	\$1,289,592	\$1,289,592	\$0	\$0	\$0	2007	SADC Fee
West Amwell	8	20, 36	126.20	\$8,654	\$1,092,100	\$637,918	\$0	\$0	\$454,182	2010	NP Fee
West Amwell	11	1, 1.01	18.61	\$5,477	\$101,923	\$66,509	\$17,707	\$17,707	\$0	2017	MPIG
West Amwell	13	1, 1.01	98.06	\$7,250	\$710,913	\$406,937	\$184,347	\$119,630	\$0	2018	MPIG
West Amwell	13	34	35.26	\$14,000	\$493,654	\$296,176	\$98,739	\$98,739	\$0	2009	MPIG
West Amwell	13	45	21.83	\$12,800	\$279,373	\$167,624	\$55,875	\$55,875	\$0	2004	MPIG
West Amwell	14	33.02	49.90	\$11,000	\$548,922	\$329,354	\$109,784	\$109,784	\$0	2009	MPIG
West Amwell	14	33.05	16.77	\$7,598	\$127,422	\$78,800	\$24,311	\$24,311	\$0	2011	CPIG
West Amwell	17	4	35.03	\$9,235	\$323,504	\$194,102	\$54,996	\$74,406	\$0	2009	Cty EP
West Amwell	19	3.01	66.26	\$5,400	\$357,799	\$357,799	\$0	\$0	\$0	2019	SADC EP
West Amwell	19	5	86.82	\$6,880	\$597,308	\$376,790	\$104,286	\$116,232	\$0	2009	Cty EP
West Amwell	19	5.01	31.10	\$10,400	\$323,398	\$194,039	\$64,680	\$64,680	\$0	2004	MPIG
West Amwell	20	2	44.29	\$9,500	\$420,784	\$252,470	\$84,156	\$84,156	\$0	2007	MPIG
West Amwell	20	2.01	36.86	\$12,400	\$457,062	\$274,231	\$91,415	\$91,415	\$0	2007	MPIG
West Amwell	21	38	62.03	\$9,000	\$558,252	\$334,951	\$94,903	\$128,398	\$0	2008	Cty EP
West Amwell	31	12	70.56	\$13,000	\$917,306	\$917,306	\$0	\$0	\$0	2009	SADC EP
West Amwell	31	12.01	65.52	\$10,001	\$655,240	\$655,240	\$0	\$0	\$0	2009	SADC EP
West Amwell	32	7.03	52.74	\$10,671	\$562,789	\$337,673	\$95,674	\$129,442	\$0	2007	Cty EP
West Amwell	32	16.01	137.31	\$6,700	\$919,984	\$919,984	\$0	\$0	\$0	2018	SADC EP
West Amwell Twp: 24 Farms			2,096.81		\$18,677,537	\$13,684,930	\$2,217,098	\$2,321,325	\$454,182		
Hunterdon Total: 478 Farms			36,135.69		\$303,536,703	\$211,376,902	\$36,710,399	\$37,990,663	\$14,354,661		
					Cost Share:	70%	12%	13%	5%		

Appendix F. SADC Minimum Eligibility Criteria

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 Hunterdon 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

¹ Adopted by the SADC May 21, 2007, and July 25, 2019.

Appendix F. SADC Minimum Eligibility Criteria

detail below and shown on target farm analysis maps, **Map 7 (Tier I)**, **Map 8 (Tier II)**, and **Map 9 (Other Farms)**.

Farmland that meets the SADC Criteria for Tillable Land

Tillable acreage was determined using the NJDEP 2015 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:

<u>Farm Size</u>	<u>Requirements</u>
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:

<u>Farm Size</u>	<u>Requirements</u>
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 2015 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.

Appendix F. SADC Minimum Eligibility Criteria

Hunterdon County may proceed without state funding on projects that do not meet these Minimum Eligibility Standards, but typically, Hunterdon 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 G. Target Farms: Tier I

Over 40 acres
>50% prime and statewide soils
>50% tillable land

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
3	56	ALEXANDRIA TWP	GORITZ ROAD	54.12	50.38	West
10	17	ALEXANDRIA TWP	COUNTY ROAD 579	38.65	40.14	West
10	72	ALEXANDRIA TWP	160 RICK ROAD	74.69	75.33	West
10	77	ALEXANDRIA TWP	AIRPORT ROAD	48.10	50.32	West
10	115	ALEXANDRIA TWP	174 RICK ROAD	50.16	50.04	West
12	9.04	ALEXANDRIA TWP	MECHLIN CORNER ROAD	82.64	76.94	West
13	9	ALEXANDRIA TWP	COUNTY ROAD 513	40.61	74.99	West
15	5	ALEXANDRIA TWP	WHITEHALL ROAD	47.49	46.13	West
16	4	ALEXANDRIA TWP	COUNTY ROAD 579	141.25	140.21	West
16	12	ALEXANDRIA TWP	BROOKHILL ROAD	46.25	47.67	West
16	13	ALEXANDRIA TWP	WHITEHALL ROAD	29.28	45.67	West
18	9.01	ALEXANDRIA TWP	24 KAPPUS ROAD	73.24	72.86	West
21	41.31	ALEXANDRIA TWP	1 JEREMIAH LANE	49.45	51.45	West
23	2	ALEXANDRIA TWP	SENATOR STOUT ROAD	42.92	42.65	West
23	3	ALEXANDRIA TWP	SENATOR STOUT ROAD	85.11	86.45	West
26	6	BETHLEHEM TWP	VALLEY STATION ROAD	51.00	46.57	Northwest
13	1	CLINTON TWP	20 PETTICOAT LANE	51.09	51.35	Northeast
13	3	CLINTON TWP	11 SPENCER LANE	39.22	45.00	Northeast
30	17	CLINTON TWP	1380 ROUTE 31	205.30	242.73	Northeast
30	30	CLINTON TWP	1545 ROUTE 22	397.60	479.11	Northeast
3	15	DELAWARE TWP	40 BOARS HEAD ROAD	56.17	57.46	South
17	20	DELAWARE TWP	500 SERGEANTSVILLE ROAD	52.78	54.35	South
19	8.05	DELAWARE TWP	33 UPPER CREEK ROAD	50.98	52.22	South
21	2	DELAWARE TWP	41 LOCKTOWN SERG. ROAD	40.72	40.74	South
25	13	DELAWARE TWP	51 LAMBERT ROAD	116.82	119.79	South
26	19	DELAWARE TWP	40 BRITTON ROAD	47.97	48.23	South
27	37	DELAWARE TWP	45 BRITTON ROAD	41.57	42.44	South
30	2.04	DELAWARE TWP	151 KINGWOOD STOCKTON RD	51.27	51.71	South
30	6	DELAWARE TWP	99 KINGWOOD STOCKTON RD	70.41	87.73	South
30	38	DELAWARE TWP	49 STRIMPLES MILL ROAD	89.98	89.57	South
32	33	DELAWARE TWP	733 ROSEMONT RINGOES RD	50.72	49.19	South
33	4.01	DELAWARE TWP	111 WORMAN RD	44.29	44.27	South
39	4	DELAWARE TWP	401 ROSEMONT RINGOES RD	45.50	45.88	South
41	1.01	DELAWARE TWP	27 SANDBROOK HQTS ROAD	20.51	54.27	South
43	11.02	DELAWARE TWP	26 WAGNER ROAD	95.15	95.14	South
43	20	DELAWARE TWP	351 ROSEMONT RINGOES RD	63.37	58.78	South
44	1	DELAWARE TWP	325 COUNTY ROAD 579	149.64	152.04	South
44	3	DELAWARE TWP	28 DUNKARD CHURCH ROAD	99.36	101.66	South
44	6.02	DELAWARE TWP	58 DUNKARD CHURCH ROAD	39.02	40.61	South
44	9.03	DELAWARE TWP	100 DUNKARD CHURCH RD	40.27	41.19	South
45	6	DELAWARE TWP	230 ROSEMONT RINGOES RD	113.72	113.02	South
51	20	DELAWARE TWP	119 RAVEN ROCK ROAD	78.30	78.86	South
53	3	DELAWARE TWP	906 SERGEANTSVILLE ROAD	46.02	46.43	South
53	4	DELAWARE TWP	934 SERGEANTSVILLE ROAD	59.68	60.27	South
55	3	DELAWARE TWP	65 BROOKVILLE HOLLOW RD	43.34	45.88	South
55	8	DELAWARE TWP	20 SANDY RIDGE ROAD	54.56	55.57	South
60	9.04	DELAWARE TWP	31 LAMBERTVILLE HQTS RD	41.58	40.45	South
62	12	DELAWARE TWP	40 LAMBERTVILLE HQTS RD	99.49	99.48	South
2	2	EAST AMWELL TWP	RYNEARSON ROAD	65.72	69.95	South

Appendix G. Target Farms: Tier I

Over 40 acres
 >50% prime and statewide soils
 >50% tillable land

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
2	5	EAST AMWELL TWP	ROSEMONT-RINGOES ROAD	42.43	54.63	South
3	5	EAST AMWELL TWP	RYNEARSON ROAD	69.93	70.92	South
5	1.06	EAST AMWELL TWP	BOSS ROAD	55.25	54.95	South
5	2	EAST AMWELL TWP	ROSEMONT-RINGOES ROAD	89.70	91.15	South
6	25	EAST AMWELL TWP	ROSEMONT-RINGOES ROAD	116.50	116.99	South
8.02	29	EAST AMWELL TWP	OLD YORK ROAD	60.50	61.45	South
17	16	EAST AMWELL TWP	OLD YORK ROAD	100.86	100.81	South
17	32	EAST AMWELL TWP	BACK BROOK ROAD	62.62	62.50	South
18	3	EAST AMWELL TWP	OLD YORK ROAD	64.38	67.32	South
20	8	EAST AMWELL TWP	30 AMWELL ROAD	149.00	151.15	South
25	14	EAST AMWELL TWP	WERTSVILLE ROAD	40.00	42.89	South
27	7	EAST AMWELL TWP	525 ROUTE 31	47.00	47.62	South
33	16	EAST AMWELL TWP	WERTSVILLE ROAD	39.12	40.22	South
34	5.02	EAST AMWELL TWP	RILEYVILLE ROAD	50.72	56.07	South
34	27	EAST AMWELL TWP	28 LINDBERGH ROAD	59.34	61.03	South
35	3	EAST AMWELL TWP	WERTSVILLE ROAD	96.37	96.62	South
40.02	1	EAST AMWELL TWP	51 SADDLE SHOP ROAD	75.60	73.81	South
40.02	2	EAST AMWELL TWP	OLD ROAD	78.55	77.65	South
4	3	FRANKLIN TWP	71 PITTSTOWN ROAD	56.93	118.56	West
10	20	FRANKLIN TWP	121 PITTSTOWN ROAD	41.91	43.97	West
13	5	FRANKLIN TWP	312 HAMDEN ROAD	44.44	44.18	West
29	37	FRANKLIN TWP	135 WHITEBRIDGE ROAD	46.30	46.75	West
29	52	FRANKLIN TWP	185 WHITEBRIDGE ROAD	249.00	252.62	West
30	3	FRANKLIN TWP	702 WEST SIDNEY ROAD	51.30	50.74	West
30	22	FRANKLIN TWP	425 QUAKERTOWN ROAD	62.81	63.15	West
30	22.01	FRANKLIN TWP	411 QUAKERTOWN ROAD	48.96	48.53	West
35	12.01	FRANKLIN TWP	41 JOE ENT ROAD	51.91	52.19	West
35	17	FRANKLIN TWP	227 CHERRYVILLE ROAD	73.86	77.58	West
39	1	FRANKLIN TWP	456 PITTSTOWN ROAD	40.30	41.25	West
41	1	FRANKLIN TWP	552 PITTSTOWN ROAD	107.09	115.54	West
41	15	FRANKLIN TWP	520 PITTSTOWN ROAD	210.98	214.94	West
42	5	FRANKLIN TWP	130 OLD FRANKLIN SCHOOL R	121.40	122.39	West
42	6	FRANKLIN TWP	150 OLD FRANKLIN SCHOOL R	62.05	62.22	West
42	7	FRANKLIN TWP	1061 CROTON ROAD	99.50	102.83	West
42	8	FRANKLIN TWP	1017 CROTON ROAD	37.74	40.96	West
43	2	FRANKLIN TWP	1074 CROTON ROAD	40.00	41.32	West
43	19	FRANKLIN TWP	150 OAK GROVE ROAD	24.48	44.70	West
45	12	FRANKLIN TWP	976 CROTON ROAD	50.00	50.41	West
46	1	FRANKLIN TWP	315 OAK GROVE ROAD	101.00	95.10	West
46	3	FRANKLIN TWP	626 PITTSTOWN ROAD	53.50	55.04	West
49	13	FRANKLIN TWP	991 CROTON ROAD	39.08	40.73	West
49	15	FRANKLIN TWP	967 CROTON ROAD	153.24	200.95	West
23	1	HAMPTON BORO	120 VALLEY ROAD	77.50	76.42	Northwest
24	2	HAMPTON BORO	119 VALLEY ROAD	63.00	63.04	Northwest
24	3	HAMPTON BORO	85 VALLEY RAOD	56.95	58.16	Northwest
4	1	HOLLAND TWP	CYPHERS RD	91.50	90.95	West
6	60	HOLLAND TWP	369 SPRING MILLS-LT YK RD	179.25	182.50	West
16	17	HOLLAND TWP	372 JAVES ROAD	75.29	95.13	West
25	30	HOLLAND TWP	MILFORD-MT. PLEAS.	48.50	50.04	West

Appendix G. Target Farms: Tier I

Over 40 acres
 >50% prime and statewide soils
 >50% tillable land

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
2	2	KINGWOOD TWP	235 OAK SUMMIT ROAD	73.00	73.86	West
2	5	KINGWOOD TWP	231 OAK SUMMIT ROAD	54.54	55.21	West
2	15	KINGWOOD TWP	81 OAK SUMMIT ROAD	80.13	82.06	West
5	6	KINGWOOD TWP	85 RIDGE ROAD	64.27	64.38	West
6	10	KINGWOOD TWP	280 RIDGE ROAD	47.05	48.49	West
6	30	KINGWOOD TWP	1053 STATE HIGHWAY 12	71.37	72.02	West
6	38	KINGWOOD TWP	1049 STATE HIGHWAY 12	46.86	47.73	West
7	3	KINGWOOD TWP	132 OAK SUMMIT ROAD	59.87	110.08	West
7	14.10	KINGWOOD TWP	500 OAK GROVE ROAD	53.18	52.31	West
8	10	KINGWOOD TWP	373 OAK GROVE ROAD	47.00	50.54	West
8	21	KINGWOOD TWP	35 LOWER OAK GROVE ROAD	141.18	143.32	West
8	26	KINGWOOD TWP	115 LOWER OAK GROVE RD	82.50	73.75	West
9	17	KINGWOOD TWP	144 LOWER OAK GROVE RD	61.24	62.26	West
12	1	KINGWOOD TWP	1194 STATE HIGHWAY 12	71.36	71.41	West
12	10	KINGWOOD TWP	1106 STATE HIGHWAY 12	58.22	58.95	West
12	26	KINGWOOD TWP	101 HORSESHOE BEND ROAD	58.66	60.95	West
12	32	KINGWOOD TWP	48 SPRING HILL ROAD	150.38	166.97	West
12	33	KINGWOOD TWP	955 COUNTY ROAD 519	47.41	48.93	West
14	12	KINGWOOD TWP	3002 DANIEL BRAY HIGHWAY	41.72	41.79	West
15	3	KINGWOOD TWP	853 STATE HIGHWAY 12	137.20	136.01	West
15	8	KINGWOOD TWP	828 STATE HIGHWAY 12	64.00	68.28	West
18	2	KINGWOOD TWP	900 STATE HIGHWAY 12	149.37	152.27	West
18	3	KINGWOOD TWP	103 FITZER ROAD	102.90	110.00	West
18	6	KINGWOOD TWP	106 LOCKTOWN ROAD	57.00	53.76	West
19	3.02	KINGWOOD TWP	970 STATE HIGHWAY 12	95.86	100.53	West
19	14	KINGWOOD TWP	174 FITZER ROAD	42.06	43.05	West
20	8	KINGWOOD TWP	127-219 THATCHER ROAD	116.33	115.71	West
20	9	KINGWOOD TWP	23 UNION ROAD	41.84	42.05	West
21	1	KINGWOOD TWP	550 BARBERTOWN PT BREEZE	44.91	45.46	West
21	4	KINGWOOD TWP	LOCKTOWN ROAD	88.29	87.09	West
22	14	KINGWOOD TWP	408 BARBERTOWN PT BREEZE	63.47	64.62	West
25	4	KINGWOOD TWP	226 BARBERTOWN PT BREEZE	61.68	62.28	West
28	5	KINGWOOD TWP	115 FAIRVIEW ROAD	43.32	47.08	West
28	15	KINGWOOD TWP	215 KINGWD STA-BARBERTWN	52.29	53.37	West
35	1	KINGWOOD TWP	540 BYRAM-KINGWOOD ROAD	41.00	40.93	West
35	10	KINGWOOD TWP	494 BYRAM-KINGWOOD ROAD	73.64	74.73	West
36	8	KINGWOOD TWP	300 COUNTY ROAD 519	76.05	74.53	West
38	18	KINGWOOD TWP	259 COUNTY ROAD 519	129.00	129.59	West
39	12.02	KINGWOOD TWP	15 OLD ROAD	47.19	48.23	West
39	14	KINGWOOD TWP	11 OLD ROAD	61.26	62.98	West
41	11	LEBANON TWP	486-492 ROUTE 513	92.63	91.49	Northeast
66	3.08	LEBANON TWP	4 SUNSET FARM LANE	44.21	46.23	Northwest
10	1	RARITAN TWP	40 ALLENS CORNER ROAD	87.95	94.41	West
19	5	RARITAN TWP	25 GOOSE ISLAND RD	81.30	83.74	West
21	11	RARITAN TWP	940 COUNTY RD. 579	32.67	61.94	West
71	11	RARITAN TWP	21 KUHLMAN ROAD	91.45	111.75	South
71	12	RARITAN TWP	39 KUHLMAN ROAD	117.47	159.04	South
71	16	RARITAN TWP	57 KUHLMAN ROAD	103.77	106.07	South
77	9	RARITAN TWP	61 AMWELL ROAD	61.13	60.83	South

Appendix G. Target Farms: Tier I

Over 40 acres
 >50% prime and statewide soils
 >50% tillable land

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
80	8	RARITAN TWP	20 KUHL ROAD	97.71	103.37	South
80	9	RARITAN TWP	44 KUHL ROAD	74.09	78.37	South
9	23	READINGTON TWP	40 MILL RD	72.00	58.63	Northeast
12	16	READINGTON TWP	41 LAMINGTON RD	98.62	101.00	Northeast
46	7	READINGTON TWP	636 RT 523	59.00	59.97	East
49	2	READINGTON TWP	9 STANTON MT RD	47.16	45.93	East
52	24	READINGTON TWP	442 EDGEWOOD RD	64.02	67.94	East
56	3	READINGTON TWP	THOR SOLBERG RD	370.96	426.82	East
57	12	READINGTON TWP	276 READINGTON RD	60.91	60.59	East
74	26.01	READINGTON TWP	73 LAZY BROOK RD	46.44	50.83	East
75	19	READINGTON TWP	803-805 RT 202	74.78	81.56	East
75	30	READINGTON TWP	151 PLEASANT RUN RD	149.76	148.99	East
75	32	READINGTON TWP	127 PLEASANT RUN RD	48.40	49.04	East
97	1	READINGTON TWP	200 SUMMER RD	48.31	47.93	East
23	2	TEWKSBURY TWP	39 HOMESTEAD RD	35.18	176.91	Northeast
23	2.01	TEWKSBURY TWP	9 FLINT HILL RD	78.60	77.49	Northeast
23	23	TEWKSBURY TWP	81 HOMESTEAD RD	235.13	236.83	Northeast
23	23.02	TEWKSBURY TWP	62 VLIETTOWN RD	117.55	121.93	Northeast
23	26	TEWKSBURY TWP	68 OLD TURNPIKE RD	37.15	48.21	Northeast
23	28.03	TEWKSBURY TWP	86 OLD TURNPIKE RD	48.79	49.27	Northeast
23	29	TEWKSBURY TWP	103 HOMESTEAD RD	53.06	53.56	Northeast
23	30	TEWKSBURY TWP	87 HOMESTEAD RD	76.14	76.78	Northeast
23	32.01	TEWKSBURY TWP	10 FLINT HILL RD	44.96	45.52	Northeast
23	32.02	TEWKSBURY TWP	16 FLINT HILL RD	65.50	68.19	Northeast
32	5	TEWKSBURY TWP	90 BISSELL RD	169.33	169.46	Northeast
43	3	TEWKSBURY TWP	17 VLIETTOWN RD	74.22	355.63	Northeast
44	26	TEWKSBURY TWP	19 KING ST	58.86	58.22	Northeast
48	4	TEWKSBURY TWP	55 FELMLEY RD	160.46	161.52	Northeast
1	2	UNION TWP	ROUTE 614	49.41	47.39	West
25	37	UNION TWP	22 COOKS CROSS ROAD	40.87	40.50	West
28	12	UNION TWP	210 MAIN ST JUTLAND	58.10	59.79	West
29	17	UNION TWP	340 ROUTE 513	70.00	70.25	West
8	32	WEST AMWELL TWP	116 ROCKTOWN-LAMB ROAD	42.23	40.61	South
11	13	WEST AMWELL TWP	349 MT AIRY-HARBOURTON RD	52.90	49.33	South
13	6	WEST AMWELL TWP	1290 ROUTE 179	41.73	40.38	South
13	56	WEST AMWELL TWP	232 ROCKTOWN-LAMB ROAD	58.36	59.50	South
17	15	WEST AMWELL TWP	99 ROCKTOWN-LAMB ROAD	52.52	51.92	South
19	3	WEST AMWELL TWP	239 ROCK ROAD WEST	47.80	60.93	South
23	24	WEST AMWELL TWP	1712 LINVALE-HARBOURTON R	80.41	79.61	South
33	8	WEST AMWELL TWP	100 PLEASANT VLY-HARB RD	77.22	76.97	South
Total Target Acreage (Tier I):					15,294.60	
					187 farms	

Appendix G. Target Farms: Tier II

10-40 acres
 >50% prime and statewide soils
 >50% tillable land
 Adjacent to preserved farms

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
9	13	ALEXANDRIA TWP	RICK ROAD	35.920	35.33	West
10	69.03	ALEXANDRIA TWP	AIRPORT ROAD	11.940	14.01	West
10	113	ALEXANDRIA TWP	28 AIRPORT ROAD	15.000	16.74	West
12	1	ALEXANDRIA TWP	MECHLIN CORNER RD	21.290	24.55	West
12	1.06	ALEXANDRIA TWP	77 AIRPORT ROAD	16.090	16.94	West
12	5	ALEXANDRIA TWP	83 AIRPORT ROAD	10.380	10.15	West
13	7.04	ALEXANDRIA TWP	70 RICK ROAD	25.410	26.36	West
13	7.07	ALEXANDRIA TWP	66 RICK ROAD	21.010	22.04	West
13	8	ALEXANDRIA TWP	SCHOOLHOUSE ROAD	13.880	15.06	West
13	12	ALEXANDRIA TWP	1718 COUNTY ROAD 519	0.090	16.21	West
15	2	ALEXANDRIA TWP	WHITEHALL ROAD	7.200	11.05	West
15	4	ALEXANDRIA TWP	WHITEHALL ROAD, 95	35.100	33.46	West
15	7	ALEXANDRIA TWP	WHITEHALL ROAD	17.200	17.29	West
15	19	ALEXANDRIA TWP	COUNTY ROAD 513	13.210	14.66	West
16	2	ALEXANDRIA TWP	MT SALEM ROAD	14.700	17.01	West
16	5	ALEXANDRIA TWP	WHITEHALL ROAD	17.400	26.65	West
16	7	ALEXANDRIA TWP	WHITEHALL ROAD	16.000	17.64	West
19	6	ALEXANDRIA TWP	PALMYRA CORNER RD	15.170	15.20	West
19	14.07	ALEXANDRIA TWP	BUSH FARM LANE	9.580	10.19	West
21	3	ALEXANDRIA TWP	COUNTY ROAD 513	34.550	37.55	West
21	6.01	ALEXANDRIA TWP	654 COUNTY ROAD 513	10.750	12.69	West
21	10	ALEXANDRIA TWP	COUNTY ROAD 513	9.980	11.33	West
26	2.04	BETHLEHEM TWP	STATE ROUTE 173	36.420	36.80	Northwest
26	6.03	BETHLEHEM TWP	VALLEY STATION ROAD	16.540	17.98	Northwest
26	6.06	BETHLEHEM TWP	VALLEY STATION ROAD	16.550	15.47	Northwest
44	12.02	BETHLEHEM TWP	HACKETT ROAD, 333	8.130	10.15	Northwest
44	31	BETHLEHEM TWP	HACKETT ROAD	16.600	16.38	Northwest
13	4	CLINTON TWP	15 SPENCER LANE	30.610	30.04	Northeast
23	6	CLINTON TWP	14 CRATETOWN ROAD	23.280	23.18	East
29	4	CLINTON TWP	65 VALLEY CREST ROAD	40.000	39.49	Northeast
6	11.02	DELAWARE TWP	162 LOCKTOWN FLEMINGTON	21.520	21.81	South
12	2	DELAWARE TWP	189 FERRY ROAD	28.060	28.74	South
12	24	DELAWARE TWP	230 LOCKTOWN SERG. ROAD	12.100	14.10	South
14	7.01	DELAWARE TWP	52 BISER ROAD	25.770	25.78	South
14	21	DELAWARE TWP	174 FERRY ROAD	13.600	14.60	South
17	33	DELAWARE TWP	100 FERRY ROAD	26.900	27.49	South
17	38	DELAWARE TWP	81 BISER ROAD	12.000	13.09	South
17	43.04	DELAWARE TWP	35 BISER ROAD	9.710	10.71	South
17	47	DELAWARE TWP	11 BISER ROAD	10.500	10.57	South
19	10	DELAWARE TWP	9 UPPER CREEK ROAD	20.770	19.24	South
19	12	DELAWARE TWP	16 SANFORD ROAD	15.200	16.88	South
19	13	DELAWARE TWP	22 SANFORD ROAD	13.890	14.17	South
19	15.01	DELAWARE TWP	32 SANFORD RD	33.430	34.19	South
19	26.01	DELAWARE TWP	200 KINGWOOD STOCKTON RD	34.090	34.55	South
19	36	DELAWARE TWP	25 HEWITT ROAD	17.250	17.50	South
21	12.01	DELAWARE TWP	18 PINE HILL ROAD	1.680	14.49	South
22	3	DELAWARE TWP	29 FERRY ROAD	13.330	13.90	South
22	5	DELAWARE TWP	718 SERGEANTSVILLE RD	20.040	20.38	South
22	17	DELAWARE TWP	612 ROSEMONT RINGOES RD	19.120	20.51	South

Appendix G. Target Farms: Tier II

10-40 acres
 >50% prime and statewide soils
 >50% tillable land
 Adjacent to preserved farms

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
25	16	DELAWARE TWP	43 LAMBERT ROAD	9.890	11.26	South
25	16.06	DELAWARE TWP	21 LAMBERT ROAD	20.920	20.84	South
27	12	DELAWARE TWP	38 YARD ROAD	29.630	29.36	South
27	18	DELAWARE TWP	58 YARD ROAD	17.000	17.80	South
33	19	DELAWARE TWP	156 LOWER CREEK ROAD	31.800	33.09	South
34	9	DELAWARE TWP	788 SERGEANTSVILLE ROAD	10.980	11.46	South
34	10	DELAWARE TWP	800 SERGEANTSVILLE ROAD	26.280	28.28	South
34	14	DELAWARE TWP	838 SERGEANTSVILLE ROAD	21.620	22.71	South
38	10.01	DELAWARE TWP	63 SANDY RIDGE ROAD	10.240	10.33	South
38	19	DELAWARE TWP	843 SERGEANTSVILLE ROAD	15.980	17.05	South
38	20	DELAWARE TWP	9 CEMETERY ROAD	14.860	15.37	South
38	26.02	DELAWARE TWP	807 SERGEANTSVILLE ROAD	18.080	17.86	South
44	4.07	DELAWARE TWP	40 DUNKARD CHURCH ROAD	15.740	16.67	South
44	6.03	DELAWARE TWP	60 DUNKARD CHURCH ROAD	38.770	38.57	South
44	11.02	DELAWARE TWP	124 DUNKARD CHURCH ROAD	13.330	14.34	South
44	11.05	DELAWARE TWP	116 DUNKARD CHURCH ROAD	12.440	12.40	South
44	14	DELAWARE TWP	56 SANDBROOK HQTS ROAD	10.000	10.69	South
44	14.02	DELAWARE TWP	97 YARD ROAD	18.360	19.03	South
51	5	DELAWARE TWP	19 KINGWOOD STOCKTON RD	25.090	28.09	South
51	5.01	DELAWARE TWP	1976 DANIEL BRAY HWY	17.850	19.86	South
51	5.02	DELAWARE TWP	29 KINGWOOD STOCKTON RD	15.300	17.46	South
51	5.04	DELAWARE TWP	35 KINGWOOD STOCKTON RD	26.030	26.34	South
56	16	DELAWARE TWP	945 SERGEANTSVILLE ROAD	18.880	19.26	South
57	11	DELAWARE TWP	70 SANDY RIDGE ROAD	9.910	10.57	South
57	14.04	DELAWARE TWP	BUCHANAN ROAD	19.590	19.60	South
58	12.01	DELAWARE TWP	174 LAMBERTVILLE HQTS RD	21.670	22.10	South
58	13	DELAWARE TWP	180 LAMBERTVILLE HQTS RD	14.450	15.16	South
58	13.01	DELAWARE TWP	190 LAMBERTVILLE HQTS RD	21.480	22.14	South
58	15.02	DELAWARE TWP	200 LAMBERTVILLE HQTS RD	11.000	15.38	South
58	15.03	DELAWARE TWP	14 BOWNE STATION ROAD	9.280	10.31	South
60	17	DELAWARE TWP	84 BROOKVILLE HOLLOW RD	12.930	13.62	South
60	17.01	DELAWARE TWP	80 BROOKVILLE HOLLOW RD	9.500	10.97	South
61	11	DELAWARE TWP	25 HAMP ROAD	11.760	11.36	South
3	1	EAST AMWELL TWP	JOHN RINGO ROAD	29.990	32.37	South
3	2.02	EAST AMWELL TWP	JOHN RINGO ROAD	13.200	20.13	South
3	3.02	EAST AMWELL TWP	24 ROSEMONT-RINGOES RD	13.140	15.40	South
8	24.02	EAST AMWELL TWP	4 FRONTAGE ROAD	15.000	20.24	South
11	4	EAST AMWELL TWP	35 JOHN RINGO ROAD	18.000	19.59	South
11	37.02	EAST AMWELL TWP	69 JOHN RINGO ROAD	18.370	18.21	South
16.01	10.02	EAST AMWELL TWP	ROUTE 202	10.600	12.10	South
16.01	27	EAST AMWELL TWP	DUTCH LANE	18.890	18.86	South
17	16.11	EAST AMWELL TWP	OLD YORK ROAD	10.010	10.72	South
17	23	EAST AMWELL TWP	111 VAN LIEU'S ROAD	10.000	11.34	South
17	31	EAST AMWELL TWP	59 BACK BROOK ROAD	20.990	21.46	South
17	31.01	EAST AMWELL TWP	73 BACK BROOK ROAD	26.670	27.65	South
17	35.05	EAST AMWELL TWP	85 BACK BROOK ROAD	10.640	10.87	South
17	35.08	EAST AMWELL TWP	BACK BROOK ROAD	10.430	10.29	South
18	19	EAST AMWELL TWP	107 MANNERS ROAD	9.990	11.04	South
18	24	EAST AMWELL TWP	11 DANBERRY DRIVE	24.240	25.37	South

Appendix G. Target Farms: Tier II

10-40 acres
 >50% prime and statewide soils
 >50% tillable land
 Adjacent to preserved farms

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
20	6.03	EAST AMWELL TWP	34 AMWELL ROAD	12.050	12.86	South
20	9	EAST AMWELL TWP	AMWELL ROAD	14.700	14.71	South
20	17.09	EAST AMWELL TWP	150 CIDER MILL ROAD	9.550	10.55	South
20	17.10	EAST AMWELL TWP	148 CIDER MILL ROAD	13.750	14.74	South
20	17.11	EAST AMWELL TWP	138 CIDER MILL ROAD	10.000	11.66	South
20	23	EAST AMWELL TWP	94 MANNERS ROAD	10.520	10.94	South
21	1.05	EAST AMWELL TWP	CIDER MILL ROAD	9.000	10.38	South
21	14	EAST AMWELL TWP	RAINBOW HILL ROAD	9.320	10.83	South
21	15.04	EAST AMWELL TWP	RAINBOW HILL ROAD	11.000	12.31	South
23	4.21	EAST AMWELL TWP	22 WELISEWITZ ROAD	10.410	11.05	South
23	6	EAST AMWELL TWP	54 WELISEWITZ ROAD	18.800	18.93	South
23	7.10	EAST AMWELL TWP	78 WELISEWITZ ROAD	7.700	10.31	South
24	1	EAST AMWELL TWP	WERTSVILLE ROAD	14.150	15.48	South
24	3.01	EAST AMWELL TWP	VAN LIEU'S ROAD	15.450	15.35	South
24	4.12	EAST AMWELL TWP	VAN LIEU'S ROAD	13.420	14.12	South
24	11.05	EAST AMWELL TWP	MANNERS ROAD	12.180	14.16	South
24	11.08	EAST AMWELL TWP	MANNERS ROAD	22.330	23.30	South
25	7.08	EAST AMWELL TWP	LAGA COURT	8.400	10.97	South
25	10.04	EAST AMWELL TWP	WERTSVILLE ROAD	11.350	12.73	South
25	12.01	EAST AMWELL TWP	WERTSVILLE ROAD	22.560	26.57	South
27	32	EAST AMWELL TWP	ROUTE 31	11.470	10.73	South
27	41	EAST AMWELL TWP	96 WERTSVILLE ROAD	18.470	20.03	South
27	48	EAST AMWELL TWP	ROCKTOWN ROAD	22.570	29.62	South
30	4	EAST AMWELL TWP	ROCKTOWN ROAD	24.200	24.70	South
31	4.02	EAST AMWELL TWP	59 ROCKTOWN ROAD	16.080	16.11	South
31	6	EAST AMWELL TWP	LINVALE ROAD	16.240	19.24	South
31	11	EAST AMWELL TWP	MOUNTAIN ROAD	11.560	12.79	South
32	4	EAST AMWELL TWP	14 ORCHARD ROAD	23.510	24.07	South
33	1.01	EAST AMWELL TWP	RUNYON MILL ROAD	26.140	28.65	South
33	4	EAST AMWELL TWP	36 SADDLE SHOP ROAD	12.300	12.62	South
33	7.04	EAST AMWELL TWP	RILEYVILLE ROAD	10.680	10.97	South
33	7.07	EAST AMWELL TWP	RILEYVILLE ROAD	9.180	10.49	South
33	11	EAST AMWELL TWP	WERTSVILLE ROAD	15.720	15.90	South
33	15	EAST AMWELL TWP	WERTSVILLE ROAD	37.000	38.86	South
33	31	EAST AMWELL TWP	SADDLE SHOP ROAD	9.730	11.32	South
34	5	EAST AMWELL TWP	RILEYVILLE ROAD	27.860	30.12	South
34	5.01	EAST AMWELL TWP	RILEYVILLE ROAD	12.660	14.03	South
35.01	8.01	EAST AMWELL TWP	27 LINDBERGH ROAD	10.000	11.50	South
10	2	FRANKLIN TWP	107 PITTSTOWN ROAD	18.720	18.79	West
23	8	FRANKLIN TWP	186 RIVER ROAD	23.380	25.72	West
27	16	FRANKLIN TWP	2 SKY MANOR ROAD	10.100	13.98	West
28	26	FRANKLIN TWP	146 WHITEBRIDGE ROAD	27.250	29.90	West
29	23	FRANKLIN TWP	619 WEST SIDNEY ROAD	13.780	14.40	West
29	53.01	FRANKLIN TWP	151 WHITEBRIDGE ROAD	13.590	16.83	West
30	8	FRANKLIN TWP	680 WEST SIDNEY ROAD	36.320	37.56	West
30	13	FRANKLIN TWP	452 CHERRYVILLE ROAD	22.000	23.33	West
31	30.11	FRANKLIN TWP	5 SHALAKO WAY	12.500	14.15	West
31	43	FRANKLIN TWP	66 STANTON STATION ROAD	13.890	14.25	West
35	11	FRANKLIN TWP	31 JOE ENT ROAD	30.730	31.61	West

Appendix G. Target Farms: Tier II

10-40 acres
 >50% prime and statewide soils
 >50% tillable land
 Adjacent to preserved farms

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
37	31.04	FRANKLIN TWP	1161 CROTON ROAD	22.350	22.41	West
37	35	FRANKLIN TWP	99 LOCUST GROVE ROAD	23.540	22.94	West
37	41.01	FRANKLIN TWP	151 OLD FRANKLIN SCHOOL R	8.760	10.53	West
37	41.03	FRANKLIN TWP	1137 CROTON ROAD	12.650	14.92	West
37	41.06	FRANKLIN TWP	167 OLD FRANKLIN SCHOOLRD	7.860	10.07	West
37	51	FRANKLIN TWP	1145 CROTON ROAD	16.320	16.21	West
38	31	FRANKLIN TWP	475 PITTSTOWN ROAD	32.840	33.95	West
42	3	FRANKLIN TWP	579 PITTSTOWN ROAD	38.730	39.11	West
44	4	FRANKLIN TWP	91 ALLENS CORNER ROAD	30.160	28.47	West
49	44	FRANKLIN TWP	663 PITTSTOWN ROAD	22.400	21.55	West
15	1	HOLLAND TWP	SPRING MILLS-LT YK RD	39.900	38.76	West
15	1.01	HOLLAND TWP	SPRING MILLS-LT YK RD	19.090	23.44	West
15	1.03	HOLLAND TWP	50 SPRING MILLS-LT YK RD	9.170	10.96	West
16	3	HOLLAND TWP	16 RUMMEL ROAD	10.620	11.59	West
17	9.04	HOLLAND TWP	MILFORD-MT. PLEAS.	13.750	14.70	West
20	5.04	HOLLAND TWP	27 CRABAPPLE HILL RD	10.000	12.11	West
26	20	HOLLAND TWP	RIEGELSVILLE ROAD	19.430	19.11	West
4	1	KINGWOOD TWP	190 OAK SUMMIT ROAD	26.250	23.81	West
5	1	KINGWOOD TWP	111 RIDGE ROAD	10.040	10.69	West
6	7.01	KINGWOOD TWP	196 RIDGE ROAD	36.080	35.48	West
6	23	KINGWOOD TWP	1103 STATE HIGHWAY 12	10.880	24.72	West
6	23.02	KINGWOOD TWP	1105 STATE HIGHWAY 12	21.390	12.09	West
6	29.03	KINGWOOD TWP	1083 STATE HIGHWAY 12	16.320	18.33	West
6	31	KINGWOOD TWP	1075 COUNTY ROAD 519	32.210	33.79	West
7	9.05	KINGWOOD TWP	1162 COUNTY ROAD 519	9.720	10.66	West
7	14	KINGWOOD TWP	560 OAK GROVE ROAD	3.640	26.90	West
12	2	KINGWOOD TWP	1148 STATE HIGHWAY 12	12.430	13.51	West
12	8	KINGWOOD TWP	1112 STATE HIGHWAY 12	17.850	17.56	West
12	11	KINGWOOD TWP	1076 STATE HIGHWAY 12	36.670	35.91	West
12	22	KINGWOOD TWP	1122 STATE HIGHWAY 12	14.620	15.47	West
12	33.02	KINGWOOD TWP	963 COUNTY ROAD 519	9.430	10.01	West
12	36	KINGWOOD TWP	30 SPRING HILL ROAD	14.070	16.25	West
14	21.02	KINGWOOD TWP	32 HORSESHOE BEND ROAD	9.450	10.41	West
23	6	KINGWOOD TWP	810 COUNTY ROAD 519	11.810	12.54	West
23	14	KINGWOOD TWP	736 COUNTY ROAD 519	29.380	31.42	West
23	15	KINGWOOD TWP	706 COUNTY ROAD 519	14.060	14.02	West
23	22	KINGWOOD TWP	BARBERTOWN PT BREEZE	12.950	15.09	West
25	8	KINGWOOD TWP	130 KINGWOOD-LOCKTOWN RD	22.270	24.25	West
26	20	KINGWOOD TWP	125 KINGWOOD-LOCKTOWN RD	21.400	22.66	West
27	2	KINGWOOD TWP	427 KINGWOOD-LOCKTOWN RD	9.000	10.17	West
27	6	KINGWOOD TWP	48 HAMMAR ROAD	20.770	20.53	West
30	2	KINGWOOD TWP	127 WARFORD ROAD	40.570	39.92	West
32	4	KINGWOOD TWP	39 WARSAW ROAD	27.000	24.14	West
41	11.02	LEBANON TWP	496-502 ROUTE 513	36.830	37.16	Northeast
50	9	LEBANON TWP	92 MT LEBANON ROAD	22.860	24.69	Northwest
57	32.01	LEBANON TWP	112 ANTHONY ROAD	21.490	23.93	Northwest
12	5	RARITAN TWP	ALLENS CORNER ROAD	30.000	30.62	West
12	6	RARITAN TWP	98 OAK GROVE ROAD	34.000	36.29	West
12	9	RARITAN TWP	88 RAKE ROAD	37.000	37.34	West

Appendix G. Target Farms: Tier II

10-40 acres
 >50% prime and statewide soils
 >50% tillable land
 Adjacent to preserved farms

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
12	20	RARITAN TWP	76 OAK GROVE ROAD	33.000	33.02	West
71	20	RARITAN TWP	267 REAVILLE ROAD	32.850	34.55	South
77	10.17	RARITAN TWP	67 AMWELL ROAD	24.240	24.24	South
80	14	RARITAN TWP	8 EVERITTS ROAD	18.210	18.84	South
84	3	RARITAN TWP	40 HAMPTON CORNER ROAD	24.170	24.29	South
13	60	READINGTON TWP	51 MEADOW RD	13.600	13.30	Northeast
13	64	READINGTON TWP	63 MILL RD	9.460	12.25	Northeast
52.01	20.01	READINGTON TWP	113 COLE RD	13.430	14.05	East
53	9.19	READINGTON TWP	7 ARROWHEAD RD	14.490	15.52	East
53	10.02	READINGTON TWP	13 ROOSEVELT RD	11.660	12.65	East
55	13	READINGTON TWP	11 CASPAR BERGER RD	30.100	32.09	East
55	21.01	READINGTON TWP	91 HILLCREST RD	14.200	23.97	East
62	5	READINGTON TWP	21 WOODSCHURCH RD	33.170	34.98	East
62	16.03	READINGTON TWP	110 STANTON RD	10.390	12.37	East
64	30	READINGTON TWP	1072 BARLEY SHEAF RD	15.640	15.16	East
66	51	READINGTON TWP	141 PINE BANK RD	1.000	12.77	East
72	28	READINGTON TWP	106 WEST WOODSCHURCH RD	10.000	10.10	East
74	37	READINGTON TWP	1085 BARLEY SHEAF RD	19.290	19.89	East
96	4	READINGTON TWP	615 OLD YORK RD	25.690	26.37	East
98	2.01	READINGTON TWP	40 HIGGINSVILLE RD	13.320	14.80	East
3	4	TEWKSBURY TWP	45 BEAVERS RD	10.000	11.75	Northeast
4	4.01	TEWKSBURY TWP	36 BEAVERS RD	19.380	19.97	Northeast
10	4.01	TEWKSBURY TWP	60 SUTTON RD	9.060	11.90	Northeast
10	5.03	TEWKSBURY TWP	30 FAIRMOUNT RD WEST	12.860	13.31	Northeast
10	6	TEWKSBURY TWP	23 FARMERSVILLE RD	9.040	17.86	Northeast
13	20	TEWKSBURY TWP	39 BOULDER HILL RD	11.010	12.61	Northeast
13	20.02	TEWKSBURY TWP	65 SUTTON RD	12.750	11.94	Northeast
14	12	TEWKSBURY TWP	70 FARMERSVILLE RD	16.300	17.16	Northeast
16	7	TEWKSBURY TWP	17 HOLLOW BROOK RD	15.820	16.50	Northeast
30	6.01	TEWKSBURY TWP	60 HOMESTEAD RD	14.810	14.71	Northeast
38	11	TEWKSBURY TWP	18 KING ST	21.450	22.21	Northeast
43	3.02	TEWKSBURY TWP	16 COLD BROOK RD	17.290	17.90	Northeast
1	4	UNION TWP	429 ROUTE 614	1.000	14.62	West
29	4	UNION TWP	55 COOKS CROSS RD	12.200	13.17	West
29	23	UNION TWP	731 ROUTE 579	22.820	23.56	West
30	7.03	UNION TWP	28 PERRYVILLE ROAD	13.630	14.12	West
7.01	9	WEST AMWELL TWP	1285 ROUTE 179	9.370	10.37	South
7.01	16	WEST AMWELL TWP	ROUTE 202	14.710	14.94	South
8	29.01	WEST AMWELL TWP	33 MILL ROAD	29.000	29.59	South
8	63	WEST AMWELL TWP	80 ROCKTOWN-LAMB ROAD	11.070	10.80	South
13	6.01	WEST AMWELL TWP	1284 ROUTE 179	20.500	20.69	South
13	47	WEST AMWELL TWP	264 ROCKTOWN-LAMB ROAD	10.080	10.95	South
31	12.02	WEST AMWELL TWP	59 BARRY ROAD	11.120	10.84	South
32	4	WEST AMWELL TWP	551 BRUNSWICK PIKE	8.110	14.00	South
32	7	WEST AMWELL TWP	41 WILSON ROAD	10.330	10.33	South
Total Target Acreage (Tier II):				4,605.68		
					241 farms	

Appendix G. Target Farms: Other Farms

10-40 acres
 >50% prime soils
 >50% tillable land

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
5	13	ALEXANDRIA TWP	232 HICKORY CORNER RD	12.10	13.12	West
5	13.01	ALEXANDRIA TWP	234 HICKORY CORNER RD	12.10	13.14	West
5	19	ALEXANDRIA TWP	300 HICKORY CORNER RD	30.00	32.97	West
9	14.01	ALEXANDRIA TWP	RICK ROAD	9.00	10.08	West
10	69	ALEXANDRIA TWP	58 AIRPORT ROAD	19.21	17.85	West
12	9	ALEXANDRIA TWP	MECHLIN CORNER ROAD	13.68	15.56	West
13	7	ALEXANDRIA TWP	1774 COUNTY ROAD 519	11.42	12.98	West
13	7.02	ALEXANDRIA TWP	72 RICK ROAD	9.63	10.94	West
13	7.06	ALEXANDRIA TWP	RICK ROAD	12.00	12.05	West
13.03	8	ALEXANDRIA TWP	RICK ROAD	9.19	10.20	West
15	14.06	ALEXANDRIA TWP	COUNTY ROAD 513	36.56	35.32	West
15	17	ALEXANDRIA TWP	COUNTY ROAD 513	4.97	17.36	West
16	1	ALEXANDRIA TWP	COUNTY ROAD 579	17.20	16.52	West
16	8.02	ALEXANDRIA TWP	WHITEHALL ROAD	27.92	28.95	West
21	1	ALEXANDRIA TWP	HOG HOLLOW ROAD	13.00	14.28	West
21	11.14	ALEXANDRIA TWP	680 COUNTY ROAD 513	9.54	12.04	West
21	12	ALEXANDRIA TWP	710 COUNTY ROAD 513	9.85	11.35	West
21	32	ALEXANDRIA TWP	SENATOR STOUT ROAD	10.61	10.32	West
21	38	ALEXANDRIA TWP	SKY MANOR ROAD	32.19	36.69	West
23	6	ALEXANDRIA TWP	COUNTY ROAD 519	25.40	26.17	West
31	10	BETHLEHEM TWP	ASBURY-WEST PORTAL	26.17	28.08	Northwest
40	3	BETHLEHEM TWP	IRON BRIDGE ROAD	16.19	17.07	Northwest
10	4.02	CLINTON TWP	12 MCCATHARN ROAD	12.45	13.14	Northeast
12	15.01	CLINTON TWP	54 HAYTOWN ROAD	9.96	10.07	Northeast
13	19.02	DELAWARE TWP	44 PINE HILL ROAD	11.13	11.96	South
17	26	DELAWARE TWP	572 SERGEANTSVILLE ROAD	15.84	16.78	South
17	31	DELAWARE TWP	40 FERRY ROAD	16.30	15.40	South
39	13	DELAWARE TWP	79 RITTENHOUSE ROAD	12.37	13.13	South
43	8.02	DELAWARE TWP	WAGNER ROAD	34.48	34.67	South
43	8.03	DELAWARE TWP	ROSEMONT RINGOES ROAD	33.65	33.26	South
43	11.01	DELAWARE TWP	11 BOWNE STATION ROAD	9.40	10.24	South
43	21	DELAWARE TWP	321 ROSEMONT RINGOES ROAD	27.52	27.29	South
44	11.03	DELAWARE TWP	120 DUNKARD CHURCH ROAD	17.40	18.59	South
51	11.06	DELAWARE TWP	2060 DANIEL BRAY HWY	22.25	22.77	South
51	12	DELAWARE TWP	2088 DANIEL BRAY HWY	38.50	39.36	South
51	16	DELAWARE TWP	2111 DANIEL BRAY HWY	17.99	18.23	South
53	2	DELAWARE TWP	892 SERGEANTSVILLE ROAD	5.28	12.20	South
53	13	DELAWARE TWP	94 WORMAN RD	9.50	10.05	South
58	15	DELAWARE TWP	8 BOWNE STATION ROAD	13.51	14.50	South
2	9	EAST AMWELL TWP	RYNEARSON ROAD	12.99	12.57	South
4	4	EAST AMWELL TWP	106 JOHN RINGO ROAD	35.09	36.48	South
5	3	EAST AMWELL TWP	ROSEMONT-RINGOES ROAD	12.61	13.63	South
5	17	EAST AMWELL TWP	109 JOHN RINGO ROAD	21.90	21.74	South
6	2.08	EAST AMWELL TWP	31 WAGNER ROAD	13.90	15.39	South
6	16	EAST AMWELL TWP	BOSS ROAD	18.45	18.42	South
6	26	EAST AMWELL TWP	54 GARBOSKI ROAD	25.38	25.31	South
6	30	EAST AMWELL TWP	40 GARBOSKI ROAD	15.10	15.18	South
6	31	EAST AMWELL TWP	GARBOSKI ROAD	12.13	13.38	South
6.01	18	EAST AMWELL TWP	8 HARVEST HILL DRIVE	10.95	11.93	South

Appendix G. Target Farms: Other Farms

10-40 acres
 >50% prime soils
 >50% tillable land

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
6.01	21	EAST AMWELL TWP	HARVEST HILL DRIVE	18.34	17.70	South
16.01	26	EAST AMWELL TWP	ROUTE 202	39.16	38.99	South
20	17	EAST AMWELL TWP	146 CIDER MILL ROAD	10.50	10.97	South
21	1.12	EAST AMWELL TWP	119 CIDER MILL ROAD	10.73	11.14	South
25	7.16	EAST AMWELL TWP	VAN LIEU'S ROAD	9.30	13.39	South
41	17.02	EAST AMWELL TWP	125 LINVALE ROAD	24.36	26.15	South
25	4	FRANKLIN TWP	19 WHITEBRIDGE ROAD	8.10	10.16	West
27	12	FRANKLIN TWP	406 PITTSTOWN ROAD	30.59	32.26	West
28	28	FRANKLIN TWP	200 QUAKERTOWN ROAD	38.86	37.31	West
29	54	FRANKLIN TWP	173 WHITEBRIDGE ROAD	13.00	14.11	West
30	24	FRANKLIN TWP	608 SIDNEY ROAD	21.67	22.26	West
36	7	FRANKLIN TWP	1178 CROTON ROAD	5.00	12.91	West
37	30	FRANKLIN TWP	71 LOCUST GROVE RD	12.00	13.30	West
37	31.02	FRANKLIN TWP	75 LOCUST GROVE ROAD	15.95	17.44	West
37	41.02	FRANKLIN TWP	171 OLD FRANKLIN SCHOOL R	10.00	10.91	West
38	30	FRANKLIN TWP	190 LOCUST GROVE ROAD	17.79	17.29	West
38	30.02	FRANKLIN TWP	491 PITTSTOWN ROAD	20.26	19.43	West
39	1.01	FRANKLIN TWP	25 SKY MANOR ROAD	26.11	25.00	West
39	1.02	FRANKLIN TWP	24 BAKER ROAD	20.08	20.63	West
39	5.01	FRANKLIN TWP	51 SKY MANOR ROAD	10.65	10.66	West
39	8	FRANKLIN TWP	46 BAKER ROAD	37.05	36.68	West
41	10	FRANKLIN TWP	562 PITTSTOWN ROAD	32.72	31.43	West
3	1	GLEN GARDNER BORO	42 BELL AVE	37.00	28.85	Northwest
17	9.02	HOLLAND TWP	LITTLE YORK-MT. PLEAS	11.00	11.96	West
26	22	HOLLAND TWP	RIEGELSVILLE ROAD	11.68	12.53	West
26	26	HOLLAND TWP	RIEGELSVILLE ROAD	14.34	14.98	West
1.02	5	KINGWOOD TWP	24 KINGSRIDGE ROAD	11.70	12.72	West
1.02	13	KINGWOOD TWP	329 RIDGE ROAD	17.03	17.90	West
2	1	KINGWOOD TWP	1314 COUNTY ROAD 519	35.30	35.89	West
2	4	KINGWOOD TWP	255 OAK SUMMIT ROAD	31.40	35.48	West
8	11.04	KINGWOOD TWP	541 OAK GROVE ROAD	9.73	10.86	West
8	27.04	KINGWOOD TWP	571 OAK GROVE ROAD	10.53	10.31	West
33	6.03	KINGWOOD TWP	589 COUNTY ROAD 519	15.40	16.00	West
33	8.03	KINGWOOD TWP	8 COREY'S SAWMILL LANE	12.00	16.18	West
41	11.01	LEBANON TWP	472-478 ROUTE 513	32.04	31.14	Northeast
49	1	LEBANON TWP	688 WOODGLEN ROAD	13.04	13.39	Northwest
59	34	LEBANON TWP	129 MOUNTAIN TOP ROAD	34.51	36.24	Northwest
68	1	LEBANON TWP	74-82 MACKENZIE ROAD	37.02	36.75	Northwest
13	1	READINGTON TWP	2 CEDAR RD	10.00	10.24	Northeast
14	3.01	READINGTON TWP	32 LAMINGTON RD	14.27	14.07	Northeast
46	14.01	READINGTON TWP	497 EDGEWOOD RD	9.71	10.13	East
46	14.02	READINGTON TWP	491 EDGEWOOD RD	12.00	11.52	East
50	16	READINGTON TWP	133 STANTON RD	17.65	17.14	East
55	21	READINGTON TWP	89 HILLCREST RD	22.30	25.09	East
55	21.03	READINGTON TWP	184 PINE BANK RD	12.94	12.71	East
64	31.03	READINGTON TWP	1100 BARLEY SHEAF RD	27.56	26.80	East
73	20	READINGTON TWP	187 ROCKAFELLOW'S MILL RD	14.32	14.99	East
73	21	READINGTON TWP	187 ROCKAFELLOW'S MILL RD	13.15	14.90	East
3	1	TEWKSBURY TWP	65 VERNON RD	14.31	14.39	Northeast

Appendix G. Target Farms: Other Farms

10-40 acres
 >50% prime soils
 >50% tillable land

Block	Lot	Municipality	Location	Acres (Tax Data)	Acres (GIS Data)	Project Area
5	2	TEWKSBURY TWP	47A FAIRMOUNT RD WEST	15.40	16.18	Northeast
8	2	TEWKSBURY TWP	1222 CALIFON-COKESBURY RD	16.79	16.28	Northeast
9	6.01	TEWKSBURY TWP	34 SUTTON RD	15.21	14.08	Northeast
14	5	TEWKSBURY TWP	12 FARMERSVILLE RD	10.10	10.89	Northeast
14	5.01	TEWKSBURY TWP	20 FARMERSVILLE RD	14.72	15.72	Northeast
14	20.05	TEWKSBURY TWP	112 FAIRMOUNT RD WEST	8.08	10.08	Northeast
15	26	TEWKSBURY TWP	39 FARMERSVILLE RD	11.25	10.28	Northeast
23	1	TEWKSBURY TWP	21 FLINT HILL RD	24.51	24.97	Northeast
23	23.01	TEWKSBURY TWP	62 VLIETTOWN RD	27.76	25.68	Northeast
23	32	TEWKSBURY TWP	77 HOMESTEAD RD	15.67	16.67	Northeast
23	32.03	TEWKSBURY TWP	79 HOMESTEAD RD	10.03	10.07	Northeast
1	3	UNION TWP	419 ROUTE 614	10.23	12.35	West
26	10	UNION TWP	99 PERRYVILLE ROAD	18.00	18.99	West
26	16	UNION TWP	42 FINN ROAD	18.62	18.71	West
30	6.01	UNION TWP	10 PERRYVILLE ROAD	12.54	13.10	West
Total Target Acreage (Other Farms):					2,105.98	
					113 farms	



Application for Farmland Preservation

6/10/2022



NEW JERSEY
State Agriculture Development Committee

⇒ **Section I: To be completed by Landowner or Applicant**

SADC Direct Easement

**** Any partner application forms completed by the Applicant must also be submitted**

⇒ **Section II: To be completed by** **County** **Municipality** **Nonprofit** (**Easement** **Fee**)

Section I

FARM INFORMATION

Landowner Name(s): _____

Mailing Address: _____

Farm Address: (If different) _____

Email: _____

Phone: _____ Alternate Phone: _____

County: _____ Total Farm Acreage: _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Please note: The SADC may request a lot consolidation, for ease of future taxation and monitoring, on applications that include multiple lots in one block.

Primary Contact Same as Above Other: Please fill in primary contact information below.

Name: _____ Relation: _____

Phone: _____ Email: _____

Mailing Address: _____

Contact for Farm Visits Primary Contact Landowner Other: List below

Name: _____ Relation: _____

Phone: _____ Email: _____

Please don't hesitate to contact the SADC Regional Acquisition Coordinators (RAC) for your County listed in the reference section.

SADC ID# _____
Date Received _____





LANDOWNER ELIGIBILITY

Pursuant to N.J.A.C. 2:76-6.18(z) an applicant or the applicant’s immediate family defined as applicant’s spouse, child, parent, or sibling residing in the same household cannot be a current CADB board member or Municipal Agriculture Advisory Committee member at the time of application to sell their development easement.

1. Are you or anyone in your immediate family a current member of the CADB? **YES** **NO**
2. Are you or anyone in your immediate family a current member of a Municipal Agriculture Advisory Committee (AAC)? **YES** **NO**
3. Are you or anyone in your immediate a current member of the Township Committee or Board of Chosen Freeholders? **YES** **NO**

If Yes, Position _____ Term _____

If you said YES to any of the above questions, please stop and contact your SADC Regional Acquisition Coordinator at (609) 984-2504.

AGRICULTURAL PRODUCTION

1. Is the farmland rented or leased? **YES** **NO** **If Yes,** please provide a copy of the lease or, if verbal, describe the terms of the lease _____

2. Are there horses on the farm? Please contact the local coordinator to see if you need to complete an equine questionnaire. Check all that apply: **none** **personal use** **breeding** **boarding**
Other: _____
3. Do you have livestock? **YES** **NO**
If Yes, do you have an Animal Waste Management Plan? **YES** **NO**
4. Are there greenhouses/hoop houses on the farm? **YES** **NO** **If Yes,**
 - a. What is the composition of the floor of the greenhouse/hoop house? **soil** **gravel**
 weed block over soil **concrete** **other** _____
 - b. Are agricultural/horticultural products grown **in the ground** **in pots**
 in hydroponics **in something else?** _____
 - c. How many months of the year are the greenhouses/hoop houses covered? _____ months
 - d. Was any grading done to level the ground for the greenhouse/hoop house? **YES** **NO**
5. Is any part of the farm enrolled in a Federal Program (e.g., EQIP, CREP, CRP, WRE)?
 YES **NO** **If Yes,** describe & please provide map of restricted areas: _____

Appendix H. 2023 Application for Farmland Preservation

6. Is there any agricultural production currently taking place on the farm that is not covered on the current Farmland Assessment Form you provided with this application? **YES** **NO**

If Yes, please describe _____

7. The Farmland Preservation Deed of Easement protects the farm from activities which would be detrimental to drainage, flood control, water conservation, erosion control, soil conservation, and continued agricultural use. To avoid unnecessary delays in the process, please let us know so we can be of assistance to address any resource concerns:

- Are there areas of the farm that have been or are being mined? **YES** **NO**
- Are there areas of the farm that have or have a history of erosion? **YES** **NO**
- Are there existing conservation practices on the farm? If Yes, please describe.

What year were they installed? _____

NON-AGRICULTURAL ACTIVITIES

It is important to identify existing non-agricultural uses so they can continue after preservation. Examples of non-agricultural uses are:

- An existing business, not related to your farm's agricultural production, located in your barn or home.
- A facility used to process or sell items not produced on the farm.
- A portion of the farm or structure on the farm that is rented or used by someone else for a use or business not related to the production of your farm (e.g., equipment storage, vehicle parking, office).

Because non-agricultural uses on the easement area CANNOT be expanded or intensified after the farm is preserved, it is important to document details to protect the activity and landowners should consider taking an exception area instead, to provide the most flexibility. Exception areas are explained on Page 5 and in the guidance documents on Exception Areas and Non-Agricultural Use.

Appraisers must be aware of non-agricultural uses and determine the impact on the development easement value in their reports pursuant to the SADC Appraiser's Handbook. If you have any questions regarding non-agricultural uses, please address them with your local and/or SADC coordinator prior to submission of the application.

1. Are there existing non-agricultural uses on the farm?

YES **NO** If Yes, please answer the following. If No, please skip to the next page.

Please describe the non-agricultural use and the frequency it occurs: _____

2. Please provide a map or list the approximate dimensions and locations of any structures and/or areas utilized for a non-agricultural use.

3. Does the non-agricultural use involve a lease with another party? **YES** **NO**

If Yes, please provide a copy of the lease.

4. Describe how the non-agricultural use is and will be accessed on the farm: _____

RESIDENTIAL INFORMATION & IMPROVEMENTS

The “Easement Area” is the area of the farm that will be covered by the Deed of Easement and preserved for agricultural use and production. Existing residences may remain on the easement area.

A “Residential Opportunity” means any existing or future residential unit on the easement area of the farm and/or those to be located inside a severable or non-severable exception area.

Residential opportunities include:

- **Existing or future residential units and ancillary improvements (garage, pool, utilities, etc.) in Exception Areas***
 - An Exception Area is an area not covered by the farmland preservation Deed of Easement restrictions that will apply once the farm is preserved.
 - Ancillary improvements must stay within the exception area, unless additional SADC policies apply.
 - Non-agricultural uses may occur within the exception, subject to municipal ordinances.
- **Existing residential units and ancillary residential structures (garage, pool, utilities, etc.) on the Easement Area**
 - May be improved, subject to municipal ordinances. They also may be relocated subject to SADC and County and municipal approval.
 - Non-agricultural uses may not occur within the structures, unless additional SADC policies apply*
- **Future residential units and ancillary residential structures (garage, pool, utilities, etc.) on the Easement Area**
 - A Residual Dwelling Site Opportunity (RDSO) is the opportunity for the future construction of a single-family residential unit for agricultural purposes. For every 100 acres without an existing residence or residential exception area, the farm is eligible for one RDSO.
 - To be eligible for approval and continued use, at least one person living in the residence must be regularly engaged in common farm site activities on the farm. Should a person no longer be able to engage in common farm site activities they and their immediate family may continue to reside in the residence only if they have:
 - Retired, but were engaged in common farm site activities for at least 5 years; or
 - Suffered a disability and can no longer engage in common farm site activities as a result.
 - RDSOs are allocated to the farm at the time of application and are subject to future approvals by the CADB, SADC, and/or agency that purchases the easement.
 - You do not need to designate the area for the future residence until you are ready to “exercise the RDSO” – meaning construct the residential unit. The residence is not sited on the farm until approval is granted.

Residential units for agricultural labor can be designated at the time of application and/or requested after the farm is preserved. There must be a need shown for the labor residences and the units cannot be rented to a family member, of lineal descent, or someone not working on the farm.

EXCEPTION AREA INFORMATION

Why should I take an exception area?

- Do you wish to give or sell a building lot to someone?
- Do you have a barn where you might want to operate a business that might not be permitted under the farmland Deed of Easement (i.e. a non-agricultural use)?
- Do you want the flexibility to replace your home without farmland preservation program approvals?
- Are you entertaining the idea of operating a small business in the house or barns someday?

These are just a few common reasons why landowners choose to take exception areas. If your plans for future use of the farm includes any non-agricultural commercial uses, you should consider an exception area.

Exception Areas are not covered by the Deed of Easement or restricted to agricultural use. Primary residential development rights retained for an exception area must be specified and considered in the appraisal process. Ancillary residential and non-residential uses are not restricted, unless requested, but such uses are subject to applicable municipal, county, state, and federal laws and regulations.

Landowners will not be paid for acreage within severable or non-severable exception areas. Exception areas cannot be moved or expanded once the farm is preserved.

There are two kinds of exception areas:

- **Non-severable exception:** an area of the farm which is not covered by the Deed of Easement and remains tied to the farm and cannot be subdivided, transferred, or conveyed separately.
- **Severable Exception:** an area that can be subdivided and sold separately from the farm provided it meets local subdivision requirements. It is not necessary to sever (subdivide) a severable exception prior to preservation, but it is recommended since it cannot be changed once the farm is preserved.

Exception areas shall be permitted only if they do not cause a substantially negative impact on the continued use of the farm for agricultural purposes. Factors for determining if there is an adverse effect to the agricultural operation are as follows: location, severability, number requested, size, percent of farm, Right to Farm language, and potential uses. Adjustments can be made to an exception area up until the Deed of Easement is signed. If the exception is for a future residence, you are encouraged to do perc tests and other due diligence to make sure the area will accommodate a future residence.

Sample Residence in Easement and Non-Severable Exception Area



Sample Non-Severable and Severable Exception Area



RESIDENCES ON THE EASEMENT AREA

Are there any residences on the farm within the easement area (outside of any exception areas)?

YES **NO** If Yes, please describe how many and the type of residences (single-family, duplex, apartment(s), trailer, etc.) and accessory buildings (garages, barns, pools, etc.) are within the easement area. _____

1. Are any of the existing residences used for agricultural labor? **YES** **NO**

If Yes:

a. Which and how many units are used for agricultural labor? (apartment, single-family, etc.)

b. How many occupants? _____

c. When and how many months of the year are the units occupied? _____ months

Do all the occupants work on this farm? **YES** **NO** If No, please explain:

d.

2. Are any of the existing residences rented or leased? **YES** **NO**

If Yes, please provide copy of the lease.

3. Do you want to or has the county or municipality placed a size limitation on any of the residences?

YES **NO** If Yes, please list: _____

4. Do any of the residences also contain a non-agricultural use? **YES** **NO**

If Yes, please describe:

RESIDUAL DWELLING SITE OPPORTUNITIES

For every 100 acres without an existing residence or residential exception area, the farm is eligible for one RDSO. For example:

- Your farm is 120 acres and you request a 3-acre exception area for a residence, the net acreage of the preserved farm is over 100 acres and eligible for one RDSO.
- Your farm is 102 acres and you request a 3-acre exception area for a residence, the net acreage of the preserved farm is over 99 acres and not eligible for an RDSO.

If eligible, how many Residual Dwelling Site Opportunities (RDSOs) would you like to reserve? _____

EXCEPTION AREAS

If you are requesting exception areas, please answer the following and indicate the location on an aerial map. Contact your local and/or SADC coordinator if you need a copy of an aerial map.

It is recommended that the acreage and frontage of severable exceptions should meet local zoning minimum area, bulk, and dimension requirements for the proposed use. Road frontage and driveway access must be included within the severable exception area.

Since non-severable exceptions cannot be sold separately from the preserved farm, the zoning for minimum lot size is based on the entire farm. Driveway access to non-severable exceptions do not need to be included in the exception area. Driveways for future residences must be approved either at the time of application or by CADB and SADC staff after preservation. Please review the policy on Access to Exception areas in the reference section.

Please be aware that the number of permitted residences within an exception can impact the appraisal values.

Exception Area I: # _____ Acres Non-severable Severable

- 1. Is the exception area for existing or future residences? Or not for residential use.
- 2. Please describe any existing residences: _____
- 3. If the exception is for future residences, please describe what number and type of primary residences are being requested: _____

- 4. The exception area will be restricted to:
 - One single-family residence or # _____ residences / type of residence _____
 - Zero single-family residences: this exception is for flexibility of use.
 - I do not wish to restrict the number of primary residences. If so, please explain: _____

- 5. Does the exception contain the existing/proposed septic & utilities for the residence(s) or other uses?
 YES **NO** Please review the Septic Policy in the reference section for additional information.

- 6. Does the exception contain any other buildings? **YES** **NO** If Yes, please describe: _____

- 7. Is the Exception area for a Trail or Open Space? YES NO If Yes, please provide maps showing how it connects to a trail system or an open space plan within the municipality or county and provide detail on width, buffers, improvements, and maintenance. _____

- 8. Additional comments or questions? _____

ADDITIONAL EXCEPTION AREAS

Copy page as needed

Exception Area 2: # _____ Acres Non-severable Severable

1. Is the exception area for existing or future residences? Or not for residential use
2. Please describe any existing residences: _____

3. If the exception is for future residences, please describe what number and type of primary residences are being requested: _____

4. The exception area will be restricted to:
 One single-family residence or # _____ residences / type of residence _____
 Zero single-family residences: this exception is for flexibility of use
 I do not wish to restrict the number of primary residences. If so, please explain: _____

5. Does the exception contain the existing/proposed septic & utilities for the residence(s) or other uses?
 YES **NO** Please review the Septic Policy in the reference section for additional information.
6. Does the exception contain any other buildings? **YES** **NO** If **Yes**, please describe:

7. Is the Exception area for a Trail or Open Space? **YES** **NO** If **Yes**, please provide maps showing how it connects to a trail system or an open space plan within the municipality or county and provide detail on width, buffers, improvements, and maintenance. _____

8. Additional comments or questions? _____

OTHER BUILDINGS ON THE EASEMENT AREA

Are there any other buildings on the farm outside the exception area? **YES** **NO**

If No, please skip to the next section.

If Yes:

- 1. Please describe any non-residential structures (barn, run-in sheds, garage, trailer, etc.) on the area to be preserved.

- 2. Do any of the structures also contain a non-agricultural use? **YES** **NO**

If Yes, please describe and provide copies of any written leases for any buildings.

EASEMENTS AND RIGHTS OF WAY

Are there any easements or rights of way associated with the land being preserved? **YES** **NO**

If No, please skip to the next section.

If Yes, please check all easements that apply:

- Power Lines Water Lines Sewer Lines
- Gas Lines Sight Triangle Telephone Lines
- Bridge/Road ROW Other: _____ Other: _____

- 1. Are there access easements on or for the farm? **YES** **NO** **If Yes**, please describe:

- 2. Do you have existing or approvals for solar, wind, or biomass energy generating installations?

Existing **Approvals** **None** **If Existing or Approvals**, please describe:

FARM HISTORY

Has this farm been the subject of an application for subdivision? Major Minor None

If **None**, please skip to the next page.

If **Major** or **Minor**, **COPIES OF THE RESOLUTIONS & MEETING MINUTES ARE REQUIRED.**

Supporting documentation should be submitted (surveys, municipal ordinances applicable at time of approval, etc.).

1. If approved, the subdivision application was Preliminary Final

2. Type of development (residential, commercial, office, mixed): _____

units or square footage _____

Preliminary Approval Date: _____ expiration _____

Final Approval Date: _____ expiration _____

3. Are all the parcels included in the final subdivision approval in the preservation application?

YES NO

4. Have any extensions been obtained? YES NO If Yes, please describe:

5. Are there any outstanding and/or expired permits needed to perfect the approvals and/or build?

YES NO If Yes, please describe and provide supporting documentation:

6. What conditions of approval have not been addressed? How likely are they to be resolved and what are the obstacles and costs involved?

7. List and discuss any past, current and/or ongoing litigation involving this project, including bankruptcy and foreclosure, or “builder’s remedy” actions. Any litigation that needs resolution in order to proceed with the project?

8. Are there any conservation easements other than what was already provided in the application?

9. Please provide details & estimates to remediate/clean up all environmental contamination and materials in order to build housing, if applicable:

10. Please provide any sewer/septic information, capacity, status, costs, soil logs, or related documents.

11. Please provide any NJDEP approvals.

12. Please provide any water permits and capacity.

ADDITIONAL APPLICANT INFORMATION

- 1. Is the farm for sale? YES NO
- 2. Is the owner of the farm involved in an estate situation? YES NO
 If the land is held by an Estate, please provide:
 Will Probate and Tax Waiver **or** statement that no waiver is needed and why
 If the land is held in a Trust please provide: Will **and** Trust Documents
- 3. Has the landowner filed for bankruptcy? YES NO
If Yes, provide documentation from the Court authorizing the application for farmland preservation.
- 4. Is the farm involved in a foreclosure? YES NO
- 5. Is there a mortgage on the farm? YES NO Please note that if the farm proceeds to preservation, any mortgages or liens will have to be paid off or subordinated to the deed of easement prior to closing. Please contact your local and/or SADC Coordinator with questions.
- 6. Is the landowner a Corporation? YES NO If **Yes**, please provide:
 Corporate Resolutions (authorizing application and contact person(s))
 Copy of Certificate of Incorporation
 Copy of By-Laws any amendments and schedules
- 7. Is the landowner an LLC? YES NO
 If **Yes**, please provide Operating Agreement **and** Certificate of Formation
- 8. Is the applicant a Contract Purchaser? YES NO If **Yes**, please provide:
 Copy of the Contract Date of Contract Expiration: _____
 Is the landowner aware of the application for preservation? YES NO

Changes can be made throughout the preservation process. However, changes may result in delays and changes to the easement offer.

All applicants must sign here to acknowledge submission of the application and to confirm you've received and signed copies of the Guidance Documents on Exception Areas, Non-Agricultural Uses, and Division of the Premises.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

QUESTIONS? Please contact your location or SADC Regional Acquisition Coordinator

FARM CONSERVATION PLAN

Pursuant to paragraph 7 of the Farmland Deed of Easement, every farm preserved must obtain a Conservation Plan within a year of closing on the easement purchase.

A Farm Conservation Plan is a FREE site-specific plan developed by the Natural Resources Conservation Service (NRCS) that guides you through a variety of conservation and environmental farming practices and explain how each practice helps improve your land. They help you inventory the resources on your land and consider which conservation practices could contribute to an environmentally and economically sound farm. The implementation of these conservation practices is voluntary, although the NRCS may have grants available to implement the conservation practices and enhance the viability of your farm operation. More detail on Conservation Plans can be found here:

<https://www.nj.gov/agriculture/sadc/farmpreserve/resources/summit07conservationplanning.pdf>

Does the farm currently have a Conservation Plan? YES NO Please sign the release below even if you do not currently have a conservation plan. This release is necessary to allow SADC staff access to the current or future plan.

AUTHORIZATION TO RELEASE CONSERVATION PLAN TO SADC

I request and authorize the USDA - Natural Resource Conservation Service (NRCS), the USDA - Farm Service Agency (FSA) and/or a Technical Service Provider (TSP) to provide the State of New Jersey, State Agriculture Development Committee (SADC), with a copy of my conservation plan and all associated documents, including geospatial data, as needed. I further understand that SADC will not release these documents to any person or organization without my permission. I understand from time to time, SADC may request additional or updated information, if available, from NRCS, FSA, or a TSP for the Block and Lots or Farm and Tracts listed.

This request and authorization apply to the blocks and lots contained within this application and the surrounding lands that may be part of the same conservation plan, which may include, but is not limited to:

- The following Farm/Tracts: _____
- All Farms/Tracts on record with NRCS in my name.
- Other: _____

Name and address of TSP, if applicable:

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____



References



NEW JERSEY
State Agriculture Development Committee

CONTACTS

Please don't hesitate to contact the **Regional Acquisition Coordinators** with any questions

(609) 984-2504 or SADC emails are firstname.lastname@ag.nj.gov

- Atlantic, Burlington, Camden, Cape May & Cumberland: Kasey Cummings kasey.cummings@ag.nj.gov
- Bergen, Gloucester, Hunterdon Mercer & Middlesex: Amy Mandelbaum amy.mandelbaum@ag.nj.gov
- Morris, Passaic, Somerset, Sussex & Warren: David Zaback david.zaback@ag.nj.gov
- Monmouth, Ocean & Salem: Katie Mazzella katie.mazzella@ag.nj.gov

Acquisition Program Manager: Stefanie Miller stefanie.miller@ag.nj.gov (609) 913-6572

REFERENCES

SADC REGULATIONS AND POLICIES <https://www.nj.gov/agriculture/sadc/rules/>

- Minimum Eligibility Criteria N.J.A.C. 2:76-6.20(c),-6.23 (a), 6.20(d), -17.4(a)
- Residual Dwelling Site Opportunities (RDSOs) N.J.A.C. 2:76-6.17
- SADC Policy: Exercising a Residual Dwelling Site Opportunity
 - <https://www.nj.gov/agriculture/sadc/rules/p31RDSOpolicy.pdf>
- SADC Guidance Library: <http://www.nj.gov/agriculture/sadc/publications/guidance.html>

GUIDANCE DOCUMENTS

- Exception Areas: <http://www.nj.gov/agriculture/sadc/publications/exceptionsSign.pdf>
- Non-agricultural Uses: <http://www.nj.gov/agriculture/sadc/publications/nonag%20usesonepagerVsignoff.pdf>
- Division of Preserved Land: <http://www.nj.gov/agriculture/sadc/publications/divisionSign.pdf>
- **Septic Policy (P-49):** <http://www.nj.gov/agriculture/sadc/rules/pol49.pdf>
- Access to Exception Areas https://www.nj.gov/agriculture/sadc/rules/P41%20_Access%20to%20Exception%20Areas_.pdf

MAPPING RESOURCES

<https://www.njmap2.com/>

Exception Areas

An exception is an area free from the farmland preservation Deed of Easement restrictions that will apply once the farm is preserved. It is very important to consider exception areas prior to preservation because they will not be granted, moved or expanded once the farm is preserved.

Types of Exceptions

There are two types of exceptions: non-severable and severable.

Non-severable Exceptions:

A non-severable exception is an area of the farm which is excepted from the easement restrictions but remains tied to the farm and cannot be subdivided, transferred or conveyed separately from the farm.

Severable Exceptions:

A severable exception is an area that can be subdivided and sold separately from the farm provided it meets local subdivision requirements. It is not necessary to sever (subdivide) a severable exception prior to preservation. A landowner will not be paid for areas designated as a severable or non-severable exception because the Deed of Easement restrictions will not apply to the area(s).

Why should I take an exception area?

- Do you wish to provide a building lot for a child?
- Do you have a barn where you might want to operate a business that might not be permitted under the farmland Deed of Easement (i.e. a nonagricultural use)?
- Would you like to have the flexibility to replace your home without farmland preservation program approvals?
- Perhaps you are entertaining the idea of operating a Bed & Breakfast in the main farmhouse someday?

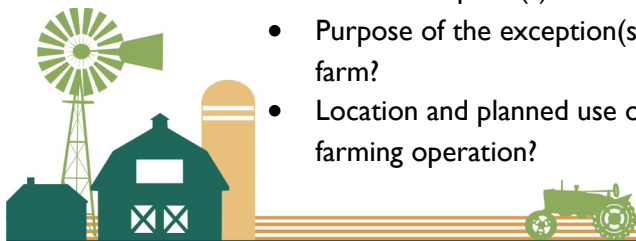
These are just a few common reasons why landowners choose to take exception areas. If your plans for future uses of the premises include any nonagricultural production based activity you should consider an exception area.

Although nonagricultural uses existing and recognized at the time of preservation are allowed, did you know they cannot be expanded in the future unless they are within an exception area?

Locating an Exception Area

It is very important to consider the number, size and location of exception areas. Exception area requests which negatively impact the farm or are found to allow excessive housing around the agricultural operation may not be approved. Therefore, balancing landowners' needs with a sensitivity to the agricultural operation, now and into the future, is important. The SADC considers the following in evaluating exceptions:

- Number of exceptions requested – is it excessive?
- Size of exception(s) – is it a very large area of the farm?
- Purpose of the exception(s) – will future uses negatively impact the farm?
- Location and planned use of the exception area – sensitive to the farming operation?



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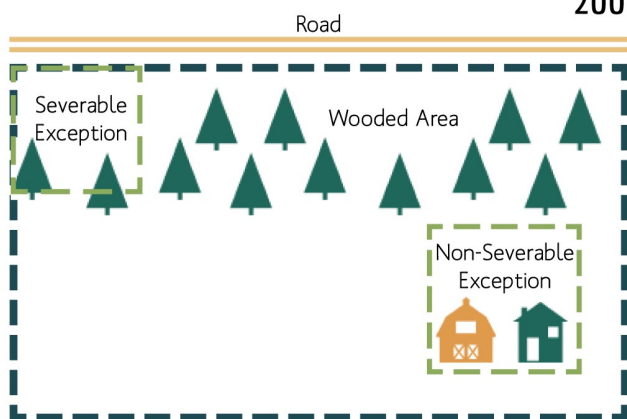
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Exception Areas

Locating an Exception Area continued...

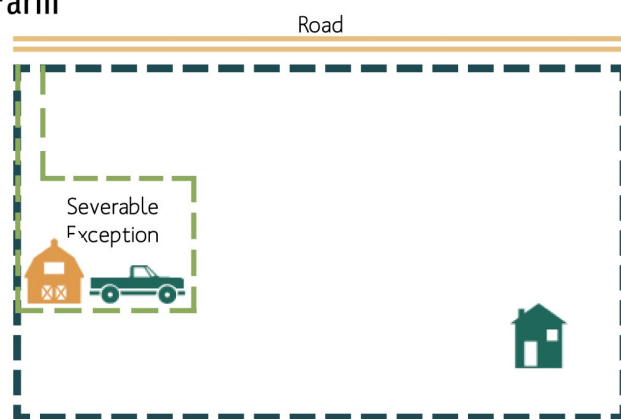
If you are requesting an exception for a future housing opportunity, you are strongly encouraged to thoroughly explore the feasibility of that location including septic suitability, ability to obtain water, road access, wetlands, wetland buffers and special regulations that may apply in your area, such as the Highlands or Pinelands. If the access to an exception area is used exclusively for nonagricultural purposes, the access must also be included in the exception area. Residential use is not considered a nonagricultural purpose, so, if the exception is being used for a residential use the driveway does not have to be included within the exception area. Remember - you must make decisions about exceptions at the time of application, prior to appraisals being conducted. If you change your mind during the preservation process, this could result in delays in processing your application.

Sample Exception Area Layouts 200 Acre Farm



Example #1

A 200 acre farm with a non-severable exception around an existing barn and house and a severable exception along the road for the landowner's child to subdivide and own separate from the farm.



Example #2

A farm with a severable exception around a nonagricultural use and driveway, and a house on the farm outside of an exception area.



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Exception Areas

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Nonagricultural Uses

The restrictions in the Deed of Easement limit a preserved farm to agricultural uses. Once your farm has been preserved, no nonagricultural uses will be allowed, except if otherwise outlined in the Deed of Easement or if they occur within an exception area. Because nonagricultural uses are not related to agricultural production, they cannot continue unless recorded in a Schedule B in the Deed of Easement or contained within an exception area. Both of these options are designed to protect you and allow you to continue your nonagricultural use into the future.

Do you have a nonagricultural use on your farm?

Some examples of a nonagricultural use include:

- An existing business, not related to your farm's agricultural production, located in your barn or home
- A lumber processing business that uses timber produced/grown by other farmers
- A facility used to process or sell agricultural products not raised on the farm or by the owner's farming operation
- A portion of your farm or structure on your farm that is rented or used by someone else for a use or business not related to the production of your farm (e.g., equipment, vehicle parking, office)
- A portion of your farm or structure on your farm that is used for the storage of agricultural products or materials not derived from or intended for use on your farm (e.g., grain/cold storage, parts,

Schedule B Nonagricultural Use

This option allows you to continue your nonagricultural use following the preservation of your farm at the same scale and location it is at the time of preservation.

Before appraisals and surveys are conducted, you will be asked to identify and describe any nonagricultural uses occurring on your farm. Details of the use(s), such as the type, frequency, intensity, size and location, will be recorded as a Schedule B and attached to the Deed of Easement. This document binds your use to its current parameters so that you cannot expand or change it in the future.

Although you will still be paid for the land under the use, this option provides you with little flexibility and no opportunity to expand the use, change the use, or start a new use in the future. Additionally, if the current nonagricultural use ceases at some point, you are not permitted to resume it in the future.



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Nonagricultural Uses

Nonagricultural Uses in Exception Areas

You also have the option of excepting out some of your land under and surrounding a nonagricultural use(s) from the Deed of Easement. This option provides you with maximum flexibility for your use in the future since the land in exception areas is not subject to the restrictions of the Deed of Easement. Although you will not be paid for the land in an exception area, you will be able to change, improve and expand your use within the exception area as you wish, subject to all applicable local and state regulations.

An exception area around a nonagricultural use is ideal if you can foresee the use or an area of your farm changing in the future. For instance, you may have an older barn that is becoming too small for modern tractors and your agricultural operation. Rather than razing it or allowing it to go into disrepair, you may want to rent this space out to a carpenter or other small business. By including the structure in an exception area, you maintain the flexibility to repurpose an agricultural structure and adapt to the changes of your farm.



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Nonagricultural Uses

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Division of the Premises

The Deed of Easement sets forth the legal restrictions that will apply to your farm once it is preserved. The survey metes and bounds description of your farm has the effect of tying all of your lots together as one preserved “premises.”

Although your farm may consist of multiple lots, after preservation they cannot be divided, transferred individually or conveyed to other owners without written approval of the State Agriculture Development Committee (SADC) and the easement holder, which may be the County Agriculture Development Board (CADB) or a non-profit agency.

The SADC’s objective is to retain large masses of viable agricultural land. Agricultural parcels may become less viable if reduced in size. Therefore, the SADC will carefully consider the criteria to evaluate whether a permanently preserved farm should be divided.

Diagram of a Non-Contiguous Division

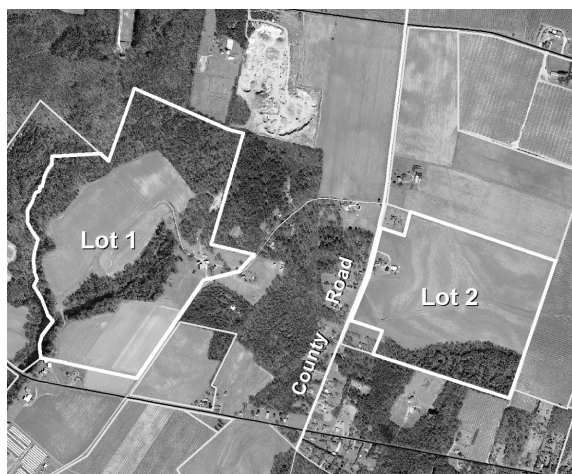
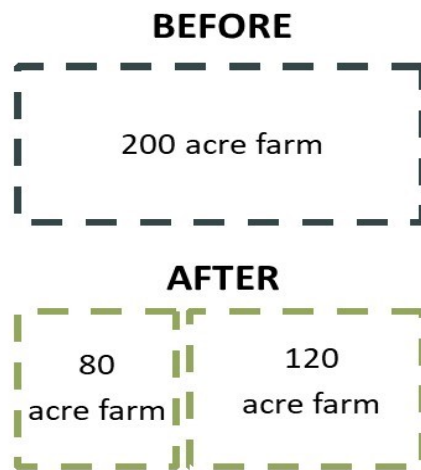


Diagram of a Contiguous Division



Major SADC Considerations

- Total Tillable Acreage
- Quality of Soils
- Configuration of New Parcels
- Historical Agricultural Uses
- Existing Agricultural Infrastructure
- Proximity to Other Farms/ Preserved Farms
- Proposed Agricultural Uses
- Benefit to Production Agriculture



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Division of the Premises

To request approval to divide the preserved premises, you need to submit an application to the easement holder demonstrating that the division would meet both of the following tests:

The Agricultural Purpose Test

First, the proposed division must be for an agricultural purpose. The SADC considers enhanced agricultural production activities, such as agricultural expansion, diversification and/or intensification resulting from a division as typically meeting the agricultural purpose test.

The Agricultural Viability Test

Second, the division must result in agriculturally viable parcels, each capable of sustaining a variety of agricultural operations that produce a reasonable economic return under normal conditions, solely from the parcel's agricultural production. So, the SADC would need to be confident that each newly created farm has sufficient agricultural resource value (soil quality, tillable land, size, etc.) to support a variety of agricultural operations into the future. Additionally, any parcel not meeting the minimum eligibility criteria for new applications to the program set forth in the SADC regulations will not be approved.

Division Procedure

1. Submit completed application and required maps to the easement holder.
2. The easement holder will ensure that the application is complete and evaluate it based on the Deed of Easement and the agricultural purpose and viability tests.
3. If approved, the easement holder will forward the application to the SADC for its review based on the Deed of Easement and the agricultural purpose and viability tests.
4. If approved by the SADC, new surveys and legal descriptions may be required as a condition of approval. In addition, the SADC may request to review any deed which transfers a portion of the Premises to a new owner. Upon review and approval of all necessary documents, the SADC will record its approval resolution with the appropriate County Clerk's office.

Application and additional information can be found under Policies at <http://www.nj.gov/agriculture/sadc/rules/>

Why might an application for a division of the Premises be denied?

- Each parcel does not meet the minimum eligibility criteria on its own – For example, the newly created farms may not be of sufficient size or may have a lack of tillable acres on at least one parcel.
- Large wooded areas or areas of marginal soils render the tillable land of one parcel insufficient or unable to support a variety of agricultural production activities.
- Lack of a concrete plan for agricultural production for one or both of the new parcels to be created.
- The purpose of the division is speculative resale of one or multiple preserved parcels.
- The purpose of the division is to accomplish *estate planning*.

Division of the Premises

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Agricultural Land Easement (ALE) Grants

The availability of Federal funding can be extremely helpful to supplement State, County, Municipal and Nonprofit dollars and leverage funding for preservation of more farmland through the SADC Farmland Preservation Program.

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) offers an opportunity for eligible partners to receive financial assistance to purchase easements on farmland through the Agricultural Land Easement (ALE) component of the Agricultural Conservation Easement Program (ACEP).

The NRCS may provide a grant up to 50 percent of the fair-market value of the easement. Where NRCS determines that grasslands of special environmental significance will be protected, NRCS may contribute up to 75 percent of the fair-market value of the agricultural land easement.

However, the ALE grant requires certain provisions in the Deed of Easement that are different than the standard Deed of Easement utilized in connection with typical SADC Farmland Preservation Program transactions. This guidance document reviews the additional restrictions in an attempt to assist landowners and program partners in understanding these additional requirements. Please note that "Premises" refers to the preserved acreage exclusive of any exception areas.

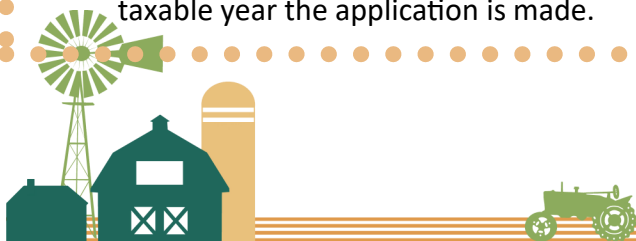
The eligibility requirements for the ALE grant include:

- Land is privately owned;
- At least 50% is Prime, Important or unique soils;
- Landowners must be enrolled in their local USDA Service Center Agency's customer records system; and
- Landowners must have an average Adjusted Gross Income (AGI) of less than or equal to \$900,000 for the 3 taxable years preceding the taxable year the application is made.

Applications are ranked 1-2 times per fiscal year and selected subject to available funding. The ALE closing process is fairly similar to that in the SADC's farmland preservation program. As always, good cooperation and communication result in a smoother and quicker closing.

Every landowner should thoroughly read and understand the Deed of Easement that will be recorded on the farm when the easement is purchased. This document is intended to highlight some of the most important additional requirements of the ALE Deed of Easement.

NOTE: The information contained in this document is for general guidance only and is not to be considered legal advice. The SADC encourages you to consult with an attorney and/or other professionals regarding your rights and obligations under the ALE program.



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Agricultural Land Easement (ALE) Grants

The primary additional restrictions/conditions in the ALE Deed of Easement include:

- **Prohibited Uses:** Sod farming, ball and burlap operations and any activity that violates federal criminal statutes (such as the growing of marijuana plants) are prohibited.
- **Impervious Cover Limitation:** There is a maximum impervious cover limitation on the preserved acreage, outside of any exception areas, typically ranging from 2-8% based on an NRCS formula. Impervious surfaces are defined as material that does not allow water to percolate into the soil on the Premises, including, but not limited to, buildings with or without flooring, paved areas and any other surfaces that are covered by asphalt, concrete or roofs, excluding NRCS-approved conservation practices.
- **Future Construction:** “Building Envelopes” for existing improvements and future construction of agricultural and permitted residential buildings are defined and approved prior to closing. These areas may be updated with NRCS approval, however, they may not increase in size. All future building construction must occur within the Building Envelope.
- **Division of the Premises:** The potential for future subdivision of the farm must be defined in the Deed of Easement. For example, if the owner of a 150 acre farm wished to reserve the right to subdivide the farm once in the future, resulting in 2 separate farm units, the landowner must request, and the NRCS must approve, providing for that future opportunity in the Deed of Easement. This opportunity for division does not guarantee future approval. Any future division request require the approval of the Easement holder, SADC and NRCS.
- **ALE Plan Implementation:** The purpose of the ALE easement is to protect the agricultural use, including pasture use, and related conservation values of the Premises. The ALE plan is a type of conservation plan that identifies the landowner’s objectives, resource concerns and management strategies and goals. The ALE plan is designed to meet NRCS minimum criteria. The landowner/farmer are active participants in its development and have the opportunity to approve all required management techniques in the plan before the sale of the easement. No additional practices can be added to the ALE plan without the landowner’s approval; however, the ALE plan is intended to be a living document and may be revised or updated as necessary, through mutual agreement to reflect current farm management. The ALE Plan is required prior to closing and the landowner is obligated to implement the ALE Plan.
- **Enforcement Action Costs:** The Grantee will enforce the easement and monitor the ALE plan. If the Grantee fails to enforce the easement and the USDA is required to enforce easement and monitor the ALE plan, the landowner will have 180 days to take corrective action to come into compliance. If this corrective action does not occur and USDA institutes an enforcement action, the USDA may seek reimbursement for its costs related to the enforcement action from the Grantee and landowner.



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Agricultural Land Easement (ALE) Grants

Additional conditions within the ALE Deed of Easement:

- Forest management and timber harvesting must be performed in accordance with best management practices. If the Premises contains at least 40 contiguous acres of forest or at least 20% of premises is forested (whichever is less), timber harvesting must occur in accordance with New Jersey forest stewardship or woodland management plan prepared in consultation with the Grantee.
Forest management plans are not required for certain noncommercial activities including the construction of permitted road, utility or structural improvements on the Premises, cutting for personal firewood use and the removal of trees posing an imminent hazard or to remove invasive species.
- Restrictions for haying, mowing and harvesting for seed during certain nesting seasons for birds whose populations are in significant decline may be included in the ALE plan if the property is in grassland use, enrolled in an ALE grassland program, or funded for conservation purposes that include conserving or restoring grassland uses or grassland-dependent species. Such restrictions do not apply to properties that do not fall under one of those three categories.
- The mining or extraction of mineral substances from the property using mining or dredging techniques is prohibited. The only exception to this prohibition is the extraction of these materials used in support of the agricultural operations, such as a borrow pit. Such extraction is limited to a pre-defined area or acreage on the Premises, which may be altered or relocated in the future with approval of the NRCS. This limitation does not apply to grading, construction of irrigation ponds, and other normal site activities conducted in compliance with the ALE plan, nor site preparation activities necessary to facilitate construction of improvements as permitted in the defined building envelope.
- Maintenance of existing roads and trails is permitted, however widening and improvements must stay within the impervious surface limitations, must be necessary for allowed uses on the premises and require Grantee approval. New roads may be constructed if they are within the impervious surface limitations, approved in advance by the Grantee and necessary to carry out the agricultural operations or other allowed uses on the Premises. Granting or modifying easements for roads is prohibited and therefore appropriate future public right of way should be reserved prior to closing.
- The landowner may derive income from certain outdoor recreational activities. As with the standard SADC deed of easement, the activities must use the Premises in its current condition and not interfere with the agricultural operations.
- The landowner may install utilities necessary for permitted uses on the Premises, including renewable energy, provided there is a minimal impact on agricultural use and conservation values of the Premises, and infrastructure is within the impervious surface limitations.



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Agricultural Land Easement (ALE) Grants

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Appendix I. Model Ordinances

Appendix I is a collection of ordinances that model areas where municipal land use practices can be beneficial.

Section I. Municipal Buffer Ordinance Summary – Hunterdon County

Alexandria

§ 115-2 G.

Require sufficient buffering between new residential development and prime agricultural land to protect farmers from nuisance complaints and actions which tend to discourage the continuation of farming as an industry.

§ 115-39

Buffer yards, landscaping, and street tree requirements.

Purpose. Buffering serves to soften the outline of buildings, to screen glare and noise and to create a visual and/or physical barrier between conflicting land uses.

Minimum width of 50 feet

Bethlehem

B. When agricultural resources are preserved the following provisions shall apply:

(4) The preserved portion of the cluster project area shall be buffered appropriately to avoid conflicts between agricultural operations and adjacent development, including the developed portion of the cluster project area, and to facilitate compliance with Township Right to Farm regulations.

Bloomsbury

(a) Buffer strips shall be required where the nonresidential development abuts a residential zone. The buffer strip shall meet the requirements of § 270-118 of this chapter.

Minimum width of buffer strips shall be as follows: at least 10 feet wide in the Business B-1 District, at least 15 feet wide in the Business B-2 District, and at least 20 feet wide in the Research, Office and Manufacturing ROM District.

Delaware

(4) Agricultural buffer.

(a) All single-family detached cluster subdivisions within the A-1 and A-2 Zones shall be buffered from adjacent larger residential lots and adjoining farms and woodlands, including any land that is being subdivided for placement under an agricultural or conservation deed restriction. The

Appendix I. Model Ordinances

purpose of the buffer is to ensure that the continuation of agricultural and woodland management operations will not be impaired by nuisance complaints.

Minimum width of the buffer area shall be 25 feet

Franklin

§ 310-119 Buffering of agricultural lands and historic districts.

A. Agricultural lands. All subject applications for properties adjacent to agricultural lands shall require a landscape buffer adjacent to the agricultural lands as part of the development and landscaping plan. The buffer shall be reviewed by the Landscaping Committee and shall consist of at least the landscape buffer defined in Subsection C(6)(b) of this section, plus, for example, fencing and other materials to discourage entry onto the neighboring agricultural property. The Landscaping Committee shall seek input from the owner(s) of the adjacent agricultural lands as part of its recommendation to the Land Use Board on the appropriateness of the buffering and landscaping plan. If fencing is proposed to discourage entry onto the adjacent agricultural lands, it shall meet the standards of § 220-42D and shall be no less than four feet high. It shall be of such design as to be appropriate for dual agricultural/residential use.

No less than 25 feet in width.

Frenchtown

§ 50-307 Required buffer areas.

A. Buffer areas are required along any side or rear property line of a nonresidential use abutting a residential use or zone and along any side or rear property line in an R-3 zone abutting another residential zone. However, nonresidential uses in the R-4A and R-4B Zones are excluded from this requirement unless they abut a single-family home. In this instance, a six-foot-tall solid fence shall be installed to shield the single-family home.

The minimum required buffer area width shall be 10 feet unless a greater buffer area width is specified elsewhere in this chapter.

Readington

§ 148-63 Buffers.

Within any zone in which the nonresidential use submitted for subdivision or site plan approval abuts a residential zone or residential use, the following buffer area and landscaping requirements shall apply:

- A. The minimum width of the buffer shall be as designated in Articles IV and V or if not designated, as in the case of a nonpermitted use in the residential zone, a minimum fifty-foot buffer, or as approved by the Board, shall be provided. Buffer area shall be contiguous with residential property lines and shall be of uniform width. If the buffer is

Appendix I. Model Ordinances

less than 20 feet wide, the applicant may be required to erect a six-foot-high stockade fence within the buffer area parallel to the lot line of the abutting residential lot and set back a distance appropriate for the landscaping treatment in the buffer area.

Tewksbury

6. Buffers. Landscaping buffers are areas provided to minimize and screen any adverse impacts or nuisances on a site or from any adjacent area. Included within any landscape buffer area shall be a landscape strip consisting of trees, conifers, shrubs, berms, and if appropriate, fences or walls and providing a completely planted visual barrier. In areas of less than twenty-five (25) feet width, the provisions of the windbreak/heavy buffer requirements shall be followed.

West Amwell

§ 109-197 Buffer landscaping.

A. Function and materials. Buffering shall provide a year-round visual screen in order to minimize adverse impacts from a site on an adjacent property or from adjacent areas. It may consist of fencing, evergreens, berms, boulders, mounds, or combinations thereof to achieve the stated objectives.

B. When required.

(1) Buffering shall be required when topographical or other barriers do not provide reasonable screening and when the Planning Board determines that there is a need to shield the site from adjacent properties and to minimize adverse impacts such as incompatible land uses, noise, glaring light, and traffic. In small-lot developments, when building design and siting do not provide privacy, the Planning Board may require landscaping, fences, or walls to ensure privacy and screen dwelling units.

Where more-intensive land uses abut less-intensive uses, a buffer strip of 25 feet shall be required.

Section II. Model Ordinances

A. Buffer Standards

- Subdivision Regulations, Hebron:
https://farmlandinfo.org/wp-content/uploads/sites/2/2019/09/Hebron_-_Subdivision_Regulations_Excerpt_1.pdf
- Subdivision Regulations, Suffield:
https://farmlandinfo.org/wp-content/uploads/sites/2/2019/09/Suffield_-_Subdivision_Regulations_Excerpt_1.pdf
- Land Use, Robbinsville Township:
<https://ecode360.com/6347457>

Appendix I. Model Ordinances

B. Building Permit-Streamlining for Agriculture

- Agribusiness Use Ordinance, Davie County:
https://farmlandinfo.org/wp-content/uploads/sites/2/2019/09/n_Davie_agribusiness_ordinance_1.pdf

C. Incentive Zoning for Agriculture Uses

- Incentive Zoning, Beekman Town:
https://farmlandinfo.org/wp-content/uploads/sites/2/2019/09/Town-of-Beekman-Incentive-Zoning_1.pdf

D. Model Agricultural Labor Housing Ordinance

- Farm Labor Housing, Model Ordinance, Burlington County:
<https://nj-burlingtoncounty.civicplus.com/DocumentCenter/View/170/CADB-Model-Farm-Labor-Housing-Ordinance?bidId=>

E. Fencing Ordinance

- Fences and Walls, Mannington Township
<https://ecode360.com/8048024>
- Fences and Walls, Upper Freehold Township
<https://ecode360.com/36393107>
- Commercial Farm Fencing Ordinance, Colts Neck Township
<https://ecode360.com/8738582>

F. Right to Farm

- Right to Farm and Country Code, Upper Freehold Township:
<https://ecode360.com/36390497>

Appendix J. Right to Farm Ordinance Review

Appendix J is an analysis of how municipal Right to Farm ordinances (RTFO) align with the state's model ordinance. The SADC Model Ordinance is located here: <https://www.nj.gov/agriculture/sadc/documents/rtfprogram/resources/modelrtfordinance.pdf>.

Section I. Model Ordinance Sections and Municipal Review:

- A. *Definitions*- the state model includes definitions for “commercial farm,” “farm management unit,” “farm market,” and “pick-your-own operation.” Under the definition of commercial farm, the state model cites the criteria pursuant to the Farmland Assessment Act of 1964, NJSA 54:4-23.1 et seq.
- Holland Township is the only municipal RTFO that defines all four terms within the respective Right to Farm code section.
 - Other municipalities provide partial lists of terms, and/or have definitions located outside of the municipal Right to Farm ordinance section. Eight municipal RTFO's define “commercial farm” with Raritan Township's definition of “farm” closely following the definition for “commercial farm.” East Amwell and Tewksbury Townships define commercial farm, farm management unit, and farm stand (defined similarly to farmers market), but not “pick-your-own operation.”
- B. *Recognition of Right to Farm as permitted in all zones including a list of 18 non inclusive practices and activities*- the state model lists 18 non inclusive activities and notes that farm operators may engage in any other agricultural activity as determined by the SADC and adopted by rule or regulation pursuant to the provisions of the Administrative Procedure Act, PL 1968, c.410.
- Most municipal RTFO's note that the rights to farm apply where zoning permits agricultural and farming activity. Clinton, Kingwood, Lebanon and West Amwell Townships specify that rights apply in all zones of their municipality, while Raritan Township lists 11 zones in which RTF applies (see chart below), and Bethlehem and Union Townships do not address any applicability by zone.
 - Most municipalities include some variation of permitted activities, although not as comprehensive in their list as the SADC model. Many of the ordinances note permission to hire farm labor, but only Delaware, East Amwell, Holland, and Raritan Townships make note of on-farm labor housing. While many towns address educational and recreational activities related to farming, Holland and Kingwood Townships specifically address pick-your-own operations on farms. Although not within the RTF ordinance itself, Readington Township notes farm-scale renewable energy on commercial farms as a permitted activity as defined by the SADC and the Right to Farm Act in their Land Development Ordinance, 148-9. Renewable energy generation on

Appendix J. Right to Farm Ordinance Review

commercial farms is a relatively new addition to the SADC Model Ordinance and codes have not yet been updated to reflect this.

C. *Recommendation that farm operators adhere to generally accepted agricultural management practices-* The model RTFO lists four sources for referencing generally accepted agricultural management practices including: 1) rules promulgated by the SADC, 2) site-specific agricultural management practices recommended by the CADB, 3) practices approved by the local soil conservation district in the form of a farm conservation plan prepared in conformance with the USDA, NRCS Field Office Technical Guide, and/or 4) recommended by the Rutgers Agricultural Experiment Station.

- Most municipalities either generally reference accepted agricultural management and/or recommendations by the SADC and all relevant state and federal regulations.
- Delaware and Holland Townships references accepted agricultural management practices recommended by the Hunterdon CADB through site-specific agricultural management practices, the local soil conservation district in conformance with the USDA, NRCS Field Office Technical Guide, and Rutgers University Agricultural Experiment Station. Readington Township also explicitly recognizes site-specific agricultural management practices recommended by the SADC.

D. *Conformance to applicable State and Federal law-* Most municipalities do not include this item as stated, although Alexandria, East Amwell, Holland, and Union Townships as well as Hampton Borough reference some variety of conformance to Municipal Land Use Law (NJSA 40:50D-2g), the Agricultural Retention and Development Act, the Right to Farm Act, or conformance to the provisions of the Administrative Procedure Act (NJSA 52:14B-1).

E. *Allows permitted uses on holidays, weekends, weekdays, day or night, including attendant or incidental noise, odors, dust and fumes-* Most municipalities acknowledge a version of this item, many stating that the benefits provided by farming operations outweigh the stated nuisances.

- Hampton Borough, Tewksbury and West Amwell do not include days and hours for protected Right to Farm activities in their ordinances.

F. *Recognizes benefits of farming-* The majority of municipalities include a version of this except for Hampton Borough, Holland, Readington, Tewksbury, Readington, and West Amwell Townships.

G. *Complaint process through Hunterdon CADB or SADC-* the SADC Model Ordinance states that “any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable CADB or the SADC in counties where no county board exists prior to filing an action in court.”

Appendix J. Right to Farm Ordinance Review

- Only four municipalities expressly mention a complaint process: 1) Alexandria suggests mediation through the town's Agriculture Retention Committee, 2) Holland suggests conflict mediation through the SADC Agricultural Mediation Program and in Chapter 100, Land Use Code, through the Hunterdon CADB, 3) Readington Twp's complaint process is through the Readington Agricultural Advisory Committee or the Hunterdon CADB, 4) Union Township suggests mediation through the Agricultural Protection Committee with the SADC making final determination on acceptable management practices.
- H. *Agricultural Mediation Process*- the SADC provides an Agricultural Mediation Program to help parties resolve disputes involving the operation of commercial farms.
- Holland Township is the only municipality that mentions this program.
- I. *Notice to purchasers and users of adjacent property*- one of the purposes of the Right to Farm ordinances is to promote a good neighbor policy by advising purchasers and users of property adjacent to or near commercial farms of accepted activities or practices associated with neighboring farms. "It is intended through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture or in an ADA ..."
- Nearly all of the RTFO's include a notice requirement, although they may vary from the model's language and delivery method for such notice. Franklin Township was the only RTFO without a notice to purchasers.

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