

Comprehensive Farmland Preservation Plan
West Amwell Township
Hunterdon County, NJ

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Prepared by the:
West Amwell Township Planning
Board
West Amwell Agriculture Committee
Open Space Committee

In consultation with
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Introduction

This Comprehensive Farmland Preservation Plan is prepared as a result of rule changes under N.J.A.C. 2:76-17A detailing the requirements for developing a Comprehensive Farmland Preservation Plan by the New Jersey State Agriculture Development Committee. The criteria under this regulation require Farmland Preservation Plans to include a description of:

- Municipality's Agricultural Land Base
- Municipality's Agricultural Industry – Overview
- Land Use Planning Context
- Municipality's Farmland Preservation Program – Overview
- Future Farmland Preservation Program
- Economic Development
- Natural Resource Conservation
- Agricultural Industry Sustainability, Retention and Promotion

The Plan also contains all the necessary criteria set out in Paragraph (13) of section 19 of P.L. 1975, c.291(C.40:55D-28), which requires:

1. an inventory of farm properties in the entire municipality and a map illustrating significant areas of agricultural lands;
2. a detailed statement showing that municipal plans and ordinances support and promote agriculture as a business;
3. a plan for preserving as much farmland as possible in the short-term by leveraging monies made available by the Garden State Preservation Trust Act, N.J.S.A. 13:8-1 et seq., P.L. 1999, c. 152 through a variety of mechanisms including but not limited to utilizing:
 - i. Option agreements;
 - ii. Installment purchases; and
 - iii. Encouraging donations for permanent development easements.
4. a statement of farming trends, characterizing the type(s) of agricultural production in the municipality; and
5. a discussion of plans to develop the agricultural industry in the municipality.

West Amwell's Farmland Preservation Plan Element identifies the Township's agricultural resources and outlines efforts and funding opportunities to ensure that farming, both traditional and non-traditional, has a continued place in the community. Land preservation efforts will strive to preserve strategically located parcels utilizing local funding to leverage available funding from the county and state. In order to maintain and expand the viability of agriculture in West Amwell, the Township government shall work to lessen the burden of onerous land use and development regulations which continue to burden the agricultural industry. The Township government shall utilize all possible means to lessen regulatory burdens placed upon agricultural operations, modernization, and expansion. This shall include, but not be limited to, exemptions from the permitting process, zoning regulations, and reduced fees.

1. Farmland Preservation Plan

West Amwell’s Farmland Preservation Plan provides targeted farmland preservation goals as well as identifying programming opportunities, funding sources, and preservation support to achieve those goals.

1.1. Preservation Goals (1-, 5- and 10-year acreage targets)

The Township has determined a 10-year goal for preservation of 900 acres. This goal is based on previous preservation efforts and current landowner interest. Table 1 highlights the acreage goals over the next 10 years.

Table 1: 10 Year Preservation Goals by Year

Year	Acres
1	100
5	300
10	500

The Township’s strong agricultural presence has resulted in the preservation of over 2,000 acres and the Township would like to continue to preserve as much of the remaining active farmland as possible.

1.2. West Amwell Project Area Summary

The West Amwell Project Areas encompass the majority of the Township outside of the more residential areas ([Figure 1](#)). The project area is located in the northern and southern portion of the Township and is split by the Sourland Mountain area. The project area consists of 9,148 acres and includes the majority of the existing preserved farmland and farmland assessed areas. The project area boasts agriculturally valuable soils, active cropland, pastureland and farm assessed parcels and will support the continued goal of creating a viable agricultural base by increasing preserved farmland. The Township will seek to preserve any farmland assessed properties within the project area (See [Appendix A](#) for Target Farm List).

Both West Amwell Township and Hunterdon County’s project areas have a common goal to expand on the existing agricultural base in the region and will contribute to large contiguous areas of preserved farmland.

The property class highlights the amount of active farming being conducted in the proposed project area. As seen on Tables 2 and 3, 70% of the project areas are classified as farm assessed/qualified and 36% of the project area is classified as agricultural by the 2015 NJDEP Land Use/Land Cover data.

Table 2: Property Class for West Amwell Township Proposed Project Area

Property Class	Acres	% of Project Area Land
Farm Assessed	6,203	70
Residential	1,059	12
Public Property	954	11
No Assessment Data	249	3
Vacant	173	2
Commercial	99	1
Public School	60	1
Industrial	52	1
Railroad	11	0
Other Exempt	9	0
Apartment	9	0
Church & Cemetery	1	0
Total	8,879*	100

**Tax Class Data does not include land area dedicated to roadways, Right-of-way areas and other land outside of tax lots.*

Table 3: 2015 Land Use/Land Cover for West Amwell Proposed Project Area

	Acres	% of Township Land
Forest	3,777	41
Agricultural	3,277	36
Urban	1,422	16
Wetlands	577	6
Water	87	1
Barren Land	8	0
TOTAL	9,148*	100

**Includes all land cover including roads, water and other lands outside of parcel delineations*

In addition, the project area contains 31% cropland and pastureland (Table 4).

Table 4: 2015 Land Use/Land Cover Cropland and Pastureland in Project Areas

Category	Acres	Percentage of Area
Township Project Area Cropland and Pastureland	2,825	31

Soils located in the project area are very conducive to agricultural activity. The project area is comprised of 65% farm capable soils (Table 5).

Table 5: Farm Capable Soils for West Amwell Proposed Project Area

Soil	Acres	%
Prime Soils	1,420	16
Statewide Important	4,496	49
Other	3,232	35
Total	9,148	100

All of the preserved farmland in the Township is located in the Project area. In addition, all of the municipally targeted farms are located in the County ADA. This overlap not only shows the strengths of the Township’s larger farms, but also contributes to a larger pool of resources to draw from when purchasing farms in the Township. The combination of these factors results in the Township’s focus on the West Amwell Project area for future farmland preservation efforts.

1.3. *Municipal and County Minimum Eligibility Criteria Coordination*

West Amwell Township follows the County eligibility criteria, with the exception of acreage. The CADB has approved a minimum acreage for County Planning Incentive Grant applications which requires that the minimum size of a County PIG application be 40 acres unless the application directly adjoins a preserved farm. The CADB will also examine each application that is less than 40 acres on a case-by-case basis. Because West Amwell Township has many farms that fall under the forty-acre minimum requirement of the County, and because these farms may in the cumulative comprise important and valuable agricultural soil or operations or be valued “connector” properties or “fill-in” properties. West Amwell Township finds that these properties are still important farms to preserve in the event that funding is not available at the higher county and/or state levels, these farms are often within the budget of the Township to acquire without the aid of those other funding programs. Therefore, West Amwell Township will accept farmland preservation efforts on farms of any size and not adhere to a minimum acreage requirement.

SADC Minimum Criteria

The SADC has created minimum criteria to designate what qualifications a parcel needs to adhere to in order to be considered for a cost share by the SADC. The SADC has split the qualifications up into two general land sizes: farms that are 10 acres and less and farms that are greater than 10 acres.

For farms that are Less than or equal to 10 Acres

- Farm must produce \$2,500 worth of agricultural or horticultural products annually
- At least 75% of the property, or a minimum of 5 acres tillable, whichever is less and tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production such as Prime and Statewide soils
- The land must have development potential. To determine development potential:
 - The municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond existing extent of development)

- There must be access to the property that allows further development. If that access is only available through an easement, that easement must specify that further subdivision is possible.
- If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer or planner.
- 80% or more of the soils cannot be classified as freshwater or modified agricultural wetlands according to the DEP.
- 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

OR

- If the farm does not meet the previous criteria, BUT the land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law, then it is eligible to enter the preservation process.

For Farms that are Greater than 10 acres

- At least 50% of the property or a minimum of 25 acres tillable, whichever is less and tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production
- The land must have development potential. To determine development potential:
 - Municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond existing extent of development)
 - There must be access to the property that allows further development. In the case that access is only available through an easement, that easement must specify that further subdivision is possible.
 - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer
 - Land that is less than 25 acres must not contain more than 80% soils that are classified as freshwater or modified agriculture wetlands according to the DEP
 - Land that is less than 25 acres, 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

OR

- The land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law Lands that do not meet the minimum requirements are not eligible for a State cost share grant for farmland preservation purposes.

1.4. Municipal and County Ranking Criteria Used to Prioritize Farms

Hunterdon County and West Amwell utilize the minimum eligibility criteria as outlined in the state regulations § 2:76-6.16 – Criteria for evaluating development easement applications and implemented in accordance with policy P-14-E (see [Appendix B](#)). The evaluation is based on the merits of the individual application with a weighted factor assigned to each criterion. These include soil quality, tillable acres, boundaries and buffers, local commitment, size of farm and density of lands dedicated to farmland preservation, local factors encouraging agriculture and threat of development. The West Amwell Township AAC evaluates farms on these criteria when reviewing Farmland Preservation applications.

Where farms in the ranking process are locally important but may fail to meet the minimum criteria thresholds for the County PIG program, the Township will focus its PIG program on the highest ranked applications that missed the County’s eligibility standards. These situations will obviously have to be addressed on a case-by-case basis as they arise. In this regard, West Amwell Township envisions a flexible process that the AAC will coordinate to make sure that the maximum number of locally important farms are preserved within each funding cycle.

1.5. Municipal and County Policies Related to Farmland Preservation Applications

The Township abides by the SADC’s policies, including those regarding housing opportunities, division of premises and approval of exceptions. In general, the Township has encouraged landowners seeking preservation to carefully consider future use. Identifying these areas prior to the farmland preservation application reduces future burden on the landowner.

Approval of Housing Opportunities

Housing opportunities needed on farms generally relate to the use of agricultural labor. Farms that raise vegetable crops that rely on manual harvest or equine farms where caretakers tend to horses are two areas where the need to have onsite housing maybe be seasonally or permanently needed. Agricultural labor housing is not currently protected in the State of New Jersey Right-to-Farm Act but is recognized as a need by the SADC. The SADC does have a policy that a landowner may refer to in order to construct labor housing. These applications are reviewed by the State Agriculture Development Committee.

Another housing need is for family members so that the farm may be passed on from generation to generation. One difficulty with maintaining agriculture, which is a common family storyline, is that it is too difficult to pass the farm from one generation to the next. If there is insufficient housing on the farm to accommodate a succeeding generation of farmers, the likelihood of continued farming is lessened. The SADC needs to provide flexibility to allow for family farm housing that may be needed to keep the next generation farmer on the land. Appropriate restrictions can be put in place to allow for this type of housing without compromising the integrity of the deed restriction against development.

As identified previously, the primary farming activities in the Township are field crops such as grain, corn and hay and horse farms. Typically, the production of field crops does not require additional labor other than the landowner or the tenant. However, larger horse farms may require permanent housing.

Agricultural housing opportunities are currently allowed in the Township in specific circumstances and have not generally been an issue, however, the Township may investigate this further given the recent rise in farmland preservation and horse farms in the Township.

House replacement

Requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC. The CADB feels that the house should meet the needs of the farm and not create an estate-like situation with an excessively larger footprint than what was there previously. The need for expansion is realized; however, the CADB feels that it should be within reason. An alternative view may be that continuing agriculture activities often involve substantial costs and investments. Those willing to shoulder the financial burdens of farming may also wish to have a larger home on a farm, which could be viewed as an excessively large footprint by some. As these situations arise, the approval process should not be unreasonably hindered by personal opinion, particularly where sufficient land is available within the easement exception for a replacement dwelling and appurtenant structures. The Township would welcome an opportunity to review and comment on any proposed house replacement and would encourage house replacement in order to further the long-term farming activities on site. The AAC will be flexible in its review of replacement house situations and look first to the continued economic viability of farm operations as a priority if asked to provide an opinion on house replacement.

Residual dwelling site opportunity allocation

Residual Dwelling Site Opportunities (RDSOs) are potential housing sites located within a deed-restricted farm. A designated RDSO allows the landowner to identify a potential site for a future residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. Residential units can be allocated to parcels that have a density of one unit per 100 acres. The site must be for “single-family residential housing and its appurtenant uses.”

The Township encourages the use RDSO’s if the applicant intends at any time to provide for additional housing to a family member or themselves into the future-on large farms.

Division of the Premises

The goal of the SADC is to preserve large tracts of farmland and, therefore, a division of the premises is not an encouraged practice. As identified in the Hunterdon County Plan, agricultural trends over the last few decades towards smaller, more productive farms, has created opportunities for a landowner to divide a permanently preserved farm provided the division is for agricultural purposes and both parcels result in agriculturally viable tracts. An agriculturally viable parcel has been defined as a farm that is of sufficient size and soil quality such that it can accommodate a variety of agricultural uses suitable for the County. The CADB follows the State rules when taking into consideration agricultural subdivision applications and adheres to the criteria as it pertains to the purpose of the subdivision and the resulting parcels remaining agriculturally viable.

A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the State Agriculture Development Committee and the CADB.

The Township advises landowners of the State and County division requirements and 40-acre minimum parcel requirement prior to accepting applications. The intent is to make landowners aware that their property may not be dividable after it is accepted into the program. However, if and when consulted, the Township AAC and governing body would react favorably to division applications assuming the county and state policies were satisfied, the deed of easement restrictions were satisfied, and the division was for agricultural purposes and resulted in agriculturally viable parcels.

Approval of Exception

Exceptions are defined by the SADC as “acres within a farm being preserved” which are “not subject to the terms of the deed of easement.” When an exception is made, the landowner does not receive any compensation in the excepted area. Exceptions are not a practice that is encouraged by the Township.

There are two types of exceptions that can occur: severable and non-severable.

Severable: A severable exception is defined by the SADC as an “area which is part of an existing Block and Lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future.” A severable exception is made “if a landowner wants to be able to sell the excepted area separate from the deed-restricted farm.”

Non-severable: Non-severable exceptions are defined by the SADC as an “area which is part of an existing Block and Lot owned by the applicant that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises.” Unlike a severable exception, a nonseverable exception is “always attached to the protected farm.” Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/ after value of the property.”

1.6. Funding Plan

1.6.1. Description of Municipal and County Funding Sources

The Township has funded the preservation of farmland using a variety of methods. The most important and stable source is the money leveraged from the Township’s adopted Open Space and Farmland Preservation tax which is currently \$0.06 per \$100 of assessed value. As of 2021, the balance for the Township’s trust fund is \$186,916.99. This fund has often been used to preserve both farmland and other open space and cultural parcels and will continue to fund preservation efforts. The Township has typically paid for purchases of farmland and then were reimbursed by the County and the State, with the remaining municipal portion being paid through long-term bonding.

In addition to the local funding sources, the Township has taken advantage of the available funding opportunities from Hunterdon County, State, and Federal resources. Hunterdon County has an adopted Open Space and Farmland Preservation tax which amounts to \$0.03 per \$100 assessed, of which 30% is dedicated to farmland preservation. As of 2021, \$1.9 million was dedicated to farmland preservation efforts in the County. Historically, Hunterdon CADB will fund up to 20% of the funding cost-share for

a municipal PIG project, often half of the difference between the state match and the total cost for preserving a farm through the municipal Planning Incentive Grant program. The amount of funding available from the County is dependent on the overall size of the farm and the location of the farm in relation to other preserved farmland or other preserved open space areas.

SADC employs a sliding scale funding policy which depends on the overall cost per acre easement value, farm size and criteria ranking. The formula calls for the State to pay a higher percentage of lower cost per acre easements, the SADC normally provides 60% and up to as much as 80% of the funds to acquire a development easement on a farm. The sliding scale is discussed in the SADC regulations at NJAC 2:76-6.11(d). The local share is typically split between Hunterdon County and the municipality. In years past, they have equally split the difference, typically 20% municipal and 20% county funds. According to the 2008 Hunterdon County Farmland Preservation Plan, Hunterdon County now employs a modified cost share formula based on the appraised value of the farm to determine how the cost share amount is split between the county and the municipality. The formula is shown below:

Table 6: Cost Share Formula

Appraisal value (\$/acre)	Increase in municipal cost share (%)
5,000 or less	0
5,001 to 7,000	1
7,001 to 9,000	2
9,001 to 11,000	3
11,001 and greater	4

1.6.2. Financial Policies

West Amwell Township's plan for farmland preservation for the Project Area will combine a variety of techniques to encourage as many landowners as possible to preserve their farms. These efforts will include encouraging farmers to enter their farms into Municipally Approved Farmland Preservation Programs, entering into option agreements for easement purchase with landowners, installment purchase agreements and direct development easement purchase.

Preservation of all farms in the project area is being sought for this application. Assuming inclusion in the PIG budget, including local, county and state contributions, it is hoped that the majority of parcels identified can be preserved. This total amount can be expanded through the use of option agreements and installment purchases, which will be determined after negotiations with landowners.

Upon approval of a Planning Incentive Grant Application, West Amwell will correspond with all property owners of the targeted properties in the Project Area and advise them of the parameters of the program.

West Amwell will encourage property owners to consider the financial and other advantages of participation in the Farmland Preservation Plan, including a typical per acre maximum easement values offered. Additionally, owners will be encouraged to assist in leveraging available funding through donations of easements, partial donations of easements and/or bargain sales of development rights.

In order to maximize preservation opportunities, West Amwell Township will utilize option agreements or installment sales where possible for easement purchases. These vehicles will allow the Township and property owners to develop agreements regarding price and terms that maximize the amount of farmland which can be brought into the preservation program in the early period.

1.6.3. Cost Projections and Funding Plan

The Township of West Amwell estimates that the per acre value of development easements in the Project area will average roughly \$10,000 per acre.

The Township has two long-term goals. The goal of the Farmland Preservation program is to preserve 900 acres of farmland. Given a per acre value of \$10,000 the total cost to preserve the 10-year target of 1,000 acres would be approximately \$9,000,000 million dollars, with a municipal share of \$2,070,000 (Table 7).

Table 7: Funding Needed for Target Farm Acquisition under Traditional Cost Share

Year	Acres	Value	Municipal Share (23%)	County Share (17%)	SADC Share (60%)
1	100	\$1,000,000	\$230,000	\$170,000	\$600,000
5	300	\$3,000,000	\$690,000	\$510,000	\$1,800,000
10	500	\$5,000,000	\$1,150,000	\$850,000	\$3,000,000
TOTAL	900	\$9,000,000.00	\$2,070,000	\$1,530,000	\$5,400,000

Assuming an SADC cost-share of 60%, a County cost-share of 17% and 23% Municipal cost-share, and based upon a \$10,000 per acre easement value, the Township is in need of \$5,400,000 from the State, \$1,530,000 from the County CADB and the Township will have to provide \$2,070,000 over the course of 10 years. The Township’s cost share of \$2 million over 10 years will be achieved through the use of Township open space trust funds, bond issuance, and donations and partnerships with non-profit organizations where possible.

The Township’s estimated 17% cost share offered through the County’s modified rules has been used to forecast funding required for the goals of this plan. However, in terms of long-term planning, if the traditional cost share split of 60%, 20%, 20% once again becomes available through County policy, West Amwell will seek to leverage its farmland preservation funding accordingly.

The use of installment purchases to preserve farms could be expected to dramatically accelerate the pace of farmland preservation in the Township. With installment purchases, easement purchase values could be tied to present value and add a dimension of stability and predictability to municipal funding requirements, while at the same time enable action to be taken on these farmland preservation projects that are likely to be held in abeyance until conventional funding is available.

1.7. Farmland Preservation Program and AAC Resources

1.7.1. Municipal Staff and Consultant Resources

The West Amwell Township Planning Board and Governing Body participate and authorize the Agricultural Advisory Committee. The Agricultural Advisory Committee meets as the need arises. The Agricultural Advisory Committee also receives consulting planning services, when necessary.

1.7.2. Legal support

Legal support for the Township's farmland preservation program is provided by the Township's Attorney.

1.7.3. Database Development and Geographic Information System Resources

The Township's Planning Consultants currently provide database management, mapping and GIS resources for the Township. The Township also has GIS capability through the County Planning department if needed.

1.8. Factors Limiting Farmland Preservation Implementation

1.8.1. Funding

Funding for the Farmland Preservation Program is the only limiting factor for future preservation efforts in the Township. The goals for the Township to reach 900 acres in ten (10) years from the date of adoption of this plan and are dependent upon the funding sources. With the ability of the Municipality, County, and Non-Profits to submit PIG applications it would appear to be a realistic goal. The State share on each of these programs rests with the continued funding of the Garden State Preservation Trust.

The acreage of all target farms in the Township's project areas totals roughly 3,202 acres of farmland. If the goal of 900 acres is achieved at an easement purchase value of \$10,000, approximately 2,302 acres of farmland would remain developable. If the easement value were to rise the Township would likely fall short of its goal. It is not clear, however whether the limiting factor would be State/county cost share, or the municipal cost share availability.

1.8.2. Projected Costs

The Township has been able to identify a reasonable per acre value that can be projected out through the 10-year funding cycle. Utilizing the estimated \$10,000 per acre easement value and the amount of funding that will be generated through Township sources and strategies identified in this plan, the Township should be able to meet the preservation goals of this plan.

1.8.3. Land Supply

The Township retains a healthy and viable agricultural community with almost 8,000 acres in active farmland and pasture. Land Supply is not a limiting factor for farmland preservation in the Township.

1.8.4. Landowner Interest

West Amwell is fortunate to have actively farmed areas with landowners dedicated to the promotion of farmland preservation and agricultural retention. The Township continues to have landowners display interest in placing their land in farmland preservation. This constant interest in local farmers has resulted in a large amount of lands being entered into the preservation program. There has been a great deal of interest by landowners to enter farmland preservation and is landowner interest in not a limiting factor in the preservation program.

1.8.5. Administrative Resources

The Agricultural Advisory Committee and Township Land Use Administrator have been extremely helpful in the promotion and execution of the farmland preservation program. Landowners have been able to contact the AAC and Township Land Use Administrator for assistance in preparing applications for farmland preservation. Administrative resources are not a limiting factor to the Township's preservation efforts.

2. West Amwell Township's Plan to Preserve Farmland

2.1. Hunterdon County Agricultural Development Areas

The Hunterdon CADB adopted Agricultural Development Areas (ADAs) in 1983 to satisfy the minimum eligibility requirements for the statewide farmland preservation program, pursuant to the State Agriculture Retention and Development Act N.J.S.A. 4:1C-18. The statutory requirement of the ADA is:

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

The purpose of the ADAs is to identify where agricultural operations are likely to continue in the future and therefore be eligible for the farmland preservation program. In Hunterdon County as a whole, the ADA criteria and map were based on a study of agriculture in the county prepared by the Middlesex-Somerset-Mercer Regional Study Council. Key components of the study were the mapping of productive agricultural operations and the location of prime and statewide important soils. Based upon the study, the CADB adopted criteria for the designation of ADAs and mapped them along physical boundaries or property lines. The ADA criteria have changed little over the years. The requirements, include, but are not limited to, a minimum of contiguous area of at least 250 acres enrolled in farmland assessment; the predominance of prime or statewide important soils; land use that is reasonably free of non-farm development; and the absence of public sewers.

West Amwell Township ADA areas are located along the north and south areas of the Township, with the central, Sourland Region, outside of the ADA area.

Hunterdon County tries to ensure the long-term viability of agriculture when selecting ADA areas (Figure 2 and 3). The Hunterdon County Comprehensive Farmland Preservation Plan has identified the ADA in West Amwell which encompasses most of the Township and is slightly larger than the West Amwell Township project area.

2.2. *West Amwell Township Preserved Farmland*

The Township has currently preserved over 2,000 acres of farmland through municipal, county and state purchase programs. Table 8 identifies these farms by acquisition type.

Table 8: Preserved Farmland by Acquisition Type

Type of Acquisition	Acres
Hunterdon County Easement Purchase Program	828.1
County Planning Incentive Grant Program	199.9
Municipal Planning Incentive Grant Program	443.2
State Direct Easement	339.6
State Fee Simple	159.6
Non-Profit Easement Purchase	126.1
TOTAL	2,096.5

The following sections will identify the various types of farmland preservation programs and those utilized by the Township.

2.2.1. County Easement Purchase

The County Easement Purchase Program in Hunterdon County has been offered to landowners for the past approximately 25 years since 1985. Also known as the Purchase of Development Rights (PDR) or Traditional program, it was developed in accordance with the enabling legislation - the State Agriculture Retention and Development Act of 1983. The program involves the sale of development rights on a farm in exchange for a permanent restriction on the land that requires it to be available for agriculture in perpetuity. The County's minimum eligibility requirements for the PDR program is that the farm is located in an Agricultural Development Area (ADA) and an agricultural district, is a minimum of 40 acres and is predominantly tillable farmland - farms with more than 50% woodlands are ineligible.

This has historically been one of the most frequently used option in the Township with 828 acres using this preservation method.

2.2.2. County Planning Incentive Grants

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. This program took effect on July

2, 2007, in an effort to revamp the process of preserving farms at the county level through PIG activities and replaces the traditional County Easement Purchase program. The County funding emphasis is the assemblage of core areas of farmland for preservation.

The State Agricultural Development Committee (SADC) has updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. This program is operated in a similar way to the Municipal Planning Incentive Grant Program in that it gives the county more flexibility to preserve those farms that meet the specific preservation needs and goals of the county.

To date, there have been 200 acres preserved through this program in the Township.

2.2.3. Municipal Planning Incentive Grants

The SADC established the Planning Incentive Grant Program, in accordance with the Planning Incentive Grant Act of 1999 (N.J.S.A. 4:1C-43.1) to provide grants to eligible municipalities to purchase agricultural easements on targeted farms in ADA's to protect concentrations of farmland in identified project areas. The local municipality, and usually the county, cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element in their municipal master plan pursuant to the Municipal Land Use Law, a right to farm ordinance, a dedicated source of funding, and establish an Agricultural Advisory Committee. The municipal Agricultural Advisory Committee has to delineate project areas and develop a list of target farms. The SADC's rules identifying minimum soils and other requirements for municipal PIGs.

West Amwell Township has developed all of the appropriate measures to qualify for a PIG and has preserved 443 acres under the Township's original PIG program.

2.2.4. State Acquisition

2.2.4.A. SADC Direct Easement Purchase

There are two options for State direct purchases to preserve farmland. One State option for farmland preservation is the SADC Direct Easement Program. The SADC purchases development rights for preservation purposes under its Direct Easement Purchase Program. Another option is the outright acquisition of a farm under the Fee Simple Purchase Program. Landowners can either sell the development rights to their land and continue to own and farm the land; or sell their land outright to the State under the Fee Simple Easement Purchase Program. In both cases, the land is permanently deed-restricted for agricultural use. Under the Direct Easement Purchase Program, the SADC provides direct cost share funding to purchase development easements from landowners. In most cases, the State will pay up to 100% of the certified appraised easement value in the Direct Easement Purchase Program.

The SADC preserved 340 acres in West Amwell Township using the Direct Easement purchase Program.

2.2.4.B. SADC Fee Simple

When the SADC purchases farms outright, it resells them at public auction as permanently preserved farms. This is the SADC fee simple acquisition program, which 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 SADC negotiates a purchase price subject to recommendations of two independent appraisers and review by a State review appraiser. The land becomes restricted so that it becomes permanently preserved for agriculture. In this type of acquisition, the landowner does not retain any rights. The property is then resold at auction with the agricultural deed restriction. The SADC does not retain ownership of the farm in most cases. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment.

The Township has 160 acres preserved through the Fee Simple program.

2.2.5. Nonprofit

The SADC provides grants to nonprofit organizations to fund up to 50 percent of the fee simple or development easement values on farms to ensure their permanent preservation. Nonprofit organizations should apply to the SADC directly. The SADC reviews and ranks applications based on the percentage of high-quality soils; percentage of tillable acres; suitable boundaries and buffers, such as other nearby preserved farms and open space; the local commitment to agriculture (e.g., right to farm ordinances, community financial support); size of the farm; agricultural density of the area, and imminence of development.

West Amwell Township has one farm that was preserved with the support of the Hunterdon Land Trust. The Township will take advantage of such partnerships should they become available. The County and Municipality reimburse the Non-profits in accordance with negotiated formulas.

2.2.6. Transfer of Development Rights

The transfer of development rights is a growth management tool that transfers development rights from one location, a preservation or ‘sending’ area, to another area as an identified growth area known as a ‘receiving’ area. The development rights are used to allow for development at a higher density than what the previous zoning of the receiving area allowed.

To date, this program has not been used to preserve farmland in the Township.

2.3. *Consistency with the SADC Strategic Targeting Project*

The purpose of the SADC Strategic Targeting Project is to prioritize farmland to be preserved by targeting farms for preservation based on specific criteria, including the prioritization of prime and statewide soils in agricultural production outside sewer service areas. According to the SADC, the Strategic Targeting Project has three primary goals. These are as follows:

- The coordination of farmland preservation and retention of agricultural practices “with proactive planning initiatives.”

- To update and create maps which serve as a tool for more accurate preservation targets.
- To coordinate different preservation efforts, such as open space, with farmland preservation.

Through the use of the Strategic Targeting Program, the SADC hopes to more efficiently target and designate farmland for preservation and, by doing so, boost the State's agricultural industry. West Amwell Township has identified target farms that meet the SADC primary goals (Figure 1). In addition, the Township continues to update all available information, through GIS, statistical data and the like, in order to maintain a data base of potential target farms for preservation efforts. West Amwell Township, through the AAC, has maintained a strong relationship with the County Agriculture Development Board and SADC through continuous updates of the municipal PIG and efforts to preserve farmland. The Township's successful efforts with both the County and State have led to the preservation of farmland in a coordinated fashion. The Township, through the AAC, continues their efforts to preserve as much of the remaining farmland in the Township as possible. Continued support and outreach to the CADB and SADC is a mainstay of the Township's plan to preserve farmland.

2.4. Eight or Sixteen Year Term Programs

The 8 or 16-Year Term Farmland Preservation Program is a cost sharing program for soil and water conservation projects. Farmland owners agree to voluntarily restrict nonagricultural development for a period of eight or 16-years in exchange for certain benefits such as grants for 50-percent of the costs of approved soil and water conservation projects, greater protection against nuisance complaints, fuel and water rationing, zoning changes, and eminent domain actions. There are two types of term programs: municipally approved programs, which require a formal agreement among the landowner, county and municipality, and non-municipally approved programs, which require an agreement between only the landowner and county.

The Township has not preserved any farms using this method.

2.4. Coordination with Open Space Preservation Initiatives

West Amwell Township has partnered with Green Acres and Hunterdon County to preserve key properties in the Township. Partnering with a variety of agencies allows the Township to leverage funds from various sources to help achieve open space preservation goals. As seen on Figures 1 and 4, Hunterdon County holds the rights to large parcels in the Township. These parcels help to create larger contiguous tracts of land and help to maintain the rural character that is cherished by Township Residents. Some public open space includes trails and public access, as well as visual access to some farmland preserved properties. These public areas also help to promote agriculture by preserving large areas alongside actively farmed lands and creating a larger buffer between farms and areas and neighborhoods that may be developed. The Township will continue to support the preservation of open space; especially if it is able to compliment farmland preservation efforts.

The Township's AAC is aware of the distinctly different objectives between farmland preservation and open space preservation. Targets are generally identified on the basis of the preservation strategy appropriate to a given parcel of land and are identified accordingly. The local priorities are to maintain active and economically viable agricultural lands (farmland preservation) and to ensure that there is an ample supply of active and passive open space lands (open space preservation) that responds to the

resident population. Open space preservation is discouraged where farmland preservation is the appropriate strategy within the Township’s farmland preservation project areas, and land preservation strategies are coordinated on this basis.

2.6. Farmland Preservation Program Funding Expended to Date

Table 9 below highlights the total cost of preserved farmland in the Township (see [Appendix C](#) for full details).

Table 9: Total Cost of Preserved Farmland to Date

	Total
Preserved Acres	2,096.8
Total Cost	\$18,677,596.87
SADC Share	\$10,180,113.45
County and Municipal Share	\$8,497,483.42
Average Cost/Acre	\$8,907.66

2.7. Monitoring of Farmland Preservation

Easement monitoring is critical to public confidence in the wide variety of farmland preservation programs. The holder of the deed of easement is responsible for the annual monitoring of preserved farms. For example, CADB must monitor farms preserved through the Fee Simple and Direct Easement Purchase Programs and non-profit entities must monitor easements purchased through their programming. The majority of farms in the Township have been preserved through the State Programs and will be monitored by the County. Every farm that is permanently preserved through the farmland preservation program must abide by the restrictions set forth in the deed of easement.

2.8. Coordination with Transfer of Development Rights Programs

Transfer of Development Rights (TDR) may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. Currently, the Township has not developed a Transfer of Development Rights program.

3. Conclusion

West Amwell Township has a long agricultural history which can still be witnessed in the large preserved and actively farmed agricultural areas throughout the Township. West Amwell has supported and preserved highly prized agricultural areas for continued use and the planning policy has encouraged agriculture in an effort to allow agricultural business to flourish. West Amwell seeks to preserve and encourage as many agricultural operations as possible by utilizing a variety of land preservation techniques, economic strategies, and educational activities to support future generations of farms.

West Amwell seeks to expand the base of preserved farmland and actively farmed areas throughout the Township. The goal of the Township in the project area is to create as much contiguous farmland as possible. The Township recognized the value and importance of preserved farms. By expanding on

*WEST AMWELL TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

core areas of preserved farmland, agriculture can be sustained into the future assuring that the precious remaining pieces of the Township's rural fabric are not lost forever.

**FARMLAND PRESERVATION PLAN
SUPPORTING INFORMATION AND
BACKGROUND STUDIES**

4. Land Use Planning

4.1. State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) offers guidance in the formulation of land management and natural resource conservation policy (Figure 5). The SDRP provides a balance between growth and conservation by designating planning areas that share common conditions with regard to development and environmental features:

- Areas for Growth: Metropolitan Planning areas (Planning Area 1), Suburban Planning Areas (Planning Area 2) and Designated Centers in any planning area.
- Areas for Limited Growth: Fringe Planning Areas (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5). In these planning areas, planning should promote a balance of conservation and limited growth—environmental constraints affect development and preservation is encouraged in large contiguous tracts.
- Areas for Conservation: Fringe Planning Area (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5).

Additionally, the State Plan promotes the creation or maintenance of designated “Centers” with the intention to design and place future development and redevelopment into compact, mixed-use communities preserving the surrounding areas in order to protect natural landscapes.

West Amwell Township contains primarily Rural Environmentally Sensitive (PA4B) and Environmentally Sensitive Planning Area (PA5), with a smaller amount of Rural Planning Area (PA4). A small area is dedicated to State Park encompassing the D&R Canal lands.

Table 10: State Planning Areas in West Amwell Township

Planning Ares	Acres	Percentage
PA4B	7,958	57
PA5	4,194	30
PA4	1,759	13
State Park	24	.1
Total	13,935	100

These designations recognize the valuable agricultural resources that West Amwell Township seeks to protect from development pressure within the region that can transform valued agricultural areas.

SDRP guidance for management of the Rural Planning Area has been provided, as follows:

“Prudent land development practices are required to protect these resources and retain large contiguous areas of agricultural land. If a viable agricultural industry is to be sustained in the future, the conversion of some of the lands to non-farm uses must be sensitive to the areas predominant rural character and agricultural land base. Throughout New Jersey, some Rural Planning Areas are subject to greater development pressure than other areas. Without greater attention to maintaining and enhancing our rural areas, these economic activities are at risk. Tools

and techniques need to be tailored to address the distinctive situation. In particular, new development may require additional attention in areas with environmentally sensitive features.”

The SDRP promotes the retention of large open land areas in PA4B & 5, and the Plan defines “large contiguous area”.

“When applied to habitat, (large contiguous area) means the area of undisturbed land required to maintain a desired community of plants and animals”, and “when applied to farmland, large contiguous area means the amount of contiguous farmland usually considered necessary to permit normal farm operations to take place on a sustained basis.”

Development pressure continues to be a problem for Hunterdon County farmers. Hunterdon County has had the second fastest rate of residential growth in the State since 1980. For the period 1980 to 1990, the average annualized growth rate for Hunterdon County was 2.1%, second only to Ocean County. For the period from 1990 to 1995, the County's average annualized growth rate was 1.5%, which was second only to Somerset County. Similarly, the statewide average annualized growth rate was .5% for both periods. During this period, and to date, real estate developers aggressively solicited the interest of farmers to sell their land through letters, phone calls and door-to door visits. Many large developers offer down payments to landowners in exchange for contracts to sell their farmland after subdivision approvals have been secured. This process can take up to several years, but the money initially paid to the landowner makes the offer attractive. Such offers are difficult for some farmers to resist if profit margins have been low, or retirement is near.

New residential development also presents other problems. Residences and farms are not ideal neighbors. Nuisance suits, trespassing, noise and pollution complaints and liability issues are all common problems when farms are surrounded by residential developments. Right-to-farm laws have attempted to address this issue and recently these laws have been strengthened.

The Township is endowed with large contiguous land areas with valuable ecosystems, geological features and wildlife habitats that support critical habitat. Whether it is the maintenance of large contiguous areas for farmland, or to protect environmentally sensitive areas, West Amwell's stewardship of these areas require policies and management techniques to sustain the landscape in such a way that the long-term viability and function of these lands and natural systems may be assured.

SDRP Policies seek to maintain the viability of agricultural areas and the function of natural systems through strategies aimed at the protection of these resources and coordinated growth policies that orient new development adjacent to either Centers, or existing developed areas with infrastructure capable of supporting development. Development should be compact, and innovative development approaches, such as clustering or open lands zoning will be needed to discourage sprawl-type patterns of development that would fragment and destroy the very resources that the Rural and Environmentally Sensitive Planning Area designations seek to protect.

The SDRP supports municipalities in their efforts to provide for sound long term planning processes. Plan Endorsement encourages municipalities to engage in cooperative regional planning. It ensures that municipal, county, regional and State Agency plans are consistent with the State Development and Redevelopment Plan and with each other. An endorsed plan entitles municipalities and counties to a

higher priority for available funding, streamlined permit reviews, and coordinated state agency services. Priority is given to county and regional strategic plans. The creation and adoption of Master Plan Elements, such as the Farmland Preservation Plan, is one task required to enter Plan Endorsement.

4.2. *Special Resource Areas*

West Amwell Township is located within the Sourlands Regional Resource Area (See [Figure 5](#)), The Sourlands span Hunterdon, Somerset and Mercer Counties and includes portions of Hopewell, West Amwell, East Amwell, Hillsborough and Montgomery Township's, previously identified as the Sourland Municipal Alliance. In West Amwell, this area is found covering the central area of the Township.

The Sourland Mountain region contains a rich biodiversity and has severely limited water. Human development has fragmented the forest core and creates an imbalance in the ecosystem. Agricultural activities have traditionally created the grasslands that support endangered and threatened species on the flanks of the mountain.

The Sourlands Planning Council, now known as the Sourlands Conservancy, has prepared a Comprehensive Management Plan that considered municipal master plans, long term planning initiatives and local regulations to carefully manage the fragile environmental resources of the mountain. The CMP does mandate policy action but provides best management practices and guidance for municipalities in the Sourlands region. Many of the participating municipalities have already taken policy and regulatory initiatives to protect the extremely limited water supply and unique natural systems located on the Mountain independently.

The Sourland Municipal Alliance (SMA) will be a support network for each of the municipalities with a purpose to advance the following goals:

- Expand and regenerate forests, and protect wetlands, wildlife habitats, and scenic vistas;
- Maintain the rural character of the communities including the preservation of farmland and shifting farmland practices to those more harmonious with the environment;
- Identify environmentally sensitive natural areas and protect them from development;
- Protect, defend and manage the region's scarce water resources;
- Develop a series of model environmental ordinances;
- Become leaders and educators in the effort to build awareness of the biodiversity of the Sourlands as a "living classroom";
- Work to identify and preserve scenic corridors, byways and vistas, recognizing their importance in helping to create the special quality of the Sourlands;
- Strengthen our commitment to identify and preserve historic resources;
- Seek agreement among stakeholders on matters such as road widths, allowable speed limits, and clearing and removal of brush along roads;
- Strengthen commitment to "dark skies"; and
- Develop rational consensus on treatment of undersized lots in light of water and other resource limits.

West Amwell is a continued partner in the Sourlands Municipal Alliance and recognizes the balance of farmland preservation in the Sourland Regional Planning district. Historically, farming the Sourlands Mountain has occurred at higher rates than witnessed recently. The Township's project area does not include the majority of lands in the Sourlands, however, farming operations continue in the SRPD and Sourlands Region and West Amwell supports the continuation of agricultural activities vital to the Township and the region.

4.3. *West Amwell Township Master Plan and Development Regulations*

A positive regulatory climate, such as ordinances and policies supporting agriculture, is essential for the future of farming, particularly for full-time farmers whose income relies largely, if not entirely, on the farm operation. Regulations supporting agriculture should include ordinances that give farmers flexibility to pursue new agricultural uses and recognize the need for farmers to supplement their operations with on-farm and off-farm activities and businesses. Development regulations should streamline the review process for new farm buildings and minimize the cost of the reviews. Equity protection is important to full-time farmers because a large part of their retirement security rests in the value of their farmland. This challenges the municipality to be creative and use innovative regulatory mechanisms that both achieve community goals and protect the farmer's nest egg.

The Township's 2009 Reexamination Reports, 2011 Land Use Plan, and 2021 Reexamination Report outlined the importance of preserving the rural character and retaining agricultural areas. The Township's main goals and objectives outlined in the Land Use Plan included:

- The Township continues to seek ways to promote agricultural activities through strengthening right to farm regulations and supporting agricultural businesses. This is vitally important in achieving the Township's goal of maintaining and enhancing its rural agricultural character.
- The Township has made great strides in preserving farmland and open space areas, which is an ongoing objective to implement the Township's Open Space and Farmland Preservation Plan. The preservation of land not only protects the rural and agricultural base of the Township but also protects natural resources.

The 2010 Farmland Preservation Plan acknowledged the need for retaining and encouraging farmland and farming activities to protect valuable food resources and production and to retain viable soils and land to support such endeavors.

Agricultural preservation and agribusiness retention and protection of critical environmental features remain a key issue in the Township. Development and redevelopment around existing developed areas is an appropriate method to retain agricultural areas and open space.

The project area consists primarily of the Residential Districts (92%) with 8% of the project area in non-residential districts (Figure 6 and Table 11).

Table 11: Existing Zoning for Project Area

Zone	Acres	%
RR-6	2,616	29
RR-5	2,315	25
SRPD	1,836	20
RR-4	1,557	17
LI	406	4
HC	211	2
RR-5 Historic	102	1
LHC	72	1
NC	32	0
TOTAL	9,148	100

Rural Residential Districts

The Rural Residential districts combined account for the majority of the land within the Project Area which includes the RR-4, RR-5, and RR-6. The Rural Residential districts contain large amounts of prime agricultural soils and soils of statewide significance for agriculture. The land is generally without steep or critical slopes like other parts of the Township. An Agricultural Development Area (ADA) covers most of the Rural Residential districts. The zoning purposes and regulations for these districts are derived from considerations set forth in the Master Plan and are as follows:

Rural Residential Southern District (RR-6). The purpose of the Rural Residential Southern District is to implement the policies and recommendations of the Master Plan by establishing a zone directly south of the SRPD, which shares some of its severely limiting development characteristics. This zone is intended to preserve the rural character of this portion of the Township.

Rural Residential Central District (RR-5). The purpose of the Rural Residential Central District is to implement the policies and recommendations of the Master Plan by establishing a zone directly north of the SRPD, which shares some of its severely limiting development characteristics. This zone is intended to provide for a transition of slightly increased development intensities between the SRPD and the HC Zones.

Rural Residential Northern District (RR-4). The purpose of the Rural Residential Northern District is to implement the policies and recommendations of the Master Plan by establishing a zone generally north of Route 179, where land is less constrained than the central, SRPD or southern portions of the Township

The permitted uses in Rural Residential districts are typical of these lands and include single-family dwellings and farms. Minimum lot sizes correspond with the zone designations; four, five, and six acres accordingly. Clustering options are also permitted to allow for the preservation of agricultural uses, open space, and recreational areas.

Sourlands Regional Planning District (SRPD)

The other zone district in the Township’s project area is the Sourlands Regional Planning District (SRPD) which runs along the Sourland Mountain area in the central portion of the Township. While the Sourland characteristics tend to be less favorable to farming, historic farms and areas within and around the Sourlands exist. The purpose of the zone is to “implement the policies and recommendations of the Master Plan by establishing a zone intended to protect an environmentally sensitive area of the Township and region”. Farms are a permitted use in the district and the same clustering provision as identified in the RR districts is also available, although this area requires a slightly larger minimum lot size to account for limiting soils for well and septic.

4.4. Current Land Use and Trends

West Amwell Township is predominantly farmland and forest. The dominant form of developed land use is agricultural in nature. The residential developments are scattered throughout the community with many located along or near county roads (Figure 7). Table 12 shows the breakdown of the land use change over from 1995 to 2015.

Table 12: Land Use/Land Cover Change 1995 to 2015

	1995		2002		2007		2012		2015		Percent Change
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	
Agriculture	4,848	35	4079	29	4021	29	3919	28	3934	44.5	-19
Forest	6,254	45	6369	46	6211	44	6259	45	6222	28.1	-1
Urban	1,594	11	2118	15	2411	17	2469	18	2,493.5	17.8	56
Wetlands	1,096	8	1147	8	1145	8	1142	8	1,141.3	8.2	4
Water	137	1	171	1	171	1	173	1	173.1	1.2	26
Barren Land	35	0	94	1	19	0	17	0	16.7	.1	-52

4.5. Sewer Service Areas and Public Water Supply

There is very little area in the Township serviced by public water and wastewater treatment facilities (Figure 8). The only treatment systems are located on private property, or systems servicing the public schools. Public Water is located in adjoining Lambertville through their sewage authority, but the lines do not extend into the Township, with the exception of the Estates at West Amwell development. The majority of the Township, where the primary agricultural areas are found, is serviced by private wells and individual on site subsurface septic disposal systems. All growth in the Township is dependent on available land, its capacity to support growth and local zoning. The Township has recently undergone a Master Plan which reinforced protection of natural resources and the limiting capacity for well and septic placement. Water and wastewater will play a critical role in the actual development capacity of sites that will be dependent upon individual on site subsurface septic disposal systems and individual private potable water wells.

4.6. West Amwell Master Plan and Zoning Overview

4.6.1. General Lot Size Categories and Distribution throughout the Township

The Township’s smaller lots are located throughout the Township, in historic areas, and along major county road networks. Larger lots between 1 and 5 acres are scattered as newer subdivisions began to develop over the last 2 decades. However, the majority of parcels (79%) are greater than 10 acres and are located throughout the Township.

Table 13: Lot Comparison

Lot Size	Number of Lots	Acres	% (from Acres)
Lots less than 1 acre	399	221	2
Lots between 1 and 5 acres	659	1,441	11
Lots between 5 and 10 acres	154	1,102	8
Lots greater than 10 acres	277	10,709	79
TOTAL	1,489	13,473	100

With 63% of the Township’s land mass zoned in Rural Residential Districts (4–6-acre minimum lot size), it is expected that future subdivisions will increase the number of lots between 1 and 5 acres in area on individual septic systems and wells. If local rezoning investigations result in lower permitted densities and larger minimum lot sizes, which is expected, future growth will better support long-term farming opportunities and continued agricultural viability of existing agricultural lands.

4.6.2. Identification of Adopted Redevelopment Areas

West Amwell has two redevelopment areas; the Village Marketplace Redevelopment Area and the Route 31 and 579 Redevelopment Area. These two redevelopment areas are identified on Figure 6 and are not within the project area and do not include target farms.

Village Marketplace Redevelopment Area

The Township conducted a Preliminary Investigation Report (PIR) and determined that Block 8, Lots 23.02, 23.05, 24, 27, 29.02, and 33 (the Village Marketplace Redevelopment Area) qualified as an Area in Need of Redevelopment in accordance with the Local Redevelopment and Housing Law. On October 16, 2019, the Township Committee designated the area as a non-condemnation Area in Need of Redevelopment and directed the planning board to develop a redevelopment plan which was adopted in August 2020. The Redevelopment Plan is to create a traditional village center with vibrant streetscapes, quality open spaces, and pedestrian-oriented design that integrates best practices in community design. Plan provides opportunities for two inclusionary residential developments with 20% affordable housing set-aside which will contribute to the Township’s affordable housing obligation. The design will also take advantage of the redevelopment areas proximity to other population centers.

Route 31 and 579 Redevelopment Area Determination Report

The Township Committee authorized the Planning Board to conduct a Preliminary Investigation Report for a study area along Routes 31 and 579. The area includes Block 21, Lots 12 through 19, Block 23, Lots 1, 3, 4, 4.01, 5, 6, 9, 10, 10.01, 11, 12, 13, 28 and 32. The area was designated an Area in Need of Redevelopment in 2021 and a Redevelopment Plan was adopted in August 2021. The Plan for the Route 31 and 579 is to provide additional flexibility to encourage rehabilitation and redevelopment of the area.

4.6.3. Innovative Planning Techniques

The Township's Master Plan and Land Use Ordinances have strived to institute innovative planning techniques to further protect farmland and agricultural retention, such as encouraging clustering with retention of agricultural use.

Cluster Zoning

Residential cluster development is a land development technique permitted in the Rural Residential and Sourland zone districts in order to provide permanent open space for the enjoyment of present and future generations; to protect natural resources and qualities; to provide for flexibility of residential design and for a variety and choice of housing; to reduce the cost of residential development; and to preserve and to encourage agriculture, to foster farmland preservation, and to preserve unfragmented forests, provided that the cluster development shall not have an unreasonably adverse impact upon its environs. A residential cluster development must provide a tract area at least 40 acres, each lot (other than common or public open space), is principally used for one detached single-family dwelling, with a minimum lot average of 1.25 acres in the Rural Residential districts and 2 acres in the Sourland Regional Planning district. And contain a minimum 40,000 square foot buildable area.

Non-contiguous cluster zoning

The Township does permit non-contiguous cluster zoning provision. Noncontiguous clustering is essentially allowing the development of two separate, noncontiguous parcels of land to be concentrated onto one of the parcels of land.

Lot Averaging

Lot averaging is another development option which allows residential density to be averaged in varied lot sizes across a tract of land. In the case where development rights are not assigned on the basis of density, the minimum lot size criteria is used as the average lot size - for each lot smaller provided than the minimum lot size, a lot larger than the minimum is required so that the overall number of conventional subdivision lots permitted on a tract of land is not exceeded. Again, the clustering option outlined above allows for averaging with a restriction that no lot have less than 40,000 square feet of buildable area.

Transfer of Development Rights (TDR)

The Township currently does not have a TDR program. TDR is a zoning technique that permits the removal of development rights on a parcel of land in a TDR designated ‘sending area’ and the redemption of those development rights at an increased intensity of development on a parcel of land in a designated ‘receiving area.’

Use of Mandatory vs. Voluntary Options

The Township does not require the use of either the cluster zoning or lot averaging provisions for development. While mandatory provisions are normally the most effective means of achieving open space set-asides as a by-product of residential subdivision, the Planning Board can request the use of the provisions if determined to be beneficial to the protection of agricultural and environmentally sensitive areas and meet the objectives of the Land Use Element. These planning techniques are intended to allow for appropriate development levels while maintaining a large portion of viable and contiguous farmland.

4.6.4. Description of Buffer Requirements

The Township does require a 100’ setback from any property line or residence for some farming activities. In addition, the Township is aware of potential problems between the two uses and adheres to the Right – to – Farm Act providing the continued rights of Farmers to undertake agricultural activities. The Township requires that all minor subdivision deeds contain language citing right-to-farm. All major subdivision plans must contain information regarding adjacent farming.

4.6.5. Discussion of Development Pressures and Land Value Trends

Development pressures have resulted in a net loss of farmland in the Township. As undeveloped land in the State, and the Township, becomes more and more scarce, farmland becomes an attractive opportunity for further development.

There has been a loss of farms to residential developments and during boom years, property values were significantly higher, and the appraisals done on proposed farmland easements showed an increase. The increase in easement values encouraged the applications for the program, resulting in an increase of applicants.

Table 14 shows the number of new housing permits issued from 2009 to 2021 as reported by the New Jersey Department of Community Affairs. While construction continues in the Township, it slowed down during the Great Recession and COVID-19 pandemic as the same is true for all of Hunterdon County. Given the recent economic downturn and Pandemic, this trend is not uncommon in the state, however, as the economy rebounds, permits may increase, although it would be hard to determine to what extent and at what pace new residential development may proceed.

Table 14: New Construction Housing Permits 2009 – 2021

Year	West Amwell New Construction Housing Permits	Hunterdon County New Construction Housing Permits
2009	1	268
2010	0	275
2011	2	287
2012	1	181
2013	3	199
2014	2	348
2015	5	425
2016	3	355
2017	2	287
2018	1	621
2019	0	436
2020	0	133
6/2021	0	593
Totals	20	4,408

Land values have become increasingly expensive as more and more easily developed land has been removed from the market and land remaining has increased in value due to supply and demand factors. This can be witnessed in the trends in purchasing agricultural easements. Values have increased to upward of \$19,000 per acre. While land values fluctuate over time, the general trend for values has been steadily increasing over time, particularly during the 1990’s and 2000’s. This trend is expected to level off and easement values are expected to stabilize during the period of economic recovery, which has yet to emerge from the Great Recession and Pandemic.

4.7. TDR Opportunities

Transfer of Development Rights (TDR) is a planning tool that allows the movement of development rights from an area where development is not suitable (sending area) to an area where development is more compatible (receiving area). TDR programs allow landowners to profit from the sale of their land while moving that development to more suitable areas. The goal of a TDR program is to channel development away from valuable resource areas to areas where development is more suitable.

West Amwell Township can participate in the New Jersey State Transfer of Development Rights Act (*N.J.S.A. 40:55D-137 et seq.*) which authorizes the transfer of development rights by municipalities and outlines procedures to adopt or amend a TDR ordinance. As mentioned previously, the Township is not interested in a TDR program at this time. To create such opportunities would require a significant investment in educating the public and elected officials about TDR and its benefits. Such an investment would have to be supported by state, county and municipal entities, with no guarantee that effort would result in the acceptance of TDR.

Another option is an intra-municipal TDR program that is limited to designation of sending and receiving areas only within West Amwell Township. The Township lacks the necessary infrastructure to support a viable TDR receiving area designation since there is no sewer service available for increased residential densities. In addition, TDR is perceived to add an additional layer of complexity to the development review and approval process. The Township's view is that the planning process alone would be an onerous one relative to the potential benefits that may accrue from TDR. The statutory planning documents required to establish a TDR program include:

- a. Development transfer plan element of the master plan,
- b. Capital improvement program for the receiving zone, including the location and cost of all infrastructure and method of cost sharing if costs are to be assessed against the developer,
- c. Utility service plan element that calls for necessary infrastructure and utility services within any designated receiving zone,
- d. Real-estate market analysis that examines the relationship between the development rights anticipated to be generated in the sending zones and the capacity of designated receiving zones to accommodate the necessary development.

Following these statutory components of TDR planning, the Township would be required to seek SDRP Plan Endorsement, which includes an intensive set of planning requirements, including additional updates to the Master Plan and documentation required to achieve consistency with the SDRP. In the end, it is believed that even if all of this documentation were undertaken by the municipality, there would be no certainty in any public support for the program.

5. West Amwell Township’s Agricultural Land Base

5.1. Location and Size of Agricultural Land Base

West Amwell Township retains a large amount of active farmland (Figure 9). As of 2021, approximately 59% of the Township’s total 13,474 acres qualify for reduced tax assessment under the Farmland Assessment Act of 1964 (Figures 10 and 1 and Appendix D for full listing). Table 15 identifies farmland-assessed, typically the area encompassing the farmstead, and farm-qualified, remaining farmland, parcels within West Amwell.

Table 15: West Amwell Township Property Class

Property Class	Acres	% Of Township Land
Farm Assessed/Qualified	7,977.7	59.2
Residential	2,197.4	16.3
Public Property	1,729.1	12.8
Commercial	533.2	4.0
No assessment data	388.74	2.9
Vacant	357.5	2.7
Other Exempt	130.5	1.0
Public School Property	74	0.5
Industrial	52.3	0.4
Railroad	17.6	0.1
Apartment	9.3	0.1
Church and Charitable	5.3	0.0
Cemeteries	1.7	0.0
TOTAL	13,474.5	100

The Township has identified a proposed project area which totals approximately 9,148 acres. The proposed project area generally correlates to the Hunterdon County Project Area and Agricultural Development Area (ADA) area (identified on [Figure 3](#)). The project area is predominantly comprised of farm assessed/qualified land and public property (Table 16). Of the total 9,148 acres, 70% (6,203 acres) are farm assessed/qualified and 11% (954 acres) are public property. This totals 81% of the project area as farm and preserved lands.

Table 16: Property Class for West Amwell Township Proposed Project Areas

Property Class	Acres	% Of Project Area Land
Farm Assessed	6,203	70
Residential	1,059	12
Public Property	954	11
No Data	249	3
Vacant	173	2
Commercial	99	1
Public School	60	1
Industrial	52	1
Railroad	11	0
Other Exempt	9	0
Apartment	9	0
Church & Cemetery	1	0
Total	8,879*	100

**Tax Class Data does not include land area dedicated to roadways, Right-of-way areas and other land outside of tax lots.*

The nature of the Township is further highlighted by the 2015 Land Use/Land Cover data ([Figure 7](#)). Table 17 identifies the Land Use/Land Cover for the entire Township. There are 3,934.1 acres (28%) of the Township that are classified as Agricultural.

Table 17: 2015 Land use/Land Cover for West Amwell Township

	Acres	% Of Township Land
Forest	6,222.5	44.5
Agricultural	3,934.1	28.1
Urban	2,493.5	17.8
Wetlands	1,141.3	8.2
Water	173.1	1.2
Barren Land	16.7	.1
TOTAL	13,981	100

When the 2015 Land Use/Land Cover is focused on the Township’s proposed project area, the agricultural land totals 36% (3,277 acres) of the area.

Table 18: 2015 Land Use/Land Cover for West Amwell Proposed Project Areas

	Acres	% Of Township Land
Agricultural	3,277	36
Forest	3,777	41
Urban	1,422	16
Wetlands	577	6
Water	87	1
Barren Land	8	0
TOTAL	9,148*	100

**Includes all land cover including roads, water and other lands outside of parcel delineations*

Table 19 identifies the amount of cropland and pastureland identified by the 2015 Land Use/Land Cover for both the entire Township and the Proposed Project Area (Figure 11). As witnessed above, the total area of cropland is concentrated in the proposed project area.

Table 19: 2015 Land Use/Land Cover Cropland and Pastureland

Category	Acres	Percentage of Area
Township Wide Cropland and Pastureland	3,407	24.3
Township Project Areas Cropland and Pastureland	2,825	31

Finally, it is important to note the amount of existing preserved farmland in the Township. To date, there are 2096.8 acres of farmland preserved through SADC, the County and Municipal Funding as outlined in Table 20 (See Appendix C for full listing).

Table 20: Preserved Farmland by Agency

Type of Acquisition	Acres
Hunterdon County Easement Purchase Program	828.1
County Planning Incentive Grant Program	199.9
Municipal Planning Incentive Grant Program	443.3
Non-Profit Easement Purchase	126.2
State Direct Easement	339.6
State Fee Simple	159.7
TOTAL	2,096.8

5.2. *Distribution of soil types and their characteristics*

West Amwell Township has a predominance of prime soils. Most of the productive farmland in the county is on land with agriculturally valuable soils such as Bucks, Lawrenceville, Mount Lucas, Neshaminy, Quakertown, Chalfont, Penn, and Lehigh. [Figure 12](#) depicts the soils map for West Amwell Township demonstrates the concentration of these soils suitable for farming.

The USDA-NRCS classifies land capability from Roman numerals I to VII. As numbers rise the land has progressively greater limitations and narrower choices for practical use. Soils of statewide importance may produce a high yield of crops if treated and managed according to acceptable farming methods. In fact, yields may be as high as those of prime agricultural soils if conditions are right. Soils of Statewide importance include soils of 5-20% slopes and 0 to 5% loamy sands with same series names as above. Soils of statewide importance are interspersed with prime agricultural soils.

According to the “New Jersey Important Farmlands Inventory”, prepared by the State Agriculture Development Committee, soil classifications are defined as:

Prime Farmlands - Prime Farmlands include all those soils in Land Capability Class I and selected soils from Land Capability Class II. Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. Prime soils are found in swaths primarily in the northern portion of the township, with smaller pockets to the south.

Soils of Statewide Importance - Farmlands of statewide importance include those soils in Land Capability Classes II and III that do not meet the criteria as Prime Farmland. These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as Prime Farmland if conditions are favorable. Statewide important soils are located throughout the northern and southern portions of the Township.

Farmland of Local Importance - Farmland of local importance includes those soils that are not prime or statewide importance and are used for the production of high value food, fiber or horticultural crops. There are not soils of local importance identified in the Township.

Farmland of Unique Importance - Farmland of unique importance includes those soils that are not of prime or statewide importance and are used for the production of specialty crops. There are not unique soils located in the Township.

The majority of soils that are found in West Amwell are suitable for farmland production and include soils of Statewide and Prime importance. The central, Sourlands region, does not contain soils suitable for crop or tillable production. Overall, 56% (7,883 acres) of the Township has farmland capable soils (Table 21). In addition, 3,112.9 acres of farmland capable soils are located in agricultural areas as identified in the 2015 Land Use/Land Cover.

Table 21: Farm Capable Soils for West Amwell Township

Soil	Acres	%	Acres in Agricultural Areas
Prime Soils	1,886.5	13.5	734.5
Statewide Important	5,996.8	42.9	2,378.4
Non-Farmland Soils	6,073.4	43.5	814
Total	13,956	100	3,926.9

The proposed project area also contains a high amount of farmland capable soils with 65% (5,916 acres) rated as Prime soils or Statewide Important soils (Table 22).

Table 22: Farm Capable Soils for West Amwell Proposed Project Area

Soil	Acres	%
Prime Soils	1,420	16
Statewide Important	4,496	49
Non-Farmland Soils	3,232	35
Total	9,148	100

5.3. *Number of Irrigated Acres and Available Water Resources*

Irrigated Areas

Many farms in West Amwell are dedicated to field crops which are not typically irrigated. Field crops such as corn, grass, alfalfa, and small grains typically rely on natural rainfall and groundwater resources and require no additional water sources for irrigation. Most of the soils in the Township are deep and moderately-well drained, allowing for the soils to retain water longer than a well-drained soil. As such, no farmland is currently irrigated, as identified in the New Jersey Farmland Assessment for 2018.

Water Resources

Essentially all of West Amwell Township water is provided by surface water and private wells. The Township is interlaced with streams including the Alexauken Creek, Moores Creek, Peters Brook, Swan Creek, and tributaries to the Delaware River among others. Many of the streams in the Township are given a higher water quality rating of C-1 providing additional protection to streams that support important aquatic life and provide for trout maintenance.

5.4. *Farmland Assessment and Census of Agriculture Statistics and Trends*

Hunterdon County’s agricultural diversity has been accomplished on relatively small to moderately sized farms. While the current national trend in agriculture towards larger, consolidated farms, the trend in Hunterdon County, and throughout most of the municipalities in New Jersey, is the reverse. In 1969, the average size of a farm in the County was 111 acres, which dropped to 80 acres in 1997, according to the US Census of Agriculture. In 2007 the average size of the farm was reported at 62-acres and in 2017 the average size is 63 acres. The decreasing average farm size is due to the loss of large farms and the significant increase in small, “part-time” farms such as those found in West Amwell Township.

In 2017, of the 2,689 farm operators in Hunterdon, 65%, 1,748 farmer operators, do not claim farming to be their principal occupation, according to the US Census of Agriculture. Such a predominance of “part-time farmers” is typical of other counties in New Jersey, and throughout the country for that matter, but is particularly high in Hunterdon County. West Amwell Township follows this trend. The increase in the number of small farms can largely be attributed to two reasons. One, in Hunterdon County there has historically been a large number of part-time farmers – people who derive the majority of their income from non-farm related work. A combination of the rural and scenic qualities of Hunterdon County and interstate access to major employment areas has made it a popular place to farm “a few acres” for enjoyment. People who enjoy the rural lifestyle are able to commute to work and come home and enjoy their “part-time farms”.

Part-time farmers do not need a minimum farm size for income and large farms tend to be too much to manage - thus, the smaller farm. The predominance of part-time farmers is also a result of farmers not being able to make enough profits for a full-time occupation. In fact, since 1974, the majority of Hunterdon County's farms were farmed by part-time farmers.

Aging farmer. The average age of Hunterdon County's farmers has been increasing for the last 50 years. In 1969, the average age of the County's farmers was 52.7. As of 1997, the average age of the farmer was 56. In 2007, the average age of the farmer increased to 57.6 years and in 2017 the age was 58.5. The aging farmer contributes to the agricultural picture in Hunterdon County. With the average farmer close to retirement, there is little room for taking risks and making investments to adapt to a changing industry. Therefore, if profit margins are minimal, the path of least resistance is often the sale of the farm. Some farmers hold on to the land and bequeath it to their children. However, with the current estate tax laws, even this can be a costly endeavor.

The number of small part-time farms has stabilized over the last few years but will continue to be a large percentage of the township's agricultural complexion, assuming the rural character of the area is preserved and there are no major regulatory changes such as significant changes in the Farmland Assessment Act.

1. Number of Farms and Farms by Size
2. Average and Median Farm Size

The West Amwell Township 2017 Farmland Assessment list 161 farms with an acreage in all lands of 7,374, this includes the total land area of the farm, both active agricultural and non-agricultural areas, for an average of 45.8 acres per farm. In comparison, the County’s 2017 average farm size

was 63 acres, therefore West Amwell’s average farm size is 73% of the County average. The County median size for farms is 17 acres, compared to 16 acres for the State. While median information at a municipal level is not provided, it is reasonable to predict West Amwell’s median farm size is similar to the County’s, at 17 acres.

Cropland Harvested, Pasture, Woodland, Equine and total for Agricultural Use

According to the 2017 New Jersey Farmland Assessment, the Township’s primary agriculture, 37% (2,623 acres), is located on harvest cropland (Table 23). This is typical of the type of farming currently underway in the Township where silage crops are the primary source of income.

Table 23: Agricultural Land Use Trends from 1983-2017

Use	1983	1990	2000	2010	2015	2017	% Change
Cropland Harvested	4,256.1	3,554	3,134	3,156	2,864	2,623	-38
Cropland Pastured	352.82	343	457	304	282	284	-20
Permanent Pasture	1,534.2	1,206	1,244	1,326	1,185	1,193	-22
Active Agriculture Subtotal	6,143.1	5,103	4,835	4,786	4,331	4,100	-33
Unattached Woodland	2,920.9*	1,813	2,106	1,728	1,832	1,567	-46
Attached Woodland	-	1,696	1,893	1,539	1,488	1,451	-14
Equine Acres	-	-	13	21	33	22	69
Renewable Energy	-	-	-	-	.6	1	67
Total for Ag Use	9,059	8,612	8,847	8,074	7,685	7,141	-21

**Identified as Woodland/Wetland in 1983 census*

The larger percentage of land devoted to cropland in the Township correlates to the amount of cropland in the County. According to the Hunterdon County Farmland Assessment for 2017, 65% of the County’s Farmland Assessed acreage is devoted to cropland, which is defined as active agriculture, including Harvested Cropland, Permanent Pasture, and Cropland Pastured.

6. West Amwell Agricultural Industry

6.1. Trends in Market Value of Agricultural Products

According to the USDA Census of Agriculture, as depicted in the Hunterdon County Comprehensive Farmland Preservation Plan, agriculture accounted for more than \$42 million in sales during 2002. This increased to \$69,645,000 in agricultural sales in 2007. In 2012, the census reported a drop in sales to \$67,206,000. However, in 2017 There was an increase in sales to \$92,246,000, or 24% increase. The total amounts of revenue generated by farms in West Amwell Township are hard to identify. The United States Department of Agriculture’s National Agriculture Statistics Service (NASS) is tabulated annually with certain crop yields recorded in recent years that were not previously recorded. Additionally, trends in market value are not compiled annually at the County level; rather they are reported every five years as part of the National Census of Agriculture. Much of the trends in West Amwell Township correlate to those trends at the County level.

6.2. Crop/Production Trends over the last 20 years

Agriculture in Hunterdon County traditionally has been diverse. For example, according to the NJ Farm Bureau, agriculture in Cumberland County is largely comprised of vegetables, Salem County is corn and Hunterdon County is “very diverse”. This diversity ranges from hay production, feed corn, horses, and cattle, to sheep, nurseries, fruit, vegetables and specialty crops and animals. The agricultural diversity in Hunterdon County and in West Amwell Township is likely due to the above average soils that accommodate a variety of agricultural uses, the relatively good climate, and the combination of part-time and full-time farmers that are interested in various types of agriculture.

The cost of farming. Large farm operations, particularly dairy and grain operations, have been declining in Hunterdon County for several decades. The price of dairy and grain commodities has been relatively low over these years and contributes to low and/or unpredictable farm incomes. Over the last two decades, milk and grain prices fluctuated but never increased in proportion with the cost of living in Hunterdon County. Some farmers adopted new farming strategies that either increased crop yields or profit margins; others shifted directions in farming and chose new, more profitable products. The latter requires investments and risks that many farmers, unfortunately, could not afford because of either retirement or financial needs.

While farm income has been relatively low, farm production costs continue to be high for farmers. New Jersey has been described as having the highest cost of farming in the country. The following chart illustrates the County statistics for 1997 from the USDA National Ag Statistics Service website, which provides updates through 2017:

	1997	2002	2007	2012	2017
Average per Farm Hunterdon County Production Expenses	\$24,601	\$37,453	\$46,297	\$54,140	\$65,981
Average per Farm Hunterdon County Value of Ag Products Sold	\$27,461	\$27,917	\$42,973	\$46,445	\$57,510

In 1997, the average farm production expenses were \$24,601, which represents a sizeable portion of the \$27,461 average dollar amount of agricultural products sold. Twenty years later in 2017, the average per farm Hunterdon County production expense was \$65,981, while the average per farm value of agricultural products sold was \$57,510. Interestingly, in 2002, there was reported for the 10-year period the widest gap between production expenses (\$37,453) and value of products sold (\$27,919).

According to the Hunterdon County Farmland Preservation Plan, the largest category of production expenses in Hunterdon County is property taxes, due to high property values and a high per student cost in the schools, which are the largest percentage cost of local taxes. Other large categories of farm production expenses include the cost of hired labor, feed for livestock, and repair and maintenance of buildings and equipment. The general shift away from more labor-intensive crops and livestock during the recent years could account for the recent narrowing in the gap between production expenses and value of products sold.

Over the past 30 years production trends have been decreasing throughout the State. West Amwell Township has experienced some of this decline but has also seen an increase in a number of agricultural

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products. In particular, hay, soy and sorghum products saw the largest increase, while all other products saw a decrease. This trend appears to follow market pricing for this period as well as the growth in equine and equine related industry. This mirrors the County, where field crops are the most dominant active agriculture type of farming done. In 2015, 48,226 acres in the County was dedicated to field crops with the remaining agricultural land devoted to other forms of Agriculture. According to the Hunterdon County Farmland Assessment, nursery operations had the second greatest amount of dedicated acreage with 3,004 acres. Vegetables were ranked third in the amount of acreage used with 1,233 acres. The remaining acreage was divided among cover crops, fruit, berries and grapes.

Table 24 shows these 30-year trends, and others, devoted to field crops such as barley, grains, grasses and soybeans as inventoried by the New Jersey Farmland Assessment Survey.

Table 24: West Amwell Township Land devoted to field crops (Acres)

	1983	1990	2000	2010	2015	2017	Acres Change 1983- 2017	% Change 1983-2017
Grain Corn	935.2	407	285	261	363	354	-581.2	-62
Silage Corn	211.55	376	235	153	105	46	-165.55	-78
Alfalfa Hay	531.86	271	277	306	149	325	-206.86	-39
Other Hay	597.9	1,378	1,182	1,085	1,384	1,431	833.1	139
Subtotal	4,259.51	4,422	3,979	3,815	4,016	4,173	-86.51	-2
Barley	40	0	0	0	15	0	-40	-100
Grass Silage	56.64	0	0	0	0	0	-56.64	-100
Oats	65	66	23	0	74	0	-65	-100
Rye Grain	18	20	6	12	6	0	-18	-100
Sorghum	27	0	123	111	119	162	135	500
Soybeans	542.5	109	295	198	234	361	-181.5	-33
Wheat	306.4	192	107	70	7	0	-306.4	-100
Cover Crop	2	10	0	134	12	6	4	200
Other Field Crops	33.89	158	46	0	44	0	-33.89	-100
Subtotal	1,091.43	555	600	525	511	529	-562.43	-51.531
TOTAL	5,350.94	4,977	4,579	4,340	4,527	4,702	-648.9	-12

Table 25 identifies acres devoted to fruit productions. The remaining fruit crop produced in the Township are apples, grapes, and other mixed fruit.

Table 25: West Amwell Township Fruit Production (Acres)

	1983	1990	2000	2011	2015	2017	Acres Change 1983-2017	% Change 1983-2017
Apples	24.33	9	7	6	12	10	-14.33	-59
Blueberries	0	0	0	0	3	0	0	0
Grapes	10.63	6	0	0	1	1	-9.63	-91
Peaches	.33	0	2	0	51	0	-0.33	-100
Strawberries	4.1	0	7	0	0	0	-4.1	-100
Blackberries/ Raspberries	21	0	0	0	0	0	-21	-100
Cherries	-	-	0	0	0	0	0	0
Pears	-	-	0	0	2	0	0	0
Non-Bearing	-	1	0	0	0	0	0	0
Other Fruit	0	0	0	1	0	2	2	100
Total Fruit	60.39	16	16	7	69	13	-47.39	-78

Direct marketing and niche marketing. The trend in direct marketing will also continue in Hunterdon County. Eliminating the need for distributors, farmers are selling at farmstands and farmer markets and to nearby rural and suburban markets. Weekly farmers markets in Flemington, Califon, Long Valley and High Bridge have been established for a few years. Efforts to market a county agricultural tourism program may increase the profits in local direct marketing. The urban markets offer even more substantial opportunities. The close proximity to one of the largest metropolitan markets in the world presents farmers in Hunterdon County with tremendous possibilities.

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Table 26 below depicts the amount of farm acres devoted to vegetable production. A variety of vegetables are still in production with the most acreage devoted to a mixed vegetable crop. These vegetables target a specific niche group usually sold at farmers market, farm stands and in response to seasonal demand.

Table 26: West Amwell Township Vegetable Production (Acres)

	1983	1990	2000	2010	2015	2017	Acres Change 1983-2017	% Change 1983-2017
Asparagus	1.23	1	0	0	0	0	-1.23	-100
Lima beans	.13	0	0	0	0	0	-0.13	-100
Snap Peas	.5	0	0	0	0	0	-0.5	-100
Cabbage	.5	0	0	0	0	0	-0.5	-100
Carrots	0	0	0	0	0	0	0	0
Sweet Corn	16	32	12	0	3	0	-16	-100
Cucumbers	.23	0	0	0	1	0	-0.23	-100
Eggplant	.25	0	0	0	1	0	-0.25	-100
Lettuce	.1	0	1	0	1	0	-0.1	-100
Onions	.13	0	0	0	1	0	-0.13	-100
Peas	3	0	0	0	0	0	-3	-100
Melons	2.23	1	0	0	0	0	-2.23	-100
Peppers	.1	0	0	0	1	0	-0.1	-100
White Potatoes	0	1	1	0	1	0	0	0
Sweet Potatoes	10.50	0	0	0	1	0	-10.5	-100
Pumpkins	5	15	0	1	2	1	-4	-80
Spinach	.13	0	0	0	0	0	-0.13	-100
Squash	5.10	1	0	1	1	0	-5.1	-100
Tomatoes	8	7	1	1	2	3	-5	-63
mixed veg crops	4	7	0	12	9	12	8	200
TOTAL	57.13	65	15	15	24	16	-41.13	-72

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Table 27 identifies acres of nursery and tree stock in the Township. This category has seen an increase primarily due to an overall rise in home sales and in turn, landscaping demands. This table shows wide and varied fluctuations in production among the categories of tree and nursery production, which is understandable given the tendencies of market demand and harvests necessary to respond to large contracts for nursery stock, and then replanting in subsequent years to grow replacement stock. Trees and shrubs and Christmas trees for example appear to be subject to this type of swing in reported acreages. The percentages are somewhat misleading in terms of indicating a market trend given the acreages involved in certain categories. The overall acreage devoted to nursery and tree production remained within a range of 303-acres in 210 to 272 acres in 2015, while statistics reported showed an upward swing in 2000. This is presumably related to market demand for suburban tract development landscaping, which is expected to suffer from depressed demand for these products while the region and the nation struggle to recover from the Great Recession.

Table 27: West Amwell Township Nursery and Tree Production (Acres)

	1983	1990	2000	2010	2015	2017	Acres Change 1983- 2017	% Change 1983- 2017
Bedding Plants	.1	2	5	2	2	0	-.1	-100
Cut Flowers	.1	0	4	3	1	0	-.1	-100
Trees & Shrubs	74.45	57	133	303	272	6	-68.45	-92
Sod	35	0	0	0	0	0	-35	-100
Christmas Trees	218.48	55	100	41	52	26	-192.48	-88
Other Nursery	247	0	2	10	0	0	-247	-100
TOTAL	575.13	114	244	359	327	32	-543.13	-94

**WEST AMWELL TOWNSHIP, HUNTERDON COUNTY
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Table 28 identifies timber and woodland production in the Township. This category typically has one of the highest rates of growth. As woodland management has become more important to the overall health of the natural systems, and wood supplies in increasing demand, more farms are taking advantage of woodland areas. However, in West Amwell, trends over the past 30 years show decreasing acreage of all but the Timber products.

Table 28: Timber and Woodland Product and Areas

	1983	1990	2000	2010	2015	2017	Acres Change 1983- 2017	% Change 1983-2017
Fuelwood (Cords)	614	264	277	409	365	272	-342	-56
Pulpwood (Cords)	0	0	0	0	0	0	0	0
Timber (Board Feet)	27,050	48,508	56	670	44,592	0	-27,050	-100
Woodlands Private Plan (Acres)	349.56	0	0	0	0	0	-349.56	-100
Woodland No Plan (Acres)	352.44	0	0	0	0	0	-352.44	-100
Land in Federal or Government Program (Acres)	492.19	521	140	328	1,124	144	-348.19	-71

Livestock and Poultry products such as dairy and sheep have seen a dramatic decrease as shown in Table 29, below, while ducks, goats, equine, swine, turkey, and chickens have been on the rise.

Table 29: West Amwell Township Livestock and Poultry Products (head)

	1983	1990	2000	2010	2015	2017	Change 1983- 2017	% Change 1983-2017
Beef Cattle	328	279	311	216	285	238	-90	-27
Beehives	77	27	38	41	55	42	-35	-45
Mature Dairy	635	306	235	135	130	124	-511	-80
Young Dairy	461	246	180	127	130	115	-346	-75
Ducks	50	51	31	828	1,722	3,000	2,950	5,900
Fur Animals	12	0	0	25	0	0	-12	-100
Geese	46	-	-	-	-	-	-46	-100
Goats	7	18	8	43	39	24	17	243
Equine	137	84	116	137	179	184	47	34
Meat Chickens	259	318	169	771	291	876	617	238
Laying Chickens	403	200	65	649	288	1,342	939	233
Rabbits	25	-	-	-	-	-	-25	-100
Sheep	149	129	90	153	158	56	-93	-62
Swine	23	45	26	13	11	55	32	139
Turkeys	42	47	15	72	8,046	255	213	507
Other Livestock	15,100	20,015	149	9,379	8,063	18,328	3,228	21

Overall, the trends witnessed in the Township reflect the trends of the County. As identified in the Hunterdon County Comprehensive Farmland Preservation Plan, land devoted to equine and specialty crops have increased while overall areas devoted to vegetable and other crop production has decreased. The loss of food processing plants and land sold for development are the main attributors to this trend.

For Hunterdon County, Equine acreage is up sharply from the 2000 figure of 542 acres to 745 acres in 2004 (County 2007 FPP). This trend was evident in West Amwell Township, where equine head in 1990 totaled 84 and rose to 184 in 2017.

6.3. Support Services within Market Region &

6.4. Other Agriculturally Related Industries

Due to the rural nature of Hunterdon County and the intensity of agriculture in the region, farm equipment dealers and seed suppliers are also located within the area to provide farmers with their needs. Many of these businesses are moving toward more nationally based outfits with the ease of transport and ordering through the internet. This creates an opportunity for greater diversity in products made available to local farmers that normally would not be exposed to such a wide array of products.

Regional support services necessary for sustaining West Amwell Township’s agricultural industry are accessible, though not generally within the Township but rather in the region, and sometimes out of State. Although most essential support services are available within NJ, costs are a significant factor in deciding to travel outside the region, to eastern Pennsylvania (specifically Lancaster County) or to upstate New York or Canada for alfalfa and quality hay in sufficient quantities. Feed and grains are also purchased largely from outside the area. Farmers find it necessary and cost effective to travel for more competitive pricing.

Local auctions are also a great service that allows for the sale and trade of agricultural goods at the local level. Many are held in the area allowing for local products to be concentrated within the area and benefiting neighbor farmers. In addition to the available auctions, farm markets are an outlet for local farmers, and they are increasingly becoming established throughout Hunterdon County.

There is an agricultural resource guide that has been developed to assist the farming community by the NJ Agriculture Extension Service entitled the Salem “Green Pages, An Agricultural Resource Guide”. The guide is maintained by the Cooperative Extension of Salem County. The guide includes statewide and national resources including listings of “Agricultural Associations,” “Contacts and Programs,” “Information and Resources,” and “Service Providers.” The website address is <https://njaes.rutgers.edu/ag/> and is perhaps the most comprehensive directory of services and resources available to the farming community.

Many farmers in Hunterdon County and beyond supplement their farm incomes with farm-related and non-farm related businesses and activities. According to the FARMs Commission report, (November 1994) supplemental farm-related income on New Jersey farms includes hunting/fishing; leaf composting; farmstand marketing; picnic facilities; pick-your-own operations; petting zoos; hayrides; farm tours; and bed and breakfasts. Hunterdon County farmers operate many of these activities on their farms, in particular hayrides, pick-your-own operations, corn mazes, and farmstands tend to be very popular. Non-farm businesses are an additional source of income for farmers in Hunterdon County, and can include school bus drivers, vehicle repair shops, arbor businesses and construction and excavating companies.

Table 30: Farmers’ Markets in the Hunterdon County Region

Market:	Clinton Farmers Market	Stangl Farmers’ Market	Sergeantsville Farmers Market	Stockton Farmers Market	Hunterdon Land Trust Farmers’ Market
Address:	65 Halstead Street	Mine Street and Stangl Road Flemington, NJ 08822	570-560 Rosemont Ringo Rd Sergeantsville, NJ 08557	19 Bridge St Stockton, NJ	Rte 12 Circle Raritan Township, NJ 08822
Phone:	(908) 735-8811		(908) 468-2540	(609) 915-3412	(908) 237-4582
Open:	Sundays May 1 - Oct. 30 9am - 1pm	May-November, Saturday, 9am – 3pm	Saturdays May 13- Oct. 28 8:30am - 12pm	Year round	Sundays May 21 - Nov 19 9 AM to 1 PM
Products:	Fruits and vegetables, eggs, meats, body products, honey and more	Variety of fruits and vegetables.	Variety of fruits and vegetables, eggs, honey, cookies	Variety of Fruits and Vegetable	Fruits and vegetables, cheese, meats, honey, fruits and more

7. Economic Development

7.1. Consistency with N.J. Department of Agriculture Economic Development Strategies

The NJ Department of Agriculture Economic Development Strategies for 2011 highlights several strategies for economic development that the Township supports. The Township has used the support services provided by the State and will continue to look to the State for guidance on ways to retain and promote agricultural production. The primary agricultural activities in the Township center around field crop production, nursery sales, and the equine industry. The following section has been provided by the Economic Development Strategies for 2011 as it relates to the efforts of West Amwell Township.

Field and Forage Crops

Strategies to consider include:

- Ensure plant health through programs to working to prevent plant disease and pests such as Mexican Bean Beetle and soybean rust and to encourage beneficial insects.
 - Work with Rutgers Cooperative Extension and NRCS to:
 - Provide regional producer workshops that will emphasize the benefits of good pasture and cropland management and preservation of water quality.
 - Explore the use of demonstration plots that will emphasize renovation and intensive management systems to improve yield per acre.
 - Further develop opportunities to produce crops that can be pelletized for use in energy systems.
- Support Organic Field Crop Production
 - Continue to encourage the production of certified organic soybeans, corn and wheat to increase the value of these crops.
 - Continue to assist in linking growers with organic food processors, retailers, animal feed suppliers and all other handlers to help identify new market opportunities and take advantage of the growing demand for processed food products made from organic ingredients.
- Support Plans for a Green Energy Initiative
 - Continue to facilitate and support efforts to construct bio-fuel plants in New Jersey, and to foster related bio-fuels businesses whose end goals focus on feedstock crops most suited for growth in New Jersey.

Ornamental Horticulture Industry

Ornamental horticulture includes greenhouse, sod, nursery and floriculture operations. This is one of the leading agricultural industries in the State. Some of the strategies identified by the SADC to ensure the health and viability for the industry include:

- Ensure Plant Health
 - Work to have a comprehensive approach to ensuring plant health. The following methods to be employed include:
 - Continue inspections for harmful pests and disease.
 - Seek ways to increase use of new methods of pest control and beneficial insects.

- Inspect and certify nurseries, enabling growers to sell certified disease-free material in and out of state.
- Conduct seed certification and seed control testing programs to ensure high quality turf grass seed for New Jersey sod growers.
- Encourage the New Jersey Agricultural Experiment Station to continue its research in identifying new varieties of agricultural products resistant to pests, diseases and new plant introductions.
- Increase Consumer Awareness
 - Strengthen the Jersey Grown brand name to enable the industry to benefit from a common trademark identifying locally produced horticultural products.
 - Work with growers and independent garden centers and nurseries to strengthen their efforts to promote Jersey Grown products with advertising tools such as point of sale materials.
 - Continue distributing the new Jersey Grown banner for use at the point of sale and also to identify growers participating in the program.
 - Continue to include horticultural crops in the Department's marketing program and communicate the benefits of buying Jersey Grown products.
 - Maintain the retail nurseries and garden center listings on the Jersey Grown website. Continue efforts with major area retailers to coordinate the promotion of locally produced Jersey Grown products
 - Publish the list of certified Jersey Grown growers on the Department's Jersey Grown website.
- Improve State and Public Contract Requirements
 - Continue to work with government agencies including the National Resource Conservation Service, the Department of Transportation through its highway planting program, and the Department of Environmental Protection through its forestry program, to use New Jersey-produced products whenever possible and ensure that all products meet the pest-free standards of the New Jersey Nursery Law and satisfy the quality standards set by the Jersey Grown Rule

Equine Industry

- Work with horse owners to assure awareness of disease threats and animal safety.
- Continue working to protect the health of horses from the immediate threat of devastating and economically damaging diseases.
- Work with Rutgers University's Cook College to continue development of a state-of-the-art research facility for its Equine Science Center.
- Work to implement the recommendations of the Department's "Focus on New Jersey's Horse Racing Industry" report and seek to augment purse values, increase track attendance, and improve the industry's supportive infrastructure.
- Continue to host Olympic caliber events and to promote the state's many quality venues and prestige events.
- Continue to improve the New Jersey equine website highlighting the sectors of New Jersey's Equine Industry activities. The website will improve coordination of all equine

activities in the state and feature schedules of events, horseback riding trails and other industry related activities.

- Bolster promotion and education of the pleasure horse and racing industries to increase interest and work to stimulate new owners and create career opportunities.
- Continue working with 4-H to establish new clubs that will expand the interest in standard bred racing.
- Work on developing and strengthening the promotion of the *Jersey Bred* brand and logo.

Livestock and Poultry Industry

- Ensure Animal Health
 - Through the continued implementation of best management practices for bio-security, the Department will continue working to protect the health of the livestock and poultry industry from the immediate threat of devastating and economically damaging diseases.
- Work with Markets
 - Support the sale and marketing of locally produced poultry meat and eggs. Monitor the health code and market regulations that affect this industry to ensure that they address current industry models of production and distribution. Distribute, and communicate the principles contained in, the guidance document “Chapter 24 and You: A Practical Guide to Selling Safely at Farmers Markets” to ensure the safe and legal sale of poultry and eggs at community farmers markets.
- Support Youth Programs
 - Continue to support the New Jersey Junior Breeders’ Fund loan program, which is helping future generations of agricultural education/FFA students and 4-H members to continue to advance the breeding of purebred livestock and the production quality of grade livestock.

The AAC promotes the continuation of these forms of agricultural development in the Township. These three forms of agriculture are the predominate activities currently practiced in the Township. The AAC and Township will continue to encourage and support a variety of economic strategies to support a diverse and healthy agricultural industry.

7.2. *Agricultural Industry Retention, Expansion and Recruitment Strategies*

The Hunterdon County Comprehensive Farmland Preservation Plan provided an extensive wealth of information on agricultural retention, expansion and recruitment strategies. The Township promotes and encourages these strategies in an effort to maintain and expand the Township’s agricultural base. Providing support services for farmers who seek to encourage younger farmers to enter into the agricultural activities is a mainstay to farming in general. Mentoring, outreach and support from the AAC to any interested existing or potential farmers are key to the future continuation of agriculture in West Amwell.

Equally important is to raise awareness to agricultural activities in the Township and region. The more local residents and visitors are made aware of the large variety of farming practices undertaken in the Township, and the goods available on a local level, the greater the promotion of agriculture in the Township.

7.2.1. Institutional

The following sections, Farmer's Support through Community Supported Agriculture, highlight activities as they relate to West Amwell. For additional information is available online or through the Hunterdon County's Farmland Preservation Plan.

Farmer Support

Persons interested in purchasing farms are referred to the Farm Link Program through the SADC website (<https://www.nj.gov/agriculture/sadc/farmlink/>). The Farm Link Program is "a resource and referral center for new farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans." The web site lists farming opportunities available and sought such as farms for sale or lease, internships, and relocation and expansion options.

New farmers or those interested in entering the agricultural industry, seeking educational opportunities related to the farming profession, converting an operation from one type to another, or assuming responsibility for an inherited farm are referred to many sites. The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) periodically offers workshops entitled Exploring the Small Farm Dream, based on materials from the New England Small Farm Institute. Rutgers Cooperative Extension also offered a new farmers course using a similar curriculum. In addition, there is a wealth of Internet resources available to aspiring farmers including the web sites Growing New Farmers, [tps://www.nj.gov/agriculture/sadc/farmlink/resources/newfarmers.html](https://www.nj.gov/agriculture/sadc/farmlink/resources/newfarmers.html). Aside from offering courses, Rutgers Cooperative Extension will deploy its agents to work with landowners to select crops and livestock suited to the soils of a particular site.

Farmers seeking information regarding financing can seek information from a range of sources. First Pioneer Farm Credit provides loans and financial services to new and established farmers. The USDA-Farm Service Agency coordinates various conservation and loan programs for which area farmers are eligible. Whole Foods Market has instituted a privately funded loan program.

Marketing / Advertising / Public Relation Support

Agritourism promotes the use of agricultural amenities and resources, such as open fields farmhouses, livestock and other scenic components of the farm for the purpose of offering fee-based recreational opportunities. Agritourism can benefit local communities by attracting tourists to the area who not only spend time at participating farms but spend money in other local businesses. Farmers benefit by supplementing their income from those added activities.

Agritourism may be a valuable means of supplementing farm income and may increase the sale of products produced on-site. The New Jersey Department of Agriculture instituted the Jersey Fresh promotional campaign over 20 years ago to increase awareness of locally grown produce and food products. Numerous farmers and venues use the Jersey Fresh logo. In recent years the program has expanded to include the designations Jersey Bred (for horses and lambs), Jersey

Seafood and Jersey Grown (for horticulture). The NJ Dept. of Agriculture also maintains a web site, <https://findjerseyfresh.com/>, which is a great place to locate roadside stands, community farmer's markets and pick-your-own facilities.

The Township is eager to partner with any State, regional or County initiatives that will further promote agritourism and agricultural industry. The opportunities available through larger farming networks can provide valuable networks of information and exchange of opportunities for further expansion. The Township supports agricultural business expansion as a means to enhance the income of local farmers and to provide additional opportunities for the Township.

Community Farmers Markets

Community farmers markets enable farmers to sell their products directly to the public. These markets are usually held weekly in a pre-determined location and invite vendors and farmers to set up stalls. There are several community farmers markets in Hunterdon County. These markets are located in Flemington, Lebanon, High Bridge, West Amwell, and Sergeantsville and are open for business on Saturday or Sunday. (NJDA Jersey Fresh).

Community Supported Agriculture¹

Community Supported Agriculture (CSA) is a relationship of mutual support and commitment between local farmers and community members. Shareholders pay the farmer an annual membership fee to cover the production costs of the farm, in turn, they receive a weekly share of the harvest during the local growing season. The arrangement guarantees the farmer financial support and enables many small- to moderate-scale organic family farms to remain in business. Ultimately, CSA creates "agriculture-supported communities" where members receive a wide variety of foods harvested at their peak of ripeness, flavor and vitamin and mineral content.²

Agricultural Education and Market Research Coordination

Municipalities such as West Amwell Township need the CADB to play a strong role in dissemination of information and sponsoring seminars and workshop to benefit landowners, farmers and local officials. Agriculture is changing in New Jersey and farmers need administrative help to keep apprised of these changes. Agricultural organizations, such as the Hunterdon County Board of Agriculture or the Rutgers Cooperative Extension are valuable partners in providing the agricultural community with additional resources for maintaining and growing farms and farm related businesses. Other partners may include the Hunterdon County Chamber of Commerce, Hunterdon Economic Partnership, County Board of Agriculture and the New Jersey Farm Bureau. Working with these groups could result in such benefits as improved marketing of agricultural products, developing educational programs for farmers to be more competitive in today's economy, reducing crop damage caused by wildlife, introducing agribusiness that would use locally grown produce and ensuring the compatibility of local regulations with the needs of the farmer.

¹ Hunterdon County Comprehensive Farmland Preservation Plan, 2008

² Rutgers Cook College, Cook Student Farm at <http://www.cook.rutgers.edu/~studentfarm/aboutcsas.html>

West Amwell Township farmers have a variety of resources in the CADB, Rutgers Cooperative Extension Service, the NJ Agricultural Experiment Station, the Rutgers School of Environmental and Biological Sciences and others. These organizations work to disseminate information and sponsor seminars and workshops to keep Hunterdon County farmers and local officials apprised of changes in NJ agriculture.

New Jersey Agricultural Experiment Station (NJAES) and Rutgers Cooperative Research and Extension

According to the NJAES website *Jersey Fresh* Information Exchange, Rutgers Cooperative Extension launched an innovative produce distribution and merchandising website to help New Jersey farmers get their products into new retail locations, such as white-table restaurants and grocery chains.

The New Jersey Department of Agriculture, Division of Marketing and Development, is host of the Jersey Fresh campaign and is also responsible for other initiatives that promote and support New Jersey agriculture. The division offers free advertising materials to farmers to use for direct marketing. The division is a resource that can be used to identify opportunities that are helpful to agricultural businesses. For instance, the division has identified an opportunity for New Jersey farmers to sell over-produced or under-valued product to the New Jersey Department of Corrections.

In addition, the NJAES website offers a wealth of information relating to animal agriculture, farm management and safety, pest management, plant agriculture and other elements of interest to those involved in commercial agriculture.

Rutgers School of Environmental and Biological Sciences

The municipality can touch base periodically with Rutgers regarding any opportunities for farm research, test/experimental projects that might be appropriate for local farms. The RCRE in Hunterdon County can keep farmers abreast, through the *Green and Growing* newsletter and the RCRE website, of any upcoming special workshops or information or appropriate continuing education curriculum.

The Rutgers School of Environment and Biological Sciences is based on the foundation of the physical and social sciences but also focuses on the social and human dimensions of scientific practice in majors such as environmental and business economics or environmental policy, institutions and behavior. West Amwell Township farmers, officials, and interested residents can use their services regarding any opportunities for farm research and testing

Other Opportunities

West Amwell Township should continue to work closely with the CADB and other groups and organizations to form partnerships for farmland preservation. Future partners may include the Hunterdon County Chamber of Commerce, Hunterdon Economic Partnership, County Board of Agriculture and the New Jersey Farm Bureau. Working with these groups could result in such

benefits as improved marketing of agricultural products, educational programs for farmers to be more competitive in today's economy, reduced crop damage caused by wildlife, agribusiness that uses locally grown produce and local regulations that are compatible with the needs of farmers.

7.2.2. Businesses

Most of the Township farms purchase products and supplies from larger agricultural centers or online. However, there are some local services available for specialty items. If the farming community begins to provide more specialty products, the Township may be able to help create educational information on where local suppliers and distributors of specialty products can find and exchange items. This could be a goal of the AAC to provide this type of information service to expand and a growing specialty market.

Input Suppliers and Services (from Hunterdon County Comprehensive Farmland Preservation Plan)

Hunterdon County farmers have indicated that there are very few farm equipment dealers within the county. One AGWAY is located in Clinton and the other AGWAY in Flemington has closed for business. There is one Tractor Supply store located in Flemington. Most farmers travel to Pennsylvania in order to buy equipment. Many of the dairy farmers are looking for specialized equipment that is unavailable in the County. Those farmers that are looking for specialized equipment now look toward the internet to find those products. The growth of internet-based businesses has allowed farmers to look further beyond their immediate region to find products that would not normally be available to them. With the coverage that shipping services such as UPS and FedEx have, it gives farmers another option when looking for agricultural inputs.

For equipment repairs, most farmers try to "do it themselves" and maintain their existing equipment. For those who need assistance, there are two repair services available in the region. One dealer in Ringoes (East Amwell) does repairs and sells used machinery and a farmer in Jugtown (Bethlehem Township) also does repairs and will make house calls, if necessary.

Product Distributors and Processors (from Hunterdon County Comprehensive Farmland Preservation Plan)

Hunterdon County will continue to host a variety of agriculture but there will probably be a continued loss of large farms –as in previous years- due to lower profit margins of grains, and loss of local feed mills. There are no major grain processing facilities in Hunterdon County. However, many farmers who continue to farm grains will likely grind their own feed and sell locally.

7.2.3. Anticipated Agricultural Trends (from Hunterdon County Comprehensive Farmland Preservation Plan)

Agriculture in Hunterdon County as a whole and West Amwell Township generally is likely to continue its trend towards smaller, more intensive use farms. Innovative marketing techniques will be sought by many farmers to meet production needs. Part-time farmers will continue to

dominate the industry and the diversity of farming that has traditionally characterized Hunterdon County also will continue.

Given these trends, the future of farming in Hunterdon County looks promising, though it may not be the traditionally thought-of wide-open fields of dairy cattle and field corn. Part-time farmers, particularly those with horses and other livestock, will continue to be important players in the Township's agricultural industry and their continued existence should be nurtured. Part-time farmers often do not have the time or the land to plant enough hay or other feed for their livestock and therefore create a market for hay and grain farmers. Part-time farmers are also important because they keep land in farming and out of the hands of developers, minimizing the intrusion of residential developments on neighboring farm operations. Additionally, they often provide farmland for others to farm by leasing their land. This is particularly important for grain farming which has a low per acre value and requires a considerable amount of land to be profitable.

The number of small part-time farms has stabilized over the last few years but will continue to be a large percentage of the County's agricultural complexion, assuming the rural character of the area is preserved and there are no major regulatory changes such as significant changes in the Farmland Assessment Act. Small farms will continue to be the trend in the Township. Profits may well increase as agriculture in the County enters a new phase towards smaller, more intensive types of farming, including high value crops. Whereas grains and field crops have the lowest per acre value of products (\$200-\$500 per acre), high value crops such as vegetables and horticulture tend to have a much higher per acre value (\$1,000-\$5,000 per acre). For this reason, large farms are no longer necessary for comfortable profit margins. While Hunterdon County's climate and soils are not as conducive to vegetable growing as are New Jersey's southern counties, greenhouses do not demand the climate and soil conditions and may become more popular in the County.

Market location

West Amwell Township has a great market location due to its close proximity to the New York and Philadelphia metropolitan areas. The median household income for Hunterdon County, according to the 2010 census data is \$100,980. This is well above the statewide average of \$69,811. Hunterdon has the highest median household income in the state, followed by Morris County and Somerset County. Hunterdon County had a population of 128,349 persons, according to the 2010 census.

Product demand

Hay comprises 30% (30,140 acres) of agricultural lands in Hunterdon County and is the leading crop countywide and statewide. Corn and other grains crops, soybeans, specialty crops, nurseries, cattle, milk cows and horses also characterize the county's agricultural base. In 2004, Hunterdon County ranked first in New Jersey for hay, fourth for corn and grain and also for cattle and calves and fifth for soybeans for beans, wheat for grain, and nursery stock acreage.

The Future of Farming in Hunterdon County and West Amwell Township. Agriculture in Hunterdon County and West Amwell Township likely will continue trending towards smaller, more intensive use farms. Innovative marketing techniques will be sought by many farmers to

meet production needs. Part-time farmers will continue to dominate the industry and the diversity of farming that has traditionally characterized Hunterdon County and West Amwell farms will continue.

Diversity of agriculture, loss of larger farms. Hunterdon County and West Amwell Township will continue to host a variety of agriculture for all of the same reasons that it has in the past: the proximity to various types of agricultural markets, the above average soils and climate, the variety of people farming and the scenic and rural qualities that attracts part-time farmers. There likely will be a continued loss of large farms in Hunterdon County due to lower profit margins of grains, loss of local feed mills, and the number of farmers near retirement. New fertilization and liming techniques, as well as integrated pest management practices, will also help to increase crop yields and profit margins for grains and field crops.

Small farms and high value crops. Small farms in the Township will continue to be the norm. Profits may well increase as agriculture in the Township enters a new phase towards smaller, more intensive types of farming, including high value crops and agri-tourism. Whereas grains and field crops have the lowest per acre value of products, high value crops such as vegetables and horticulture tend to have a much higher per acre value. For this reason, large farms are no longer necessary for comfortable profit margins. While Hunterdon County's climate and soils are not as conducive to growing vegetables as are New Jersey's southern counties, greenhouses do not demand the climate and soil conditions and may become more popular in the township.

Part-time farms and horse farms. Part-time farmers, particularly those with horses and other livestock, will continue to be important players in West Amwell Township's agricultural industry and their continued existence should be nurtured, both for continued agriculture and increased open space. Part-time farmers are also important because they keep land in farming and out of the hands of developers, minimizing the intrusion of residential developments on neighboring farm operations. Additionally, they often provide farmland for others to farm by leasing their land. This is particularly important for grain farming which has a low per acre value and requires a considerable amount of land to be profitable.

7.2.4. Agricultural Support Needs

In general, the Township, with the support of the AAC and Hunterdon County initiatives, have encouraged and promoted agricultural activities in the Township. However, there are areas that may be strengthened within the Township that may better support the agricultural community. Providing for streamline permitting and applications which would help farmers take advantage of changing market conditions could be useful. Additionally, providing increased ACC involvement to help farmers navigate and understand county and state regulations would also be valuable in supporting the agricultural community. The AAC may look into outlining some of these issues for future support services.

Agricultural Facilities and Infrastructure

The infrastructure the farmers most need is on the regulatory and technical assistance side: getting municipalities, residents and consumers to look favorably on agriculture and understand the economic and quality of life advantages it brings to the County, getting municipal support through flexible land use regulations and ordinances that take into consideration the special needs of the agricultural operations, and getting help with financial and planning matters through workshops and other educational and counseling services provided by the state, RCRE, the CADB and the federal government.

Additional support could come from a concerted effort to promote agritourism through signage, publications, website and media promotion.

Flexible Land Use Regulations

A positive regulatory climate, such as ordinances and policies supporting agriculture, is essential for the future of farming, particularly for full-time farmers whose income relies largely, if not entirely, on the farm operation. Regulations supporting agriculture should include ordinances that give farmers flexibility to pursue agricultural uses and recognize the need for farmers to supplement their operations with on-farm and off-farm activities and businesses. Development regulations should streamline the review process for new farm buildings and minimize the cost of the reviews.

Flexible land use regulations can help municipalities secure and expand the agricultural industry. It is important to understand that agriculture is key to the economy of the county and the importance of an agriculture-friendly environment at the municipal level in support of the agricultural sector of the community. Right to Farm and accommodations for agricultural vehicle movement and the building of an awareness of and provisions supportive of agriculture into municipal master plans and zoning ordinances go a long way towards the kind of support agriculture needs in order to be an economically viable sector.

Other areas where municipal sensitivity to the land use needs of agriculture can be helpful include consideration of the following issues when creating municipal ordinances and regulations:

- Setting specific buffer standards for non-farm development adjacent to working farms that help to limit trespassing and littering and also protect the residential landowner from dust and spray materials spread during farming activities, thus minimizing potential Right to Farm conflicts;
- Code or ordinance provisions requiring developers to notify purchasers of the proximate existence of active agriculture;
- Exemptions for certain farm structures from building height restrictions;
- Allowing additional principal dwelling units on farms in order to meet the needs of farmers for additional housing for their children or for farm managers;
- Exemptions from setback requirements when farmers seek to expand an existing nonconforming structure;

- Flexible fencing ordinances that make allowances for types of fencing on farms that might not be desirable in residential zones, in consideration of the farmers needs to prevent wildlife damage; and
- Construction fee reduction for agricultural buildings.

Agricultural Support Implementation

Suggestions for future agricultural support include workshops and other educational opportunities at the state and county. Such programs could help alleviate some of the frustration and barriers identified by local farmers identified above. In addition, support for the implementation and monitoring of farmland preservation, one of the chief ways to protect and ensure the continued presence of agriculture in the County, comes from the County's open space trust fund, local contributions from municipalities, SADC dollars through programs such as Planning Incentive Grants and soil and water conservation grants and federal dollars from federal programs such as the Farm and Ranch Lands Protection Program.

The Hunterdon Chamber of Commerce could also play an instrumental role in supporting local agriculture. The Chamber of Commerce is an action-oriented business organization that promotes a favorable business climate for its membership and community, works with other interested organizations to develop effective mechanisms for taking action on issues of community interest, and provides business leadership for improvement of the economy and quality of life in Hunterdon County, New Jersey. A partnership with agricultural representatives could promote agri-business in the County.

The Hunterdon County Agriculture Development Board is the leader in farmland preservation. The CADB helps to guide future policies. Their mission statement is to "Promote the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and agricultural viability."

As mentioned in previous sections, Rutgers Cooperative Research and Extension Service is a grassroots organization where the needs of the community take precedence over programs designed at other levels of government.

Finally, the Hunterdon County Soil Conservation District is a special purpose subdivision of the State. In cooperation with the State Soil Conservation Committee, the Districts are empowered to conserve and manage soil and water resources and address stormwater, soil erosion, and sedimentation problems that result from land disturbance activities.

8. Natural Resource Conservation

8.1. Natural Resource Protection Coordination

The Hunterdon County Plan provided information on various services involved in farmland preservation and natural resources protection. For more information on these services as they apply in Hunterdon County, refer to the Hunterdon County Plan. The following section is a summary of natural resource conservation services available. The Township seeks to increase its communication with the Natural Resource Conservation Service (NRCS) and the Hunterdon County Soils District to encourage agricultural retention and best management practices by local farmers.

1. Natural Resource Conservation Service

The United States Department of Agriculture-Natural Resources Conservation Service (NRCS) assists landowners and managers with conserving soil, water and other natural resources. The agency has a field office at the county's agricultural building in Franklin Township and offers technical and financial assistance. NRCS staff prepares conservation plans for preserved and non-preserved farm owners and then helps landowners secure funds through Farm Bill programs to implement the plans. Preserved farm owners are required by their Deeds of Easement to prepare a conservation plan. The Hunterdon County Agriculture Development Board staff refer these landowners to the USDA-NRCS who customize a conservation plan for each preserved farm. Conservation plans are a written record of management decisions and conservation practices to be used on a farm. The plans are intended to help protect soil fertility and productivity, improve water quality, and attract desirable wildlife.

2. Hunterdon County Soil Conservation District³

The Hunterdon County farm community is served by the Hunterdon County Soil Conservation District (SCD) located in Franklin Township. Some of the technical services that the SCD provides Hunterdon farmers include animal waste management, erosion control design and construction and Integrated Pest Management. Hunterdon County farmers who are interested in developing farm conservation plans apply to local Soil Conservation Districts which assist in developing farm conservation plans and ensure projects are necessary and feasible. Applications are forwarded to the N.J. State Soil Conservation Committee, which recommends projects to the SADC for funding approvals. The Hunterdon County Soil Conservation District gives final approval on all Conservation Plans and program contracts.

The farmland preservation program has an ongoing program that ensures annual monitoring of preserved farmland. In Hunterdon County, the Soil Conservation District handles this responsibility for the County on farms where the County holds the easements.

8.2. Natural Resource Protection Programs

The Township and local farmers are encouraged to use any available grant program to retain agricultural production in the Township. The Township will seek to provide additional support to local farmers in

³ Ibid

educating and outreach to ensure that land owners are aware of all the support opportunities available to them. The following is an outline of some of the grant opportunities provided by the State and Federal programs.

NJDA Soil and Water Conservation Grants

The SADC Soil and Water Conservation Grant Program provides grants, up to 50% of a project's costs, to owners of permanently preserved farms and 8-year Program participants. Irrigation, erosion control, and stream corridor enhancement projects are among those that are eligible.

Conservation Reserve Enhancement Program (CREP) and Conservation Reserve Program (CRP)

The Conservation Reserve Program (CRP) is administered through the Farm Service Agency. According to the USDA's web site (www.nrcs.usda.gov/programs/crp/), the program "encourages farmers to convert highly erodible cropland or other environmentally sensitive acreage to vegetative cover, such as tame or native grasses, wildlife plantings, trees, filter strips, or riparian buffers."

The CREP program falls under the umbrella of the continuous CRP program. It focuses on four stewardship practices and offers a higher cost share than some other Farm Bill programs. CREP is intended to reduce agricultural water runoff and improve water quality by paying farmers to remove highly erodible pastureland and cropland from production. Participants must meet strict eligibility standards.

Conservation Innovation Grant program (CIG)

The aim of the CIG program is to stimulate the development and adoption of conservation approaches and technologies which are innovative, in conjunction with agricultural production. Funds are awarded as competitive 50-50 match grants to non-governmental organizations, tribes, or individuals.

Environmental Quality Incentive Program (EQIP)

EQIP is a conservation program to encourage agricultural production and environmental quality standards that are compatible with national goals. The program provides assistance to eligible applicants to carry out structural and management practices on agricultural lands. The program offers contracts with a maximum term of ten years that provide incentive payments and cost shares to farmers to execute approved practices.

Agricultural Land Easements (ALE)

The Agricultural Conservation Easement Program (ACEP) includes the Agricultural Land Easements (ALE) component which is a voluntary program providing opportunities for eligible partners to receive financial assistance to purchase agricultural land easements. The program

targets working agricultural lands to ensure that productive working land is not converted to non-agricultural uses, thus maximizing protection of land devoted to food production. Eligible lands include cropland, grassland, pastureland, and nonindustrial private forestland. Each easement is required to have an agricultural land easement plan that promotes the long-term viability of the land. Eligible cooperating entities must:

- Be committed to long-term conservation of agricultural lands
- Be capable of acquiring, managing, and enforcing easements
- Have sufficient staff dedicated to monitoring and easement stewardship
- Have available funds for acquisition, monitoring, and stewardship
- Be a State or local government, or non-governmental/non-profit organization that has a farmland or grassland protection program

Under the Agricultural Land component, NRCS may contribute up to 50 percent of the fair market value of the agricultural land 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.

Landowner Incentive Program (LIP)

New Jersey's Landowner Incentive Program provides technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. Potential projects include vernal pool restoration, prescribed burns, and stream fencing. The State is particularly focused on grassland within regional priority areas and lands adjacent to Wildlife Management Areas and other permanently protected areas.

Farmland Stewardship Deer Fencing Grants

The State Agriculture Development Committee (SADC) provides cost-share grants to eligible farmers for the installation of high-tensile woven wire deer fencing on permanently preserved farms. Farms that been permanently preserved through other programs, such as cluster or open space subdivision and development approvals or independent easement purchase may also be eligible. The grants may cover up to 50% of the costs of materials and installation, and they may not exceed \$200/acre or a total grant of \$20,000.

8.3. *Water Resources*

Water conservation is an important issue for local farmers. Much of the active farmland in the Township relies on groundwater and rainwater recharge. Prudent use of water helps to maintain aquifer recharge and groundwater supplies. Sensible use of water resources has become progressively more important, not only in the Township, but for the entire State. Increased development, and uncertain climatic conditions, has resulted in more sporadic cycles of wet and dry periods, placing higher demand on water resources. Over the past decade, the State has witnessed severe droughts as well as very wet seasons. Proper management of water resources, which conserves water to the maximum extent, will allow for greater long-term water resources and the ability to allocate water resources efficiently. Conflict over water resources can occur if groundwater is removed for residential purposes, depleting groundwater resources often drawn upon for agricultural uses.

Supply Characteristics

The Township is reliant on groundwater sources for agricultural use. The variety of aquifers in the Township show that while there is supply available to handle modest residential and agricultural uses, the aquifers are subject to climatic influences and pollution issues that can harm the water supply quality and quantity. As stated previously, most of the Township's agricultural practices do not require irrigation. However, those that do can take steps to reduce the amount of water necessary to irrigate crops.

Groundwater is a source of irrigation water. It may be removed by drilling a well and installing a pump, a potentially expensive proposition. On properties with a high-water table, a farmer may be able tap groundwater to create a pond without having to drill. To get some idea of scale, Albert Jarrett of Penn State estimates that irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires 3 to 7 gpm per acre. Farm ponds can lose 40-60% of volume to seepage and evaporation. Such ponds require about 4 acres of upland watershed to supply one acre-foot of usable water per year.

The NJDEP's Bureau of Water Allocation requires farmers to obtain water use registration or certification papers to withdraw large quantities of surface water or groundwater. Water diversions were once considered routine but because of increasingly strict environmental regulations and growing competition from other land uses, it's getting harder to obtain permission for water withdrawals. It is very important not to let certifications lapse. In the coming years it will be ever more valuable to have existing farm ponds, irrigation systems, and water rights.

Water Conservation Strategies

There are several techniques to better manage soil for water conservation. The goal is to increase the organic content of the soil to improve water holding capacity. This can be done by spreading manure, applying composts, using cover crops between or amid cash crops, and reducing tillage.

When managing plants for water conservation, farmers should select species adapted to local conditions. Native and drought tolerant plants can help reduce water needs. Crop rotation is often a beneficial practice.

Finally, water conservation can be accomplished by adjusting water delivery systems, lining ditches with impermeable materials, and better timing water applications. Terraces and swales can help control drainage flows to give water more time to infiltrate.

The 2007 Hunterdon County Growth Management Plan recommends the CADB to work with agricultural organizations who lend support to the farm community, including the Hunterdon County Board of Agriculture and North Jersey RC&D. These organizations should work to promote funding opportunities for agricultural water conservation practices, such as the federally funded EQIP program and Conservation Reserve Program.

8.4. *Waste Management and Recycling*

Waste management for the Township exists on several levels. Field crop production and nursery stock can create a large amount of agricultural byproducts. Additionally, livestock production creates a great deal of organic waste byproducts that need to be carefully disposed of to avoid pollution issues.

Farm waste may vary from animal byproducts to solid waste. Animal waste has the potential to impact ground and surface water quality. If poorly managed, such waste products may introduce unwanted bacteria into water supplies. To prevent these problems many equine and livestock owners in the county work with the NRCS to develop manure management plans. Also, depending on their scale, animal feeding operations that exceed certain livestock population thresholds are required by the State to obtain New Jersey Pollutant Discharge Elimination System (NJPDES) permits and develop animal waste management plans.

The SADC has adopted an animal waste Agricultural Management Practice (AMP) under the Right-to-Farm Act and provides guidance for managing livestock waste. Information on the Manure Management Rule can be found at:

<http://www.state.nj.us/agriculture/divisions/anr/agriassist/animalwaste.html>

The Hunterdon County Soil Conservation District offers technical assistance for Hunterdon County farmers in the area of Animal Waste Management. The County can provide farmers with technical assistance concerning the disposal of tires including locations for disposal and also recycling opportunities.⁴

8.5. *Energy Conservation*

Energy conservation has wide ranging implications, not only on the local environment but on a global scale. Climate change has been on the forefront of the world stage and strategies to combat the resulting issues have been promoted and encouraged. One such strategy is to conserve energy and find alternative energy production that does not further degrade the environment.

Energy conservation planning is typically conducted by the New Jersey Department of Environmental Protection or by the United States Environmental Protection Agency through the Office of Pollution Prevention and Compliance Assistance.

Opportunities for energy conservation are increasingly available in the farming community. Examples of energy conservation in farming include no-till agriculture, solar farms and wind harvesting farms. The advantages of energy conservation include reductions in air-pollutants, dollars saved and a reduction in greenhouse gas emissions. The State Agriculture Development Committee has weighed in on the acceptable uses of alternative energy on preserved farms. Stating informally that alternative energy is an acceptable use on preserved farms, as long as the energy production is generally limited to the approximate needs of the farming operation and also has no negative impacts on the farming operation.

There is recent legislation that will result in changes in municipal obligations to provide for the use of alternate energy resources. West Amwell Township, to date, has not amended or created new policies

⁴ *ibid*

directly related to energy conservation however the Township has amended the Development Regulations to allow solar and wind energy systems.

Solar Energy

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated, it can be sold back to the electric grid for a profit. The overall use of solar panels has greatly increased in New Jersey. EQIP does provide some funding for solar panels, and farmers interested in using this alternate energy source can contact the local NRCS office for more information.

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 as a way to cut energy costs. There has been a movement toward wind energy in areas along the coast, where coastal winds make wind power feasible in that area

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. Its use may also reduce dependence on foreign oil, and the harmful environmental effects of oil drilling. Corn, hay and soybeans, could provide additional revenue sources for local farmers.

Renewable Energy Grant Programs

The NJDA provides the following information on renewable energy grant programs, which can help encourage the use of these energy sources:

New Jersey’s Clean Energy Program: Administered by the New Jersey Board of Public Utilities, this program provides financial incentives to install clean energy systems, including fuel cells, solar energy, small wind and sustainable biomass equipment. Financial incentives are in the form of rebates, grants and loans. Additional information is at www.njcep.com/.

Rural Energy for America Program Renewable Energy Systems & Energy Efficiency Improvement Guaranteed Loans & Grants

:

This program is offered through the USAD and provides loan financing and grant funding to agricultural producers for renewable energy systems or make energy efficiency improvements, including new energy efficient equipment. Additional information on this program and other rural development energy programs can be found at: <https://www.rd.usda.gov/programs-services/energy-programs>

8.6. Outreach and Incentives

West Amwell has been active in promoting and assisting the agricultural community while preserving the valuable natural resources that have made agriculture a viable option in the Township and the region. The Township has often reached out to farmers to promote sustainable practices as identified by the SADC and the CADB, as well as supporting practices that are consistent with local objectives to preserve agricultural and the environment. The conservation and preservation of resources is invaluable to the Township and the region. For these reasons the Township encourages the use of best management practices and sustainable agriculture. In addition, the County is active in promoting sustainable practices. The Township's Environmental Commission works closely with the AAC through the Land Use Board, working toward common goals of preservation of open space, agricultural activities and natural resource protection. This collaboration will continue in order to achieve common goals.

9. Agricultural Industry Sustainability, Retention and Promotion

9.1. Existing Agricultural Industry Support

9.1.1. Right to Farm

New Jersey has enacted a strong right-to-farm statute, which applies statewide. New Jersey's Right-to-Farm Act provides commercial farm owners or operators with certain protections from restrictive municipal ordinances and public and private nuisance actions. Protected agricultural activities include production, processing and packaging of agricultural products, farm market sales and agriculture-related educational and farm-based recreational activities. Commercial farms are also protected from unduly restrictive municipal regulations and public and private nuisance lawsuits.

These protections are available to commercial farms which:

- are operated in conformance with federal and state laws, agricultural management practices recommended by the New Jersey State Agriculture Development Committee (SADC) or site-specific agricultural management practices;
- are not a direct threat to public health and safety; and
- are located in an area where agriculture was a permitted use under municipal zoning ordinance; or
- were operating as of December 13, 1997

The SADC seeks to preserve agricultural viability, an individual parcel's ability to sustain "a variety of agricultural operations that yield a reasonable economic return under normal conditions. . .". Both the SADC and the State Planning Commission seek to retain large masses of viable agricultural land.

While the New Jersey right-to-farm statutes extends protection to all farms in the State, incorporating right-to-farm language into the municipal ordinance makes a strong statement to those developing lands within the Township (see [Appendix E](#) for Township's adopted Right-to-farm ordinance). Continuing development will undoubtedly be at odds with existing agricultural operations and nuisance conflicts will arise. The Township adopted a right to farm ordinance that was modeled on the SADC example.

The Township's right to farm ordinance uses the same definitions and regulations as identified in the SADC model ordinance and strives to remain consistent with SADC regulations. West Amwell's right to farm ordinance, like that of SADC, strives to encourage and promote farming activities and minimize conflicts between residential neighborhoods and farming practices.

It should be noted that the Hunterdon CADB has developed a "Policy for Public Hearings Involving Right to Farm Conflicts", which was developed through guidance offered by the SADC.

Municipalities are able to limit the number of right to farm complaints and encourage farming as an industry by enforcing the comprehensive Right to Farm ordinance and by requiring notification of homeowners when purchasing a home in a new subdivision where active agriculture occurs on adjacent property.

The Township's Right-to-Farm ordinance is based on the SADC model and includes a mediation process and provides nuisance protection for farmers conducting agricultural processes.

9.1.2. Farmland Assessment

The Farmland Assessment Act of 1964 purpose is identified as, "The Farmland Assessment program is a tax incentive which reduces property taxes on active commercial farmed land, thereby assisting farmers with a critical financial aspect in helping to keep land in farms. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq."

The eligibility requirements are:

- The applicant must own the land;
- Owner must annually apply for Farmland Assessment on Form FA-1 with the municipal tax assessor on or before August 1 of the year immediately preceding the tax year.
- 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 five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;
- 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 \$.50 per acre for any acreage over 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; and,
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.

The Township uses the 1964 Farmland Assessment Act and subscribes to the eligibility standards it uses.

9.2. Additional Strategies

9.2.1. Permit Streamlining

The Township should consider reducing costs of building permits for structures associated with agricultural use. This allows farmers to construct necessary facilities without the high costs associated with permitting. In addition, land use regulations should be reviewed and updated to minimize deterrents to agricultural activity, and provide increased opportunities for agricultural expansion. This may include expanded opportunities for direct marketing of locally grown produce, which eliminates the middleman and makes agricultural activities more rewarding to the farmer. Additional streamlining process such as site plan approvals and expedited permits for agriculturally related improvements may be considered in the future to help elevate some of the associated time and costs, however, nothing is planned at this time.

9.2.2. Agriculture vehicle movement

The Township protects all agricultural activities as outlined under §109-64 of the Right-To-Farm ordinance. The transportation of slow-moving equipment over roads within the municipality is specifically stated.

9.2.3. Farm Labor Housing/Training

The Township's zoning ordinance allows for accessory dwellings as a conditional use in all districts and is not specific to farm labor. An applicant for an accessory dwelling must demonstrate that the lot meets the minim lot size, meet specific set back and parking requirements and have separate entrances and facilities.

9.2.4. Wildlife Management Strategies⁵

The Hunterdon County Comprehensive Farmland Preservation Plan outlines a variety of issues and strategies for wildlife management. The following section has been provided by the County.

Management of nuisance and crop damaging wildlife is critical to the short- and long-term sustainability of Hunterdon County's agriculture industry. Crop damage from wildlife leads to economic loss for the farmer and/or landowner, and is a serious problem in Hunterdon County, with "large" losses reported in certain instances. Most damage is caused by a multitude of insects, as well as deer, turkey, Canada Geese and other wildlife. It is imperative to not only control and manage damage to crops, but also to do it in a manner which creates the least amount of collateral natural resource damage (i.e., limit pesticide use to the greatest extent possible, using natural pest control). State, county, and local government units must be sensitive to the negative economic impacts caused by crop damage, and support efforts to control it through education, technical and financial assistance, and regulatory flexibility.

Deer exclusion 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 very large

⁵ Ibid

tracts of land where, for example, corn may be grown⁶. One key way for Hunterdon County farmers to control damage from deer is through hunting of crop damaging animals. This hunting is allowed on private lands through depredation permits, issued by the New Jersey Department of Environmental Protection's (NJDEP) Fish and Wildlife Program. In many instances, this is the only short-term solution to control damage of crops by what is widely considered an excessive deer population in the County. Hunterdon County farmers continue to work with the NJDEP and NJDA, as well as counties and municipalities, to implement wildlife control strategies on privately and publicly owned land. One example of this cooperation is coordinated hunting of nuisance animals on county owned lands.

Municipalities may approach the Hunterdon County Parks Commission with a request to stage a hunt on County owned lands, typically when such lands are adjacent to other publicly owned lands. The Parks Commission works with the town on details of a proposed hunt, but the Township generally is the lead implementing entity. Hunting Clubs or professional hunting companies may be brought in to perform an approved hunt. This cooperative program between municipalities and the Hunterdon County has been successful in controlling nuisance wildlife, especially deer.

The New Jersey Department of Agriculture's Division of Plant Industry works to safeguard New Jersey's plant resources from injurious insect and disease pests. The Division implements several programs for detection, inspection, eradication and control of insect pests, which helps to ensure that the public can enjoy high quality, pest-free agricultural products. In addition, "the Division oversees programs that certify plant stock for interstate and international shipments, protects forested communities from tree loss caused by the gypsy moth and Asian long-horned beetle, 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. Protection of forest resources is important to Hunterdon County farmers who harvest wood as part of woodland management plans on their farmland assessed properties. One important example of the Division of Plant Industry's work is in control of the gypsy moth. The gypsy moth is considered the most destructive defoliation forest insect pest in New Jersey. The Division's Gypsy Moth Suppression Program is a voluntary cooperative program involving local governments, county and state agencies, as well as the USDA Forest Service. The Division promotes an integrated pest management approach, which "encourages natural controls to reduce gypsy moth feeding and subsequent tree loss."

However, aerial spray treatments of the chemical insecticide *Bacillus thuringiensis* are utilized when gypsy moth cycles are at a peak and natural controls are not sufficient to control defoliation.

The federal government is a key partner in supporting Hunterdon County agriculture. There are several federal programs that support, or could support, the agricultural industry in Hunterdon County.

⁶ The SADC Farmland Stewardship Deer Fencing Program provides a cost sharing grant for the installation of Deer Fencing on Permanently Preserved Farmland

9.2.5. Agriculture Education and Training

The Township does not currently offer any agricultural education but does support the efforts of the County. The following is provided by the County on their efforts:

To sustain a modern, 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 programs covering “farmer risk management education, labor education including worker safety, agricultural leadership training, secondary school and college agricultural education.”

One educational link for Hunterdon County agricultural landowners and operators is to collaborate with the Rutgers Cooperative Research and Extension (RCRE) of Hunterdon County (associated with Cook College, Rutgers University). There is not a minimum or maximum size farm to which the RCRE will lend assistance. During the growing season, RCRE of Hunterdon County 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 also for field crops. Similar farm animal consultation can be provided on a year-round basis. During these one-on-one consultations, technical scientific research is relayed to the farmer in a useful and applicable manner. However, it is reported that these on-site consultations have become infrequent. This is due, in part, to more farm visits by chemical company representatives that supply herbicides and pesticides, and the decline in the dairy industry to only several Hunterdon County dairy farms. Also, during the growing season, RCRE of Hunterdon County coordinates with other RCRE offices in northwest New Jersey to conduct on-site farm meetings regarding a range of agricultural issues including vegetable growing, safe operation of farm equipment, and programs to certify and recertify farmers for pesticide application licenses. Hunterdon County farmers are invited and do attend.

In the winter months, regional and local classes are conducted by RCRE of Warren and Hunterdon Counties on a diverse set of agriculture topics. Two of special significance are conducted with the North Jersey Vegetable and Fruit Growers Association. A class on vegetable growing is conducted at the Snyder Farm in Pittstown, Hunterdon County, while a similar class on fruit growing is held at the Warren Grange in Franklin Township, Warren County. Hunterdon County farmers and the RCRE of Hunterdon County participate in these classes. RCRE of Hunterdon County also provides practical assistance to farmers.

Examples include:

- Assistance in obtaining water certification and registration permits from the New Jersey Department of Environmental Protection, for groundwater and/or surface water allocations;
- Soil testing for fields and pastures;
- Assistance with obtaining farmer certificates for N.J. Division of Motor Vehicle registrations;
- Assistance with applications for “Outstanding Young Farmer” (OYF) nominations. OYF is a state award given annually by the NJDA which “recognizes the outstanding achievements of a young person engaged in farming in New Jersey”

- Assistance with grant applications to the NJDA for various types of economic assistance. Examples include “Jersey Fresh” grants to advertise;
- Distribution of “Jersey Fresh” and “Jersey Grown” promotional material such as bumper stickers, banners and t-shirts;
- Assistance to connect owners of farmland with tenant farmers, so that land may stay in farmland assessment;
- Assist new farmers with various regulatory requirements, and acquaintance with various farmer organizations;
- Provide outreach through the RCRE of Hunterdon County Website, and at the annual 4-H Fair

Through its Division of Agriculture and Natural Resources’ Natural Resource Conservation Program, the New Jersey Department of Agriculture offers technical, financial and regulatory assistance, and provides educational outreach to landowners throughout the state. The Department also offers, in conjunction with the U.S. Department of Agriculture, farm risk management and crop insurance education programs to assist farmers in understanding what assistance is available to reduce agricultural risks

Hired farm workers continue to be one of the most economically disadvantaged groups in the United States due to low wages, seasonal employment and limited participation in the non-farm labor market. Therefore, as an important statewide resource to the agricultural industry, the New Jersey Department of Labor recommends that more must be done to ensure a well-trained, educated farm labor workforce, that has adequate living and working conditions, and is trained in worker safety. Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development programs. These programs can help to assist in upgrading the skills and productivity of the agricultural workforce. Some of the programs which may be applicable include Customized Training Initiative, Basic Skills Program, and Occupational Safety and Health Training Program.

Finally, as a form of “education”, government agencies at the state and county level can provide continuous outreach information to farmers, to ensure they take full advantage of all federal and state loan, grant, education, and technical assistance programs. This is especially important since these programs are meant to aid the farming business to thrive and survive. Due to the complexity and vast array of the programs, they may be unknown to many farmers.

Youth Farmer Education Programs

Due to the aging farmer population in Hunterdon County (52.7 years in 1969, as compared to 56 years in 2002 and 57.6 in 2007) 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.

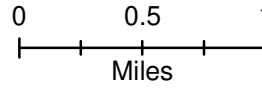
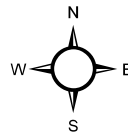
The National Future Farmers of America (FFA) Organization “operates under a Federal Charter granted by the 81st Congress of the United States and is an integral part of public instruction in agriculture. The National FFA Organization was founded in 1928, and currently has 7,242 chapters and nearly 500,000 members. The Hunterdon County Agriculture Community can look to expand agriculture education beyond the Vocational Technical School so that more youth are exposed to agriculture and may become interested in it as a future career. Youth agriculture

education classes or programs are not offered at any elementary schools within the County but are an opportunity to cultivate young people's interest in the field of agriculture. The National Agriculture in the Classroom program helps K-12 students become aware of the importance of agriculture. 4-H is an informal, practical educational program for youth, which assists young people interested in farm animals through livestock projects. The New Jersey Agricultural Society's Agriculture Leadership Program provides young professionals in agriculture with leadership development skills and opportunities.

In addition, the New Jersey Department of Agriculture offers an "Agricultural Education" program. This is "a systematic program of instruction available to students desiring to learn about the science, business, and technology of plant and animal production and/or about the environmental and natural resources systems. A complete Agricultural Education program is composed of three components: class/lab instruction, supervised agricultural experience (SAE), and FFA, which provide a well-rounded and practical approach to student learning.

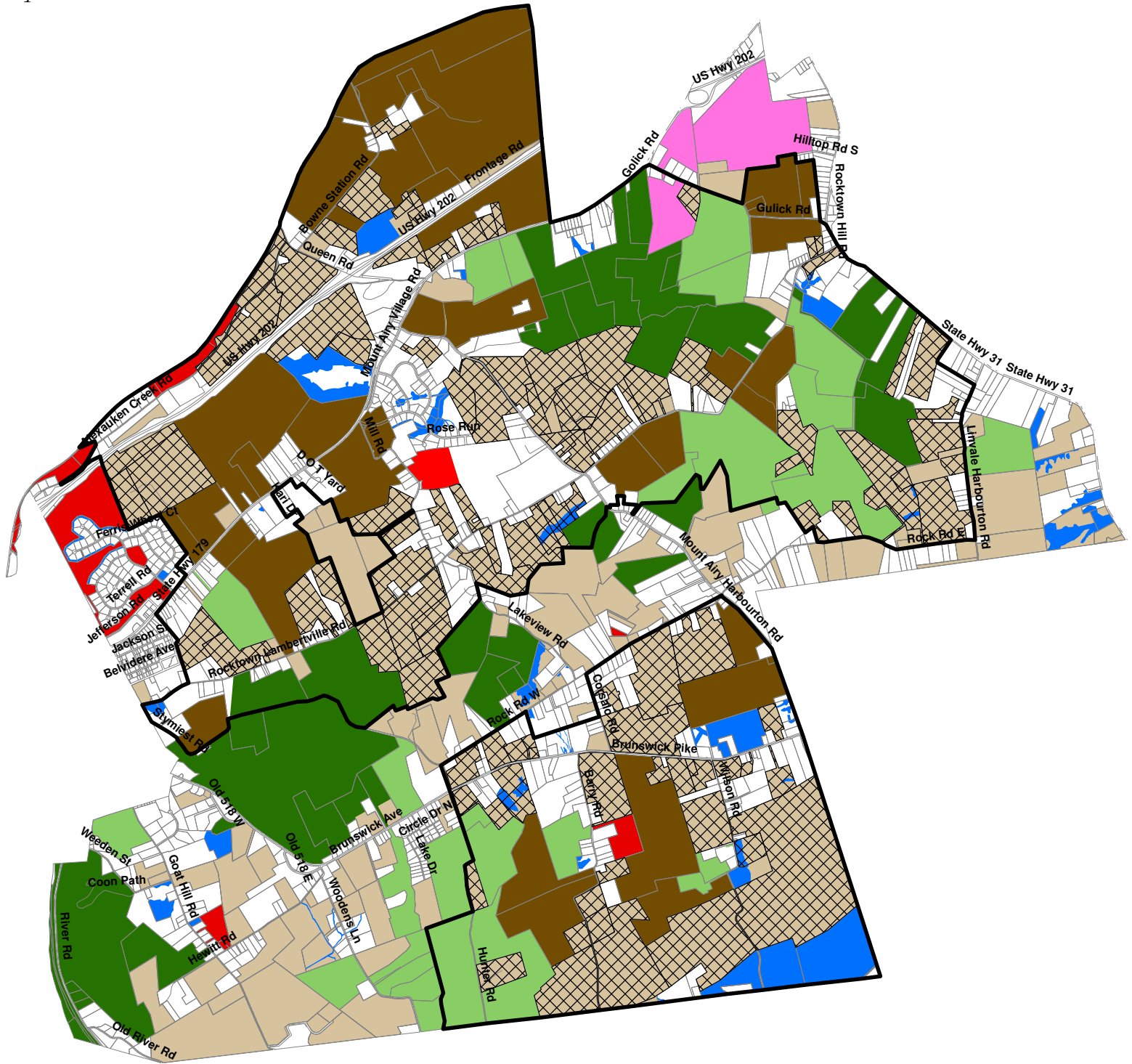
Figure 1 Farmland and Open Space

West Amwell Township
Hunterdon County, NJ
September 2022










This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

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Legend

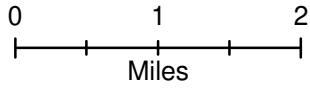
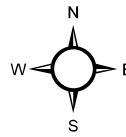
-  West Amwell Project Area
-  Target Farms
-  Privately Owned Conservation Easements*
-  County Owned Open Space
-  Green Acres Funded Conservation Easements
-  DEP Owned Parks and Properties
-  Township Owned Deed Restricted Lands
-  Preserved Farms
-  Farm Assessed

Data Sources:
NJDEP Green Acres
NJGIN Parcel Layer
Hunterdon County Planning Department
West Amwell Township Engineer

*Partial lot conservation easements have been drawn based on approved subdivision plans and are depicted as graphic representations only.

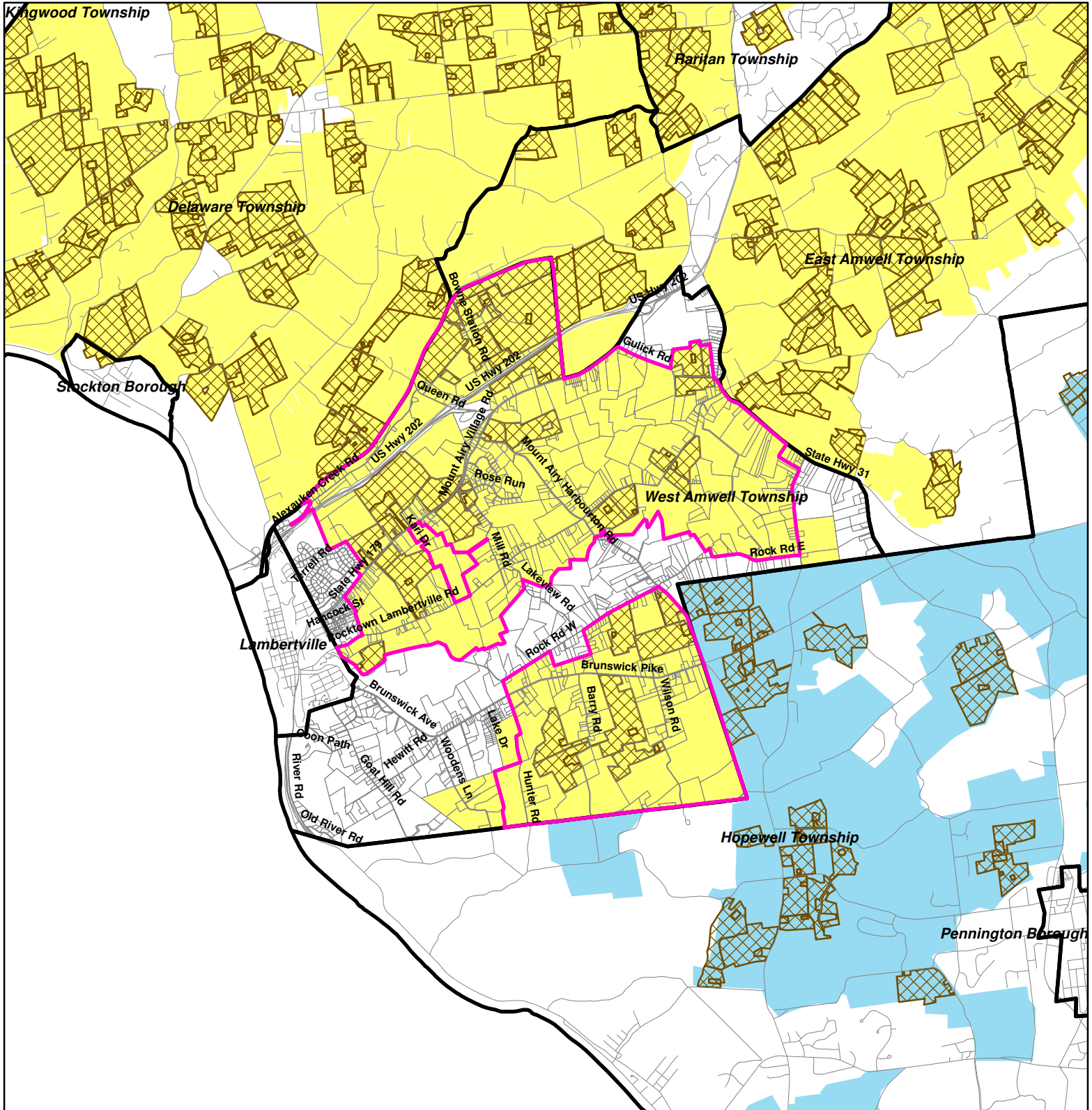
Figure 2 County ADA's and Project Area

West Amwell Township
Hunterdon County, NJ
September 2022



This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

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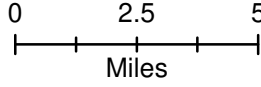
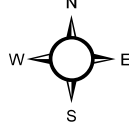
Legend

-  West Amwell Project Area
-  Hunterdon County ADA
-  Preserved Farmland
-  Mercer County ADA

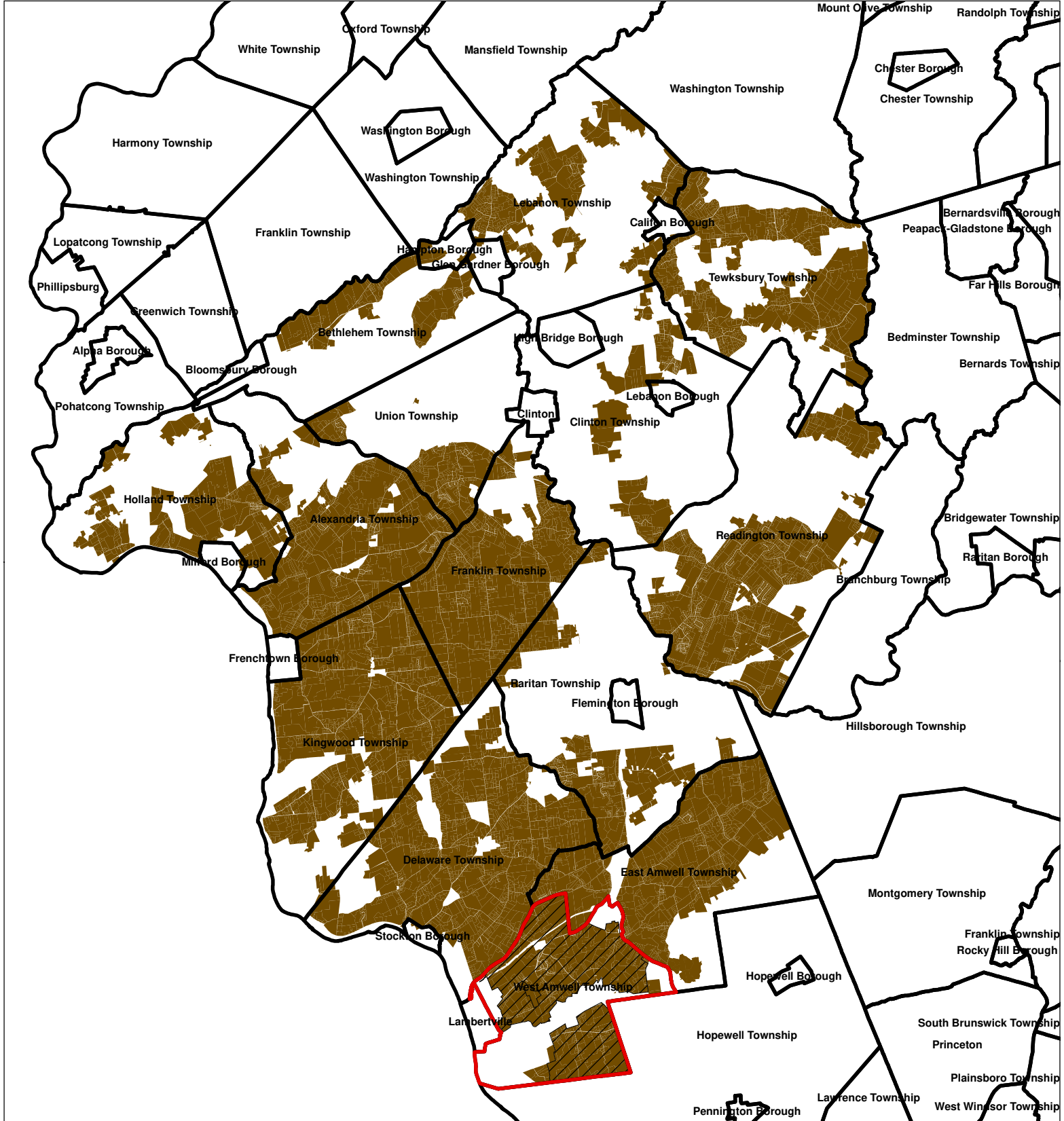
Data Sources:
NJDOT Trans Road Network
NJSADC Preserved Farmland 20190722
NJDEP Municipal Boundaries
Hunterdon County ADA 2018
Mercer County ADA 2007

Figure 3 County ADA Areas

*West Amwell Township
Hunterdon County, NJ
September 2022*



This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.



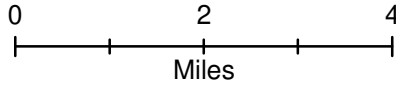
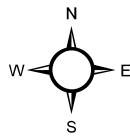
Legend

- West Amwell Project Area
- Hunterdon County ADA

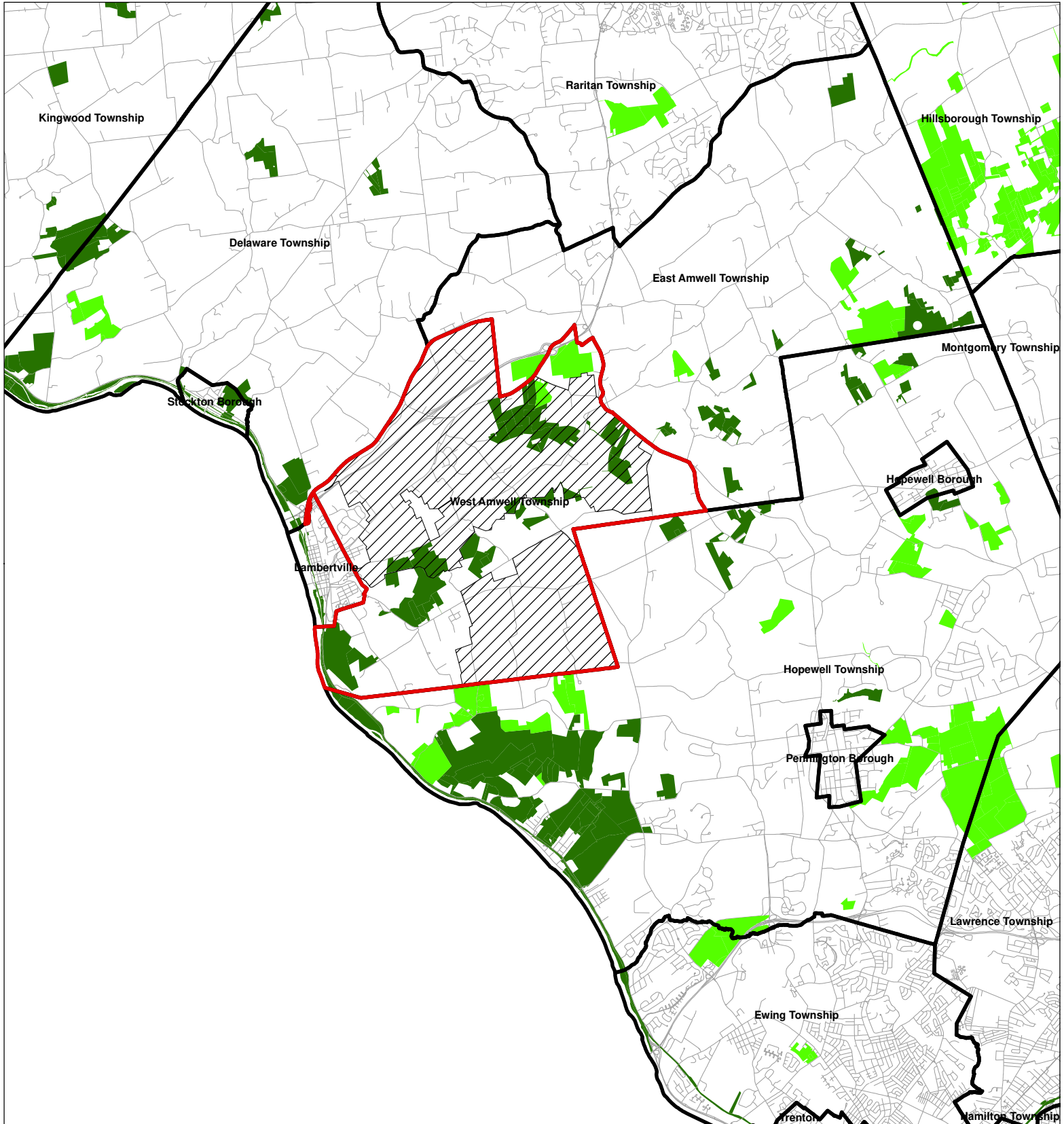
*Data Sources:
Hunterdon County ADA 2018*

Figure 4 County and State Open Space

*West Amwell Township
Hunterdon County, NJ
September 2022*



This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.



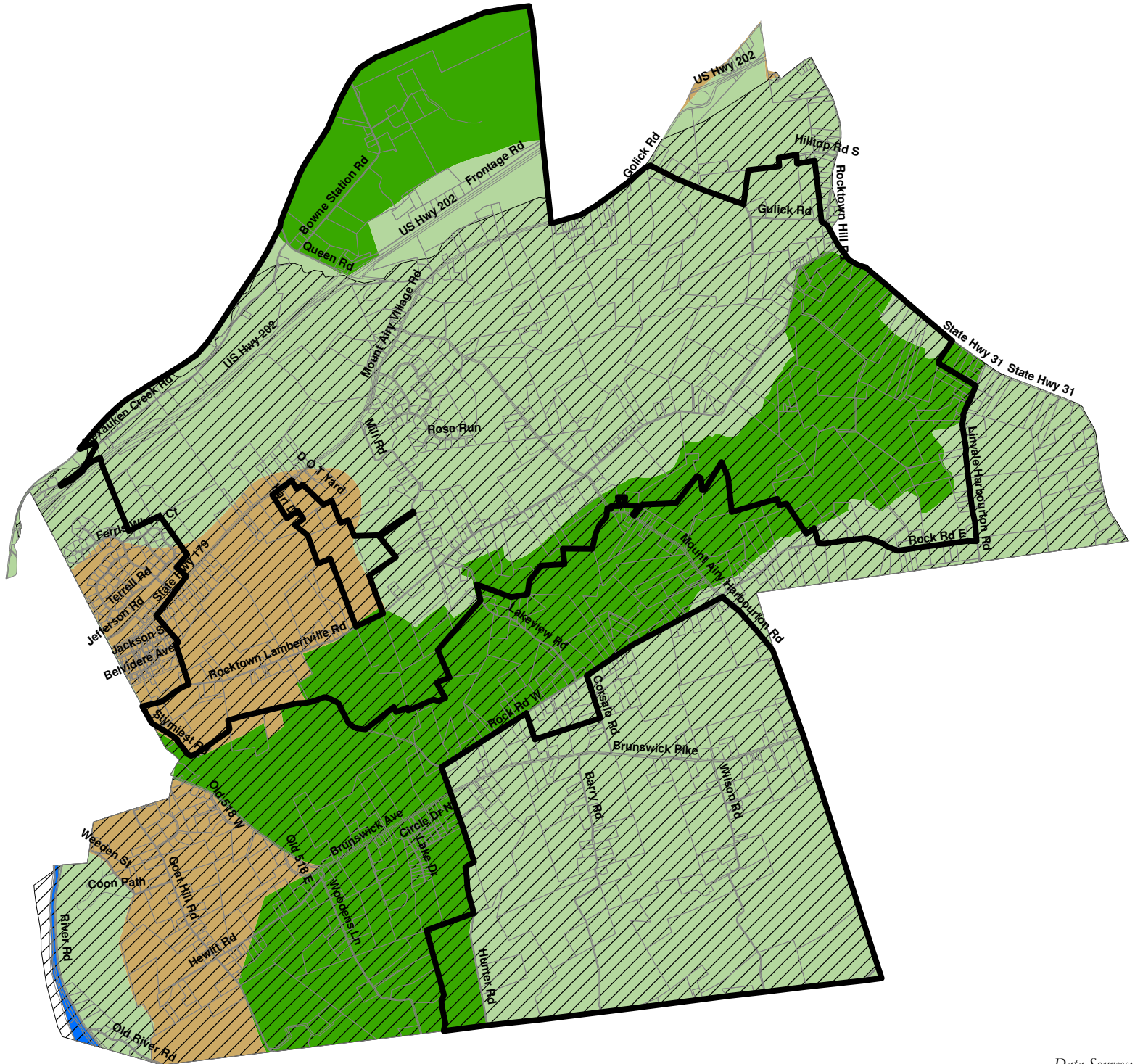
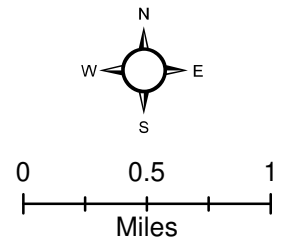
Legend

-  West Amwell Project Area
-  State
-  County

*Data Sources:
Hunterdon County ADA 2018*

Figure 5 State Planning Areas

West Amwell Township
Hunterdon County, NJ
September 2022



Legend

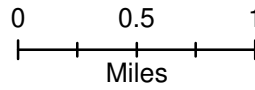
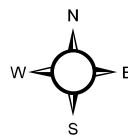
- West Amwell Project Area
- Sourland Mountain Region Resource Area
- PA5: Environmentally Sensitive
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- State Park

Data Sources:
NJDEP State Planning Areas 2019

This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

Figure 6 Zoning

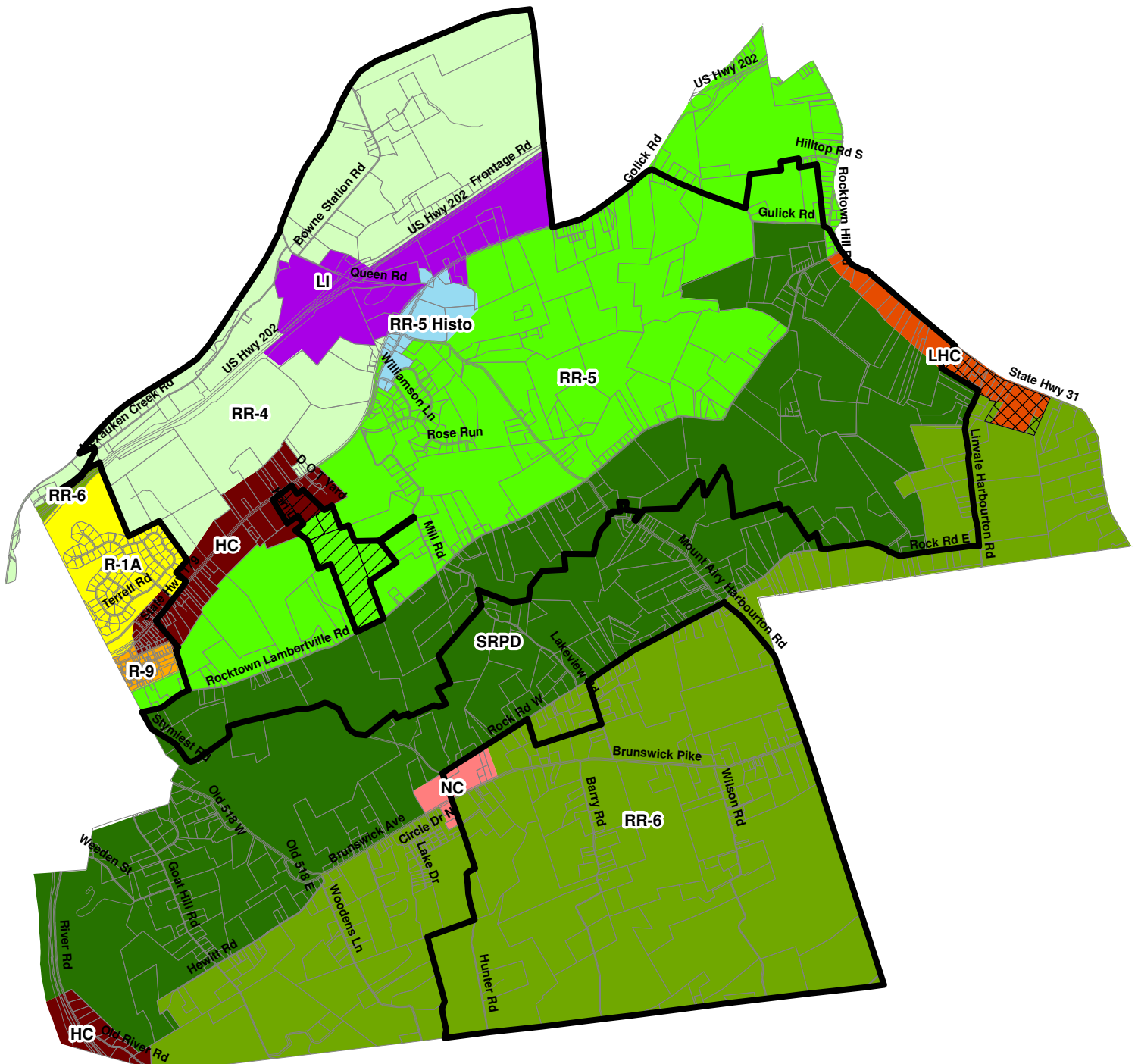
West Amwell Township
Hunterdon County, NJ
September 2022



Data Sources:
Hunterdon County Zoning 2011

This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

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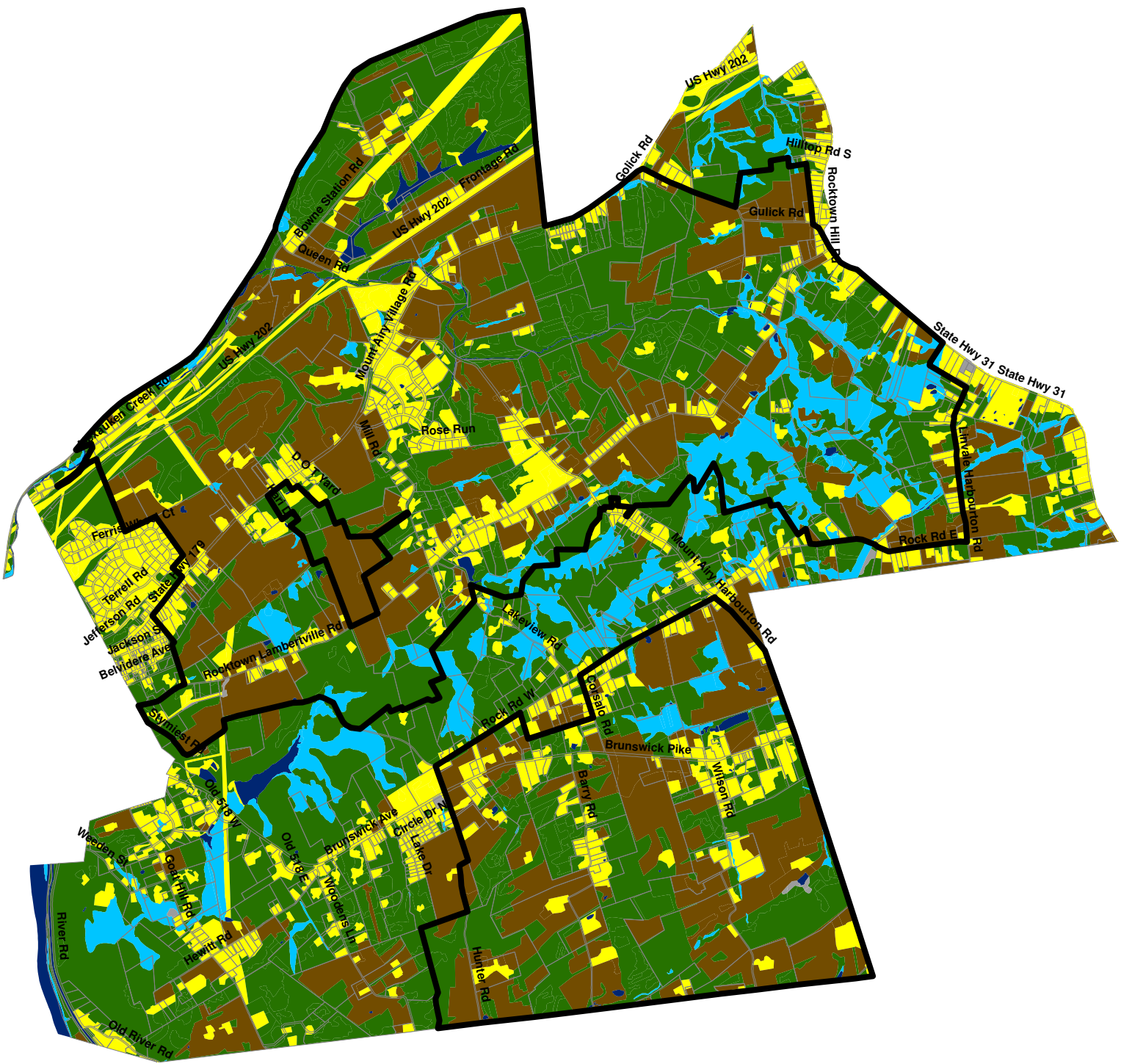
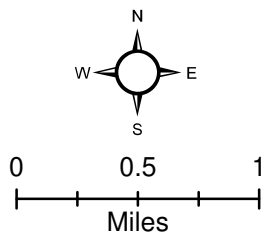


Legend

- | | | |
|------------------------------------|---------------------------------|---|
| West Amwell Project Area | RR-5 Historic District | Route 31 Designated Redevelopment Area |
| SRPD: Sourland Regional Planning | RR-6: Rural Residential South | Village Marketplace Designated Redevelopment Area |
| R-1A: Special Residential District | NC: Neighborhood Commercial | |
| R-9: High Density Residential | HC: Highway Commercial | |
| RR-4: Rural Residential North | LHC: Limited Highway Commercial | |
| RR-5: Rural Residential Central | LI: Light Industrial | |

Figure 7 Land Use/Land Cover

West Amwell Township
Hunterdon County, NJ
September 2022



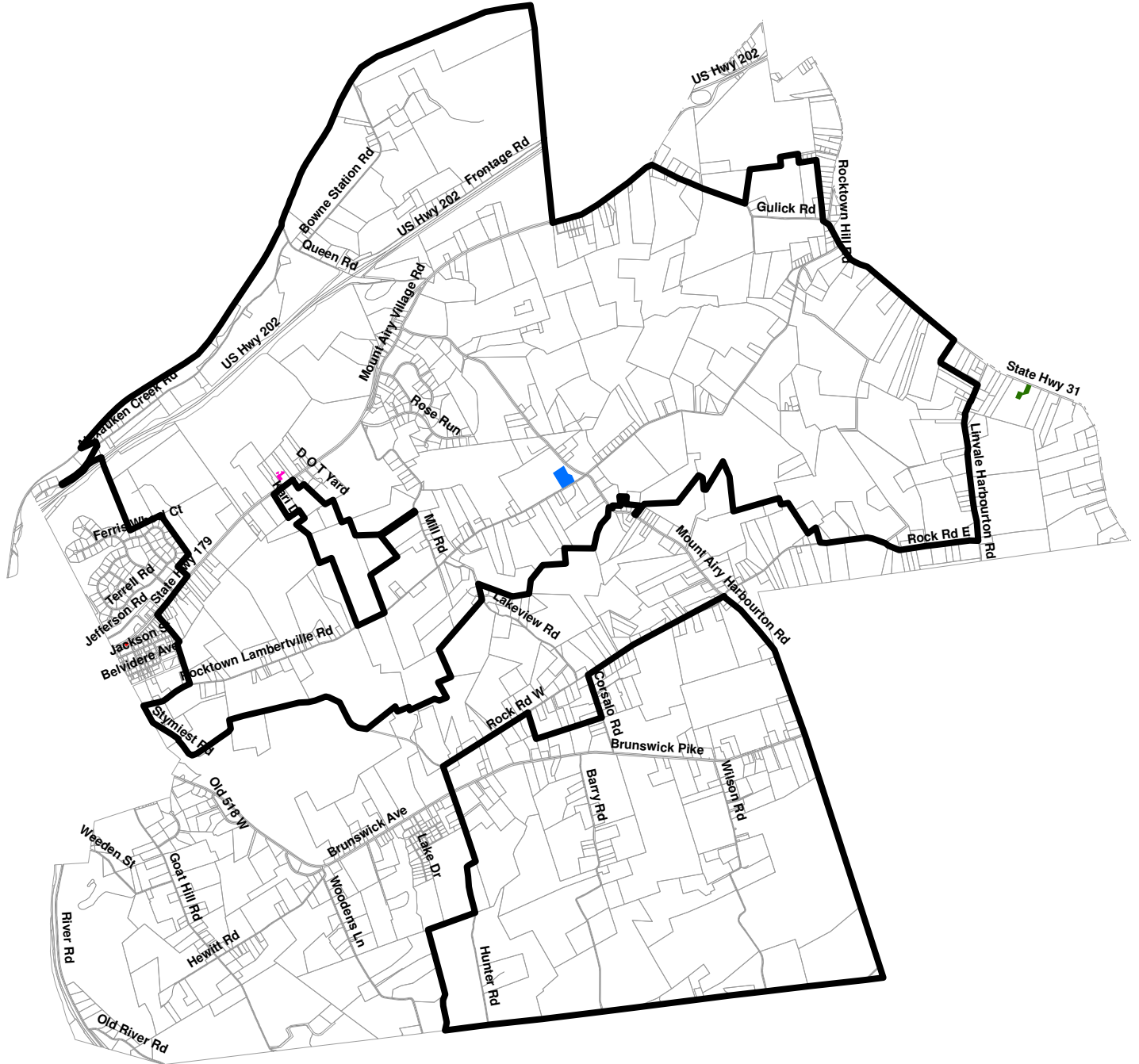
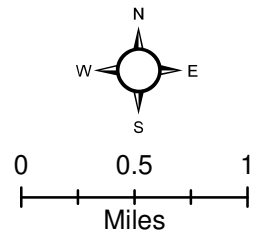
Legend

- West Amwell Project Area
- Barren Land
- Urban
- Agricultural
- Forest
- Water
- Wetlands

Data Sources:
NJDEP 2015 Land Use/Land Cover
This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

Figure 8 Sewer Service Areas

West Amwell Township
Hunterdon County, NJ
September 2022



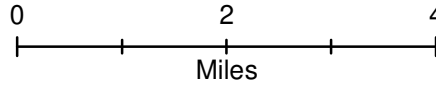
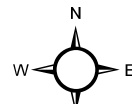
Legend

- Buddie's Dinner
- South Hunterdon Regional High School
- Pine Creek Miniature Golf
- West Amwell Elementary School
- West Amwell Project Area

Data Sources:
 Hunterdon County Zoning 2011
 Sewer Service Areas 2-2021
 This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

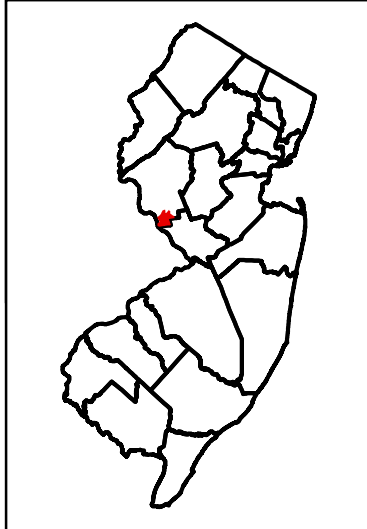
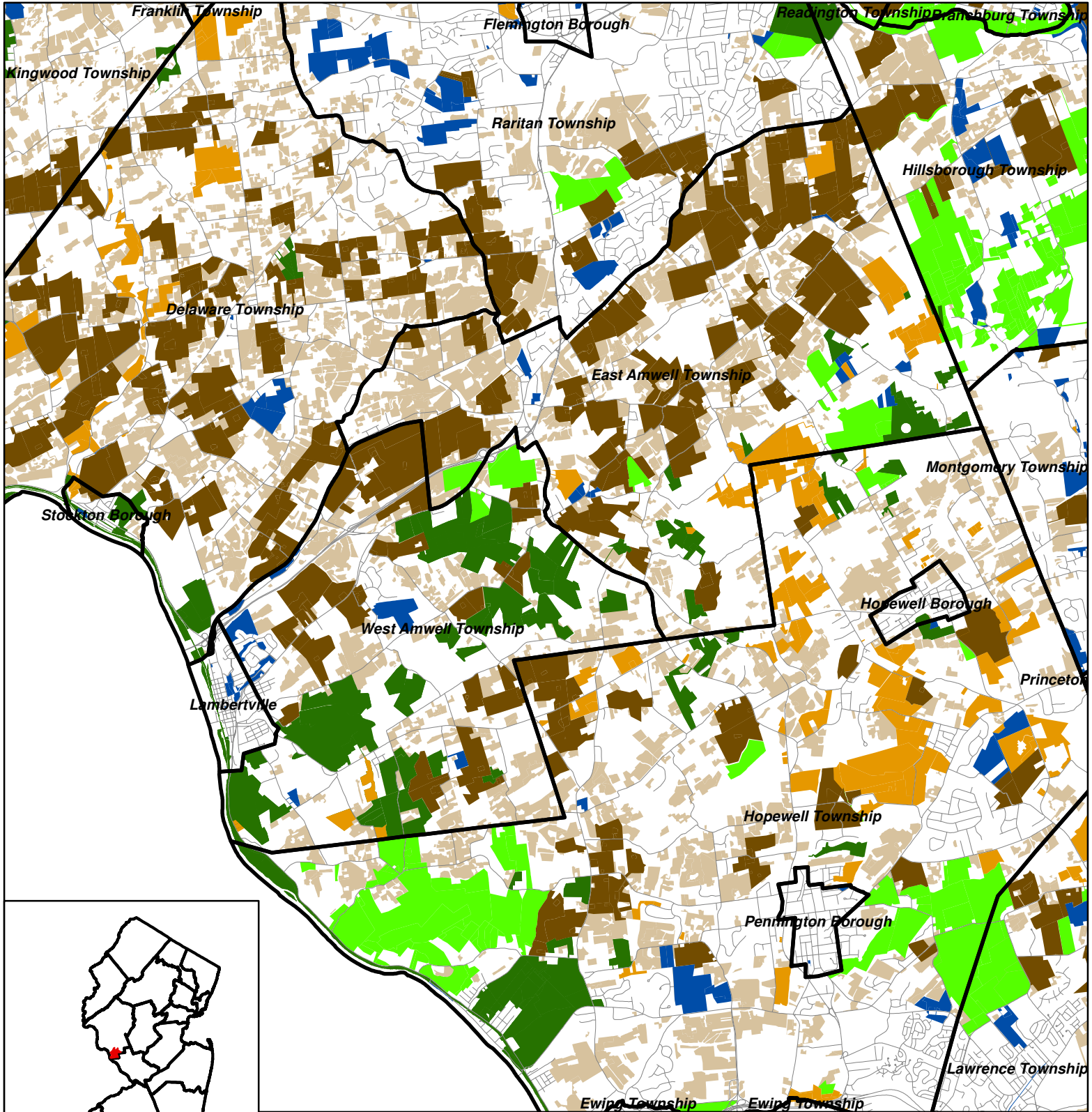
Figure 9 Regional Location

West Amwell Township
Hunterdon County, NJ
September 2022









This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

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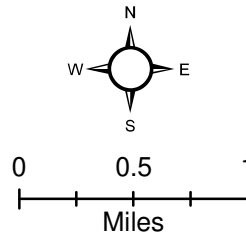
Legend

- | | |
|--|---|
|  Preserved Farmland |  State |
|  Municipal |  Non-Profit |
|  County |  Agricultural Land Cover |

Data Sources:
NJDEP 2015 Land Use/Land Cover
NJDEP Open Space 2019
NJSADC Preserved Farmland 20190722
NJDEP Municipal Boundaries

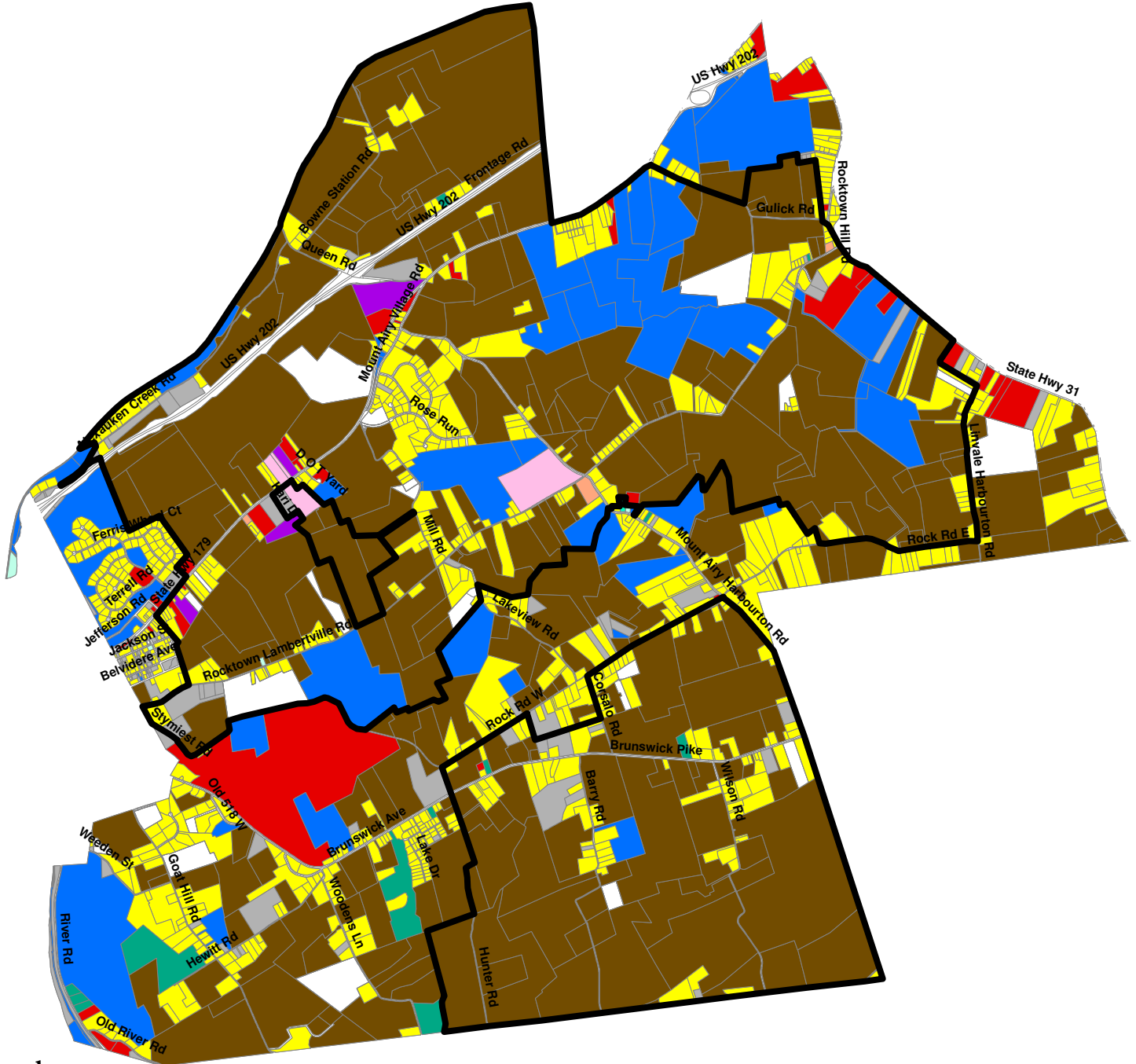
Figure 10 Property Tax Class

West Amwell Township
Hunterdon County, NJ
September 2022



This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

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Legend

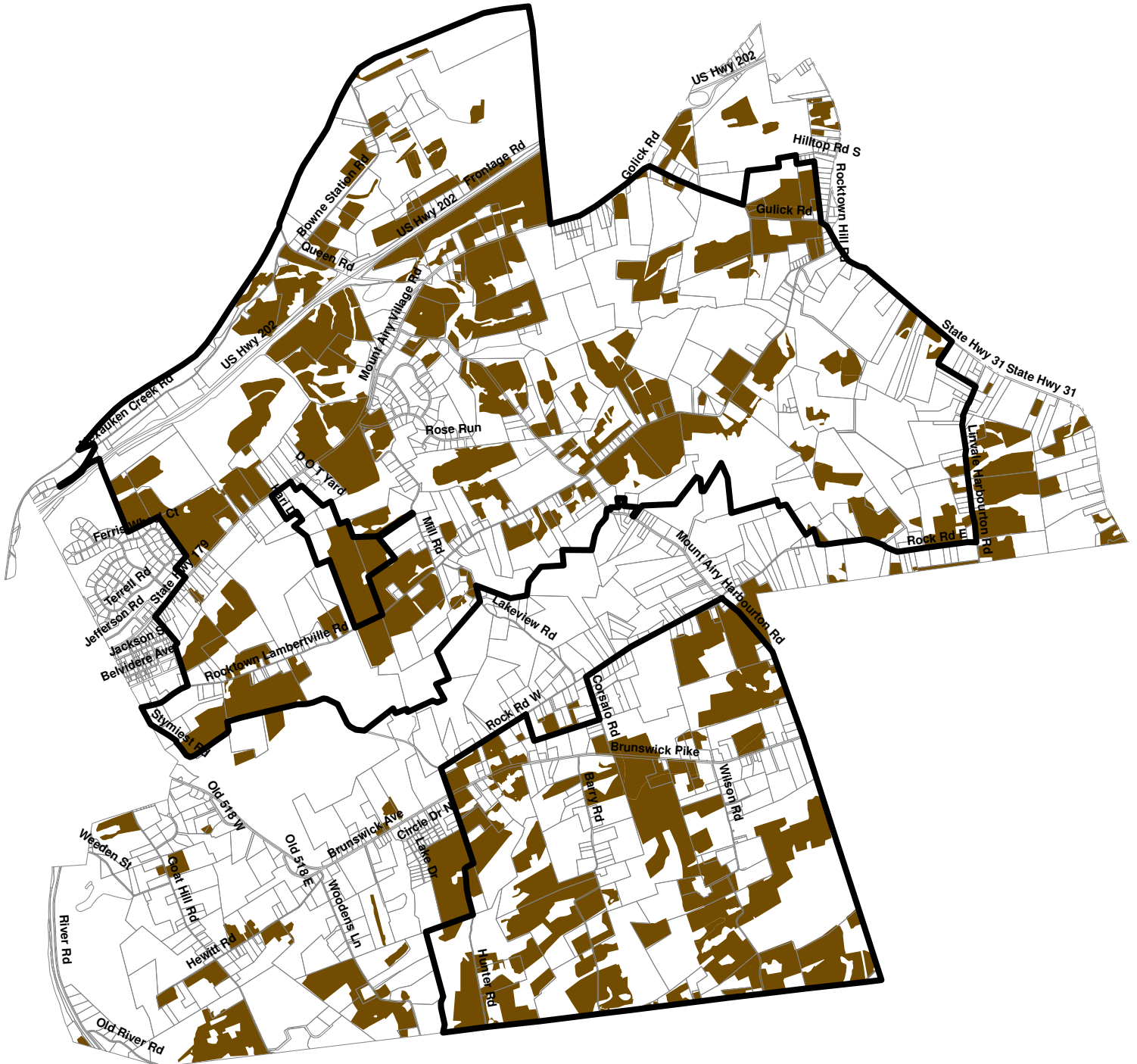
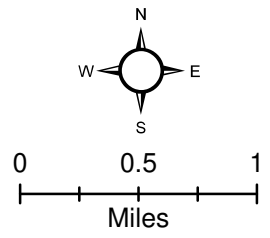
- | | |
|--------------------------|-----------------------|
| West Amwell Project Area | Church and Charitable |
| Vacant | Cemetery |
| Residential | Other Exempt |
| Apartment | Commercial |
| Farm Assessed | Industrial |
| Public School | Railroad |
| Public Lands | No Data |

Data Sources:
NJDEP Green Acres
NJGIN Parcel Layer
Hunterdon County Planning Department
West Amwell Township Engineer



*Partial lot conservation easements have been drawn based on approved subdivision plans and are depicted as graphic representations only.

Figure 11 Cropland and Pastureland

West Amwell Township
Hunterdon County, NJ
September 2022



Legend

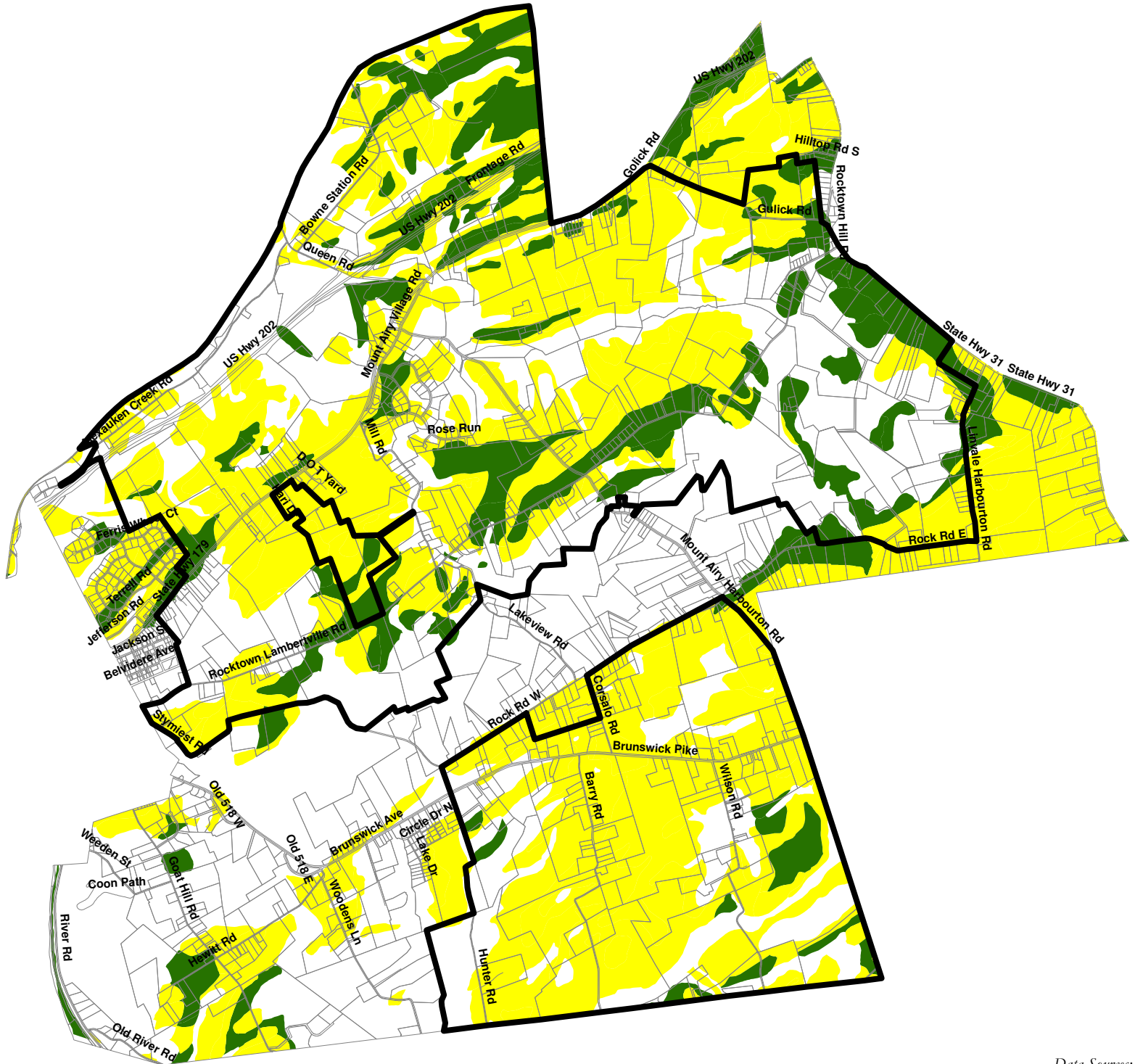
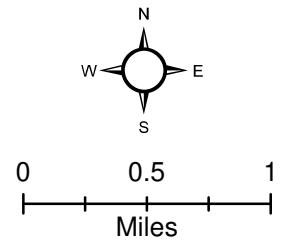
-  West Amwell Project Area
-  Cropland and Pastureland

Data Sources:
NJDEP 2015 Land Use/Land Cover

This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

Figure 12 Farmland Capable Soils




West Amwell Township
Hunterdon County, NJ
September 2022



Data Sources:
NRCS, SSURGO

This map was developed using Hunterdon County Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified and is not County-authorized.

Legend

-  West Amwell Project Area
-  All areas are prime farmland
-  Farmland of statewide importance

Appendix A: Target Farms

Block	Lot	Location	Owner	Acres (GIS)	Block	Lot	Location	Owner	Acres (GIS)
3	11	1473 ROUTE 179	LARASON ROGER M / MANTUANO MARGARET	24	13	67	MT AIRY-HARBOURTON RD, R	LUDWIG, JOSEPH & EVELYN	45.6
3	12	ROUTE 202	ZIEGENFUSS, LYNN B	23.74	13	69	342 MT AIRY-HARBOURTON RD	HUNT, R WAYNE & BETTY JANE	31.8
3	14	1465 ROUTE 179	ZIEGENFUSS, LYNN B	81.69	17	14	85 ROCKTOWN-LAMB ROAD	FULPER FAMILY LLC	67.69
4	2	144 ALEXAUKEN CREEK ROAD	MILLER, JOHN L & BARBARA J	23	17	15	99 ROCKTOWN-LAMB ROAD	FULPER FAMILY LLC	52.52
5	5	ROUTE 202	KIRILUK, WILLIAM M & BARBARA ANN	74.77	17	17.05	23 LAKEVIEW ROAD	MALEK, DANIEL & LINDA	13.24
5	14	1351-A ROUTE 179	RUNKLE, R BRUCE	16.6	17	17.07	117 ROCKTOWN-LAMB ROAD	BERNSTEIN, MARLON & CELIA MURPHREE	13.23
5.01	3	125 ALEXAUKEN CREEK ROAD	MILLER, JOHN L & BARBARA J	58.79	18	1	624 BRUNSWICK PIKE	WEST AMWELL PROPERTIES LLC	14
5.01	5	155 ALEXAUKEN CREEK ROAD	KIRILUK, WILLIAM M BARBARA A & MARK	45.8	18	2.01	614 BRUNSWICK PIKE	GILLILAND, NANCY C	12.71
7	14.03	33 QUEEN ROAD	SPITLER, RICHARD W	13.24	18	2.04	608 BRUNSWICK PIKE	FISHER, GEORGE A & KATHLEEN A	4.03
7	15	145 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	33.51	18	2.05	602 BRUNSWICK PIKE	FISHER, GEORGE A & KATHLEEN A	3.41
7	16.02	56 FRONTAGE ROAD	FORAN, ARTHUR F III	5.18	18	2.06	600 BRUNSWICK PIKE	FISHER, GEORGE A & KATHLEEN A	2
7	18	FRONTAGE ROAD	FORAN, ARTHUR F III & KATHRYN	0.85	19	1.04	8-B CORSALO ROAD	ALLEN, JAMES B & CARMEN P	6.21
7	19	FRONTAGE ROAD	FORAN, ARTHUR F III & KATHRYN	3.18	19	3	239 ROCK ROAD WEST	ASPLUNDH, BARBARA LYNN	59.19
7	19.01	60 FRONTAGE ROAD	FORAN III, ARHTUR F & KATHRYN A	2.48	19	3.01	225 ROCK ROAD WEST	WOODMEIER FARMS LLC	67
7	25	121 BOWNE STATION ROAD	MCCONNELL, STEVEN W	7.77	19	9	506 BRUNSWICK PIKE	MERSHON, JEFFREY D & JANICE C ZUZOV	10.32
7.01	8.01	1275 ROUTE 179	CASE, BRIAN D & COLLEEN	5.01	19	13	556 BRUNSWICK PIKE	KALUZNY, EILEEN	65.12
7.01	9	1285 ROUTE 179	STOKES, DAVID SR & SUSAN	9.37	20	5.02	342 ROCK ROAD EAST	PERKOWSKI, JOHN	13.2
7.01	10	1293-1295 ROUTE 179	ZANIN, MARY & JENNIFER RUEHLE	10.57	20	5.04	360 ROCK ROAD EAST	PERKOWSKI, JOHN	8.93
7.01	16	ROUTE 202	FORAN, ARTHUR F III & KATHRYN	14.71	20	5.05	352 ROCK ROAD EAST	PERKOWSKI, JOHN	10.61
7.01	22	1281 ROUTE 179	RUNKLE, NORMA & DOUGLAS A STOKES	5.56	20	25	MT AIRY-HARBOURTON RD, R	LORETO, G MARK	5.61
8	29.01	33 MILL ROAD	NUNN, ADRIAN & BARBARA	29	21	3	13 ROCKTOWN HILL ROAD	COOPER, RANDY	6.93
8	30	41 MILL ROAD	OVERMAN BELINDA L / ASSAF SHILONI	14	21	9	444 ROUTE 31 NORTH	BIRARDI ANTHONY D / MARIA G SILVA	9.43
8	32	116 ROCKTOWN-LAMB ROAD	FULPER FAMILY LLC	42.23	21	12	438 ROUTE 31 NORTH	MOSTOFIZADEH, GHOLAMHOSSEIN	34.92
8	34	76 ROCKTOWN-LAMB ROAD	BENDEN, WILLIAM J ETALS	33.29	21	24	1745 LINVALE-HARBOURTON R	HERMAN, MARC E & RAQUEL B	9.17
8	38	36 ROCKTOWN-LAMB ROAD	MULLER, PHILIP & SUZANNE	16.83	21	27	1735 LINVALE-HARBOURTON R	COLEMAN, DONNA G	26.32
8	42	20 ROCKTOWN-LAMB ROAD	MCCLOUGHAN, KEVIN S & MARY ANN	28.94	21	29	1729 LINVALE-HARBOURTON R	SMITH, KENNETH F JR	7.17
8	64	82 ROCKTOWN-LAMB ROAD	KENNEDY, BRIAN & KATHRYN E	19.76	21	29.01	LINVALE-HARBOURTON R REAR	ZAFAR, AHSAN U MD & QANETA A	5.87
11	9	389 MT AIRY-HARBOURTON RD	WILLIAMSON, STEPHEN C & PAMELA A	7.6	21	31	386 ROCK ROAD EAST	RASSWEILER, MICHAEL S	52.27
11	11	371 MT AIRY-HARBOURTON RD	WARNER, MARSHALL L & GERALDINE R	18.98	21	32.04	376 ROCK ROAD EAST	BERGENFELD, STEPHEN	55.65
11	13	349 MT AIRY-HARBOURTON RD	HUNT, R WAYNE & BETTY JANE	52.9	21	33	267 ROCKTOWN-LAMB ROAD	LORETO, G MARK & INGRID PERIZ	25.98
11	20	140 ROCKTOWN-LAMB ROAD	PALCKO, GARY & DOREEN	9.98	31	1.01	4 HUNTER ROAD	ANDREOLI, ERNEST J & MARY MARGARET	7.74
11	23.02	132 ROCKTOWN-LAMB ROAD	MIHICH, PATRICK & JEAN	15.04	31	1.02	16 HUNTER ROAD	ANDREOLI, NICHOLAS L & JENNIFER A	8.48
12	2	131 ROCKTOWN-LAMB ROAD	SULLIVAN MARK M / KELLY S TAYLOR	32.71	31	4.01	611 BRUNSWICK PIKE	GILLILAND, NANCY C	29.31
12	4.02	145 ROCKTOWN-LAMB ROAD	TOMENCHOK, ROBERT E JR & HEIDI L	8.27	31	12.02	59 BARRY ROAD	COMLY, WILLIAM F & JOHN C & EDWARD	11.12
12	5	153 ROCKTOWN-LAMB ROAD	SERIO, DAWN	33.38	31	13	79 BARRY ROAD	BARRY ROAD PROPERTIES L L C	57
12	9.02	165 ROCKTOWN-LAMB ROAD	HAMTIL, JAMES M & NELLA	13.16	31	15	30 HUNTER ROAD	MCCAFFREY, ROBERT & KATHLEEN	11.9
12	9.03	167 ROCKTOWN-LAMB ROAD	KNAPPENBERGER, PAUL C & TERRY A	8.81	31	18	60 HUNTER ROAD	STORK, RICHARD TAYLOR & ERNESTINE	19.75
12	9.04	173 ROCKTOWN-LAMB ROAD	FALCIGNO, PAUL & KELLY	5.49	32	1	579 BRUNSWICK PIKE	HOYER, TERESA T	47.28
12	9.05	183 ROCKTOWN-LAMB ROAD	WEBER FAMILY PARTNERSHIP, THE	6.89	32	4	551 BRUNSWICK PIKE	LUCARINI, ADAM P & JOSEPHINE	8.11
13	30	51 GULICK ROAD	STOVER, THOMAS	10	32	4.01	3 WILSON ROAD	LIEGGI, GERARD A & DEBRA A	6
13	34.08	348 ROCKTOWN-LAMB ROAD	GULICK HOME FARM LLC	3	32	4.02	547 BRUNSWICK PIKE	LUCARINI, ADAM P & JOSEPHINE	7.88
13	34.09	348 ROCKTOWN-LAMB ROAD	GULICK HOME FARM LLC	3	32	6	18 WILSON ROAD	PUSH-LINK, JACQUELINE C	41.98
13	46	248 ROCKTOWN-LAMB ROAD	SHUTE, HAROLD E & JANE E	24.51	32	8	65 WILSON ROAD	JMJ FARM HOLDINGS LLC	120.02
13	47	264 ROCKTOWN-LAMB ROAD	HAUSER DAVID / PATRICIA A MOSHER	10.5	32	12	74 BARRY ROAD	BARRY ROAD PROPERTIES LLC	94.18
13	53	236 ROCKTOWN-LAMB ROAD	HUNT, BETTY JANE	27.82	32	13	62 BARRY ROAD	COMLY, PATRICIA W	10.81
13	56	232 ROCKTOWN-LAMB ROAD	RUGGIERI, JOSEPH A	58.36	32	14	52 BARRY ROAD	COMLY WILLIAM F / JOHN C / EDWARD T	11.9
13	59	324 MT AIRY-HARBOURTON RD	LARSEN, MILES & ALEXANDRA SCHUBACH	28.05	32	16.02	555 BRUNSWICK PIKE	DANBERRY, DANIEL & MERYLE E	7.96
13	61	302 MT AIRY-HARBOURTON RD	EMERY, ELIZABETH M	3.13	32	22	40 BARRY ROAD	LEVERTON, RICHARD & BETTY	0
13	61.03	302 MT AIRY-HARBOURTON RD	EMERY, ELIZABETH M	13	33	1	529 BRUNSWICK PIKE	CARNEVALE, NICHOLAS & BAMBINA	6.52
13	61.18	220 ROCKTOWN-LAMB ROAD	MOORE, JOSEPH H	29.9	33	1.01	519-A BRUNSWICK PIKE	CARNEVALE, NICHOLAS & BAMBINA	3.24
13	62	320 MT AIRY-HARBOURTON RD	VAVRENCE, JASON & ERICA	6.46	33	6.06	509 BRUNSWICK PIKE	HAJJAR, RAFIK HANNA & SAMIR Y	8.23
13	63	326 MT AIRY-HARBOURTON RD	HOWELL, WANDA K	6	33	7	54 WILSON ROAD	JMJ FARM HOLDINGS LLC	262.3
13	65	330 MT AIRY-HARBOURTON RD	KING SR, THOMAS M	13.54	33	10.01	40 WILSON ROAD	COHEN, JEFFRY & LOUISE B	11.57

Appendix B: Policy P-14-E

Policy P-14-E
Effective: 9/25/97

STATE AGRICULTURE DEVELOPMENT COMMITTEE

POLICY

PRIORITIZATION OF PROJECT AREAS AND INDIVIDUAL APPLICATIONS

I. Purpose

To establish a priority ranking of individual applications to direct the expenditure of farmland preservation bond funds dedicated for the purchase of development easements.

II. Authority

N.J.A.C. 2:76-6
N.J.S.A. 4:1C-31

III. Supersedes

Policy: P-14-A dated 12/15/88
Policy: P-14-A dated 9/21/89
Policy: P-14-A dated 1/18/90
Policy: P-14-B dated 3/25/93
Policy: P-14-C dated 9/28/95
Policy: P-14-D dated 12/19/96

IV. Definition

As used in this Policy, the following words and terms shall have the following meanings.

“Agricultural Development Area, hereafter referred to as ADA, means an area identified by a board pursuant to the provisions of N.J.S.A. 4:1C-18 and certified by the State Agriculture Development Committee.

“Exceptions”, means portions of the applicant’s land holdings which are not to be encumbered by the deed restriction contained in N.J.A.C. 2:76-6.15.

“Project area” means an area identified by a board or the Committee which is located within an ADA and is comprised of one or more development easement purchase applications approved by the board and received by the Committee, lands where development easements have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs.

“The degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture” means the degree to which the purchase of a development easement on the farm would encourage the survivability of the project area in productive agriculture.

V. Summary Policy for Ranking Individual applications and Project Areas

Utilizing the criteria in N.J.A.C. 2:76-6.16 individual applications will be ranked in order of highest to lowest statewide by the State Agriculture Development Committee. This ranking will be based on a numeric score, hereafter referred to as the “**quality score**” which evaluates the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture and the degree of imminence of change of the land from productive agriculture to a nonagricultural use. The Relative Best Buy criterion will also be used as a factor to determine which applications will receive a higher funding priority. Although this policy contains the procedure for ranking project areas, the Committee will only utilize the criteria that pertains to ranking “individual” applications to determine the applicant’s quality score.

The factors used to determine the degree to which the purchase would encourage the “survivability of the municipally approved program, in productive agriculture” and “degree of imminence of change of the land from productive agriculture to a nonagricultural use,” will be evaluated at least 30 days prior to the Committee’s certification of a development easement value.

The “relative best buy formula” to determine the applicant’s formula index will be calculated at the time of the Committee’s final review. The formula index will be factored with the applicant’s quality score to establish the applicant’s final score. The application will be ranked by the Committee from the highest to lowest to determine a funding priority subject to available funds.

The general philosophy will be to acquire development easements on “key” farms which result in a stabilization of agriculture in that project area or act as a catalyst to encourage future program participation in the project area.

The Prioritization Policy is organized in accordance with statutory requirements identified in the Agricultural Retention and Development Act N.J.S.A. 41C-11 et seq. and criteria described in N.J.A.C. 2:76-6.16. Listed below is a summary of the major criteria with their relative weights.

A. FACTORS WHICH DETERMINE THE DEGREE TO WHICH THE PURCHASE WOULD ENCOURAGE THE SURVIVABILITY OF THE MUNICIPALLY APPROVED PROGRAM IN PRODUCTIVE AGRICULTURE (N.J.S.A. 4:1C-31b. (2))

1.0	SOILS	Weight15
1.1	TILLABLE ACRES	Weight15
2.0	BOUNDARIES AND BUFFERS	Weight20
3.0	LOCAL COMMITMENT	Weight20
4.0	SIZE AND DENSITY	Weight20
5.0	CADB PRIORITIZATION (HIGHEST RANKED APPLICATION)	Weight10

B. DEGREE OF IMMINENCE OF CHANGE OF THE LAND FROM PRODUCTIVE AGRICULTURE TO NONAGRICULTURAL USE (N.J.S.A. 4:1C-31b. (3) Weight10

C. RELATIVE BEST BUY (N.J.S.A. 4:1c-31b. (1))

VI. Specific Methodology for Ranking Project Areas and Individual Applications.

A. FACTORS WHICH DETERMINE THE DEGREE TO WHICH THE PURCHASE WOULD ENCOURAGE THE SURVIVABILITY OF THE MUNICIPALLY APPROVED PROGRAM IN PRODUCTIVE AGRICULTURE.

1.0 SOILS Weight 15

The New Jersey Important Farmlands Inventory prepared in 1990, by the U.S.D.A., Natural Resource Conservation Service is used as the reference to identify soil quality -Prime, Statewide, Unique or Locally Important. A percentage figure for each of these four soil categories is calculated for both the individual application and the project area.

The acreage of each Important Farmland Classification shall be to the rounded to the nearest whole number.

Formula:

% Prime soils x 15= _____
% Statewide soils x 10= _____
% Unique soils x (0 or 12.5*) = _____
% Local soils x 5 = _____

Total weight = the sum of the categories.

* If a designated “unique” soil is not being used for its unique purpose, no points will be assigned. If points are to be awarded for unique soils, the county must provide justification.

1.1 TILLABLE ACRES Weight 15

The Committee shall evaluate tillable acres which emphasize the importance of land use and productivity. Priority will be given to the proportion of land deemed tillable. Factor to consider will be lands devoted to cropland, harvested, cropland pasture and permanent pasture. The following weights have been allocated in the land use classifications below.

Formula:

% Cropland Harvested x 15 = _____
% Cropland Pastured x 15 = _____
% Permanent Pasture x 2 = _____

The following definitions shall be used for evaluating tillable acres.

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

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

“Permanent pasture” means land that is not cultivated because its maximum

economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

2.0 BOUNDARIES AND BUFFERS: Weight 20

The weights reflect differences in both permanence and the buffers' effectiveness in reducing the negative impacts of nonagricultural development.

The following weights have been assigned:

Deed restricted farmland (permanent)	20
Deed restricted wildlife areas, municipal county or state owned parcels	18
Eight year programs and EP applications	13
Farmland (unrestricted)	6
Streams (perennial) and wetlands	18
Parks (limited public access)	14
Parks (high use)	5
Cemeteries	16
Golf course (public)	14
Military installations	14
Highways (limited access), Railroads	10
Residential Development	0
Other: (landfills, private golf courses)	*

* Value to be determined on a case by case basis at the time of review.

Formula:

$$\text{Weight of buffer} \times \frac{\% \text{ perimeter of project area affected by buffer}}{100} = \text{Total Weight per buffer}$$

Total of all the individual buffer scores = Total boundary and buffers score.

2.1 Negative Consideration:

EXCEPTIONS Weight (Up to -10)

The Committee shall evaluate all exceptions. Factors for determining if there is an adverse effect to the applicant's agricultural operation are as follows:

- * Severability potential from the Premises
- * Number requested
- * Size
- * Percent of Premises
- * Right to Farm language
- * Location and use (negative impact)

NOTE: Each county is responsible for future monitoring of each exception for ensuring compliance with restrictions placed upon the exception.

No negative points are assessed if one or both of the following pertain to the application.

1. The exception is for county and/or municipal farmland preservation and/or open space purposes.
2. The exception cannot be severed from the restricted premises unless associated with an agriculturally viable parcel pursuant to the terms of the Deed of Easement.

If one (1) or two (2) above do not apply, proceed with the following:

A. Number Requested:

For each exception requested: **(-2 points)**

B. Size:

The size of the individual exception exceeds local zoning requirements to construct one single family residential dwelling.

For each building lot, or portion thereof, in excess of the local zoning requirements: **(-1 point)**

Note: If the exception exceeds the local zoning requirement but the landowner agrees to restrict the exception to permit only one residential dwelling, then no negative points shall be assigned.

C. Percent of Premises:

The total acreage of the exception(s) exceeds 10% of the total acreage. **(-1 point)**

D. Right to Farm Provisions:

Approved Right to Farm language will be incorporated in the deed of the exception. **(1 point)**

E. Location and Use:

The location and/or use of the exception has a significant negative impact on the premises. **(Max. - 10 points)**

NOTE: Each county is responsible for ensuring compliance with restrictions placed upon exceptions.

3.0 LOCAL COMMITMENT: Weight 20 Max.

Priority will be given where municipal, county, regional, and state policies support the long term viability of the agricultural industry. Factors indicating support:

- 3.1** Zoning requiring an average minimum lot of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations and/or use of other measures such as transfer of development credits, sliding scale, very low density zoning and/or any other equivalent measures which discourage conflicting nonagricultural development.

5 points

- 3.2** There is sewer or other growth leading infrastructure serving the premises or within hook-up distance.

Yes ___ 0 points

No ___ 3 points

- 3.3** The purchase of a development easement is consistent with municipal, county, and state plans.

Yes ___ 2 points

No ___ 0 points

3.4 Municipal commitment to actively participate in the Agriculture Retention and Development Program;

- A. Active Municipal Liaison with CADB
- B. Planning board actions regarding nonagricultural development support farmland preservation. (Ex. Planning board requests CADB review of applications for subdivision approval within ADAs.)
- C. Municipal governing body actions regarding nonagricultural development support farmland preservation.
- D. Municipality has previously approved eight year programs.
- E. Development easements have already been purchased in the community.

1 point each

3.5 Right to Farm ordinances

- A. A township that has a “Right to Farm” ordinance.

4 points

- B. The Right to Farm ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded.

1 point

3.6 Community financial support for the project area/individual application.

Financial support is construed as strong local commitment. Generally, if municipal/private dollars are invested in a project, there is greater care taken by the community to protect the area from the negative effects resulting from the nonagricultural development. The method to compare the many diverse municipalities with respect to their direct financial support for farmland preservation is to measure their total dollar contribution per thousand dollars of current equalized (100%) assessed value for the municipality.

The local contributions include the total of all passed municipal bond referenda and/or allocations from the budget, private or corporate contributions, and funding from any other sources since January 1, 1980 with the exception of landowner donations, county, state, and federal contributions. Landowner donations will be considered under the Relative

Best Buy criterion.

The current Equalized Assessed Value for the municipality will be the one in effect on January 1 of the current year expressed in thousands of dollars.

The assessment of points will be based on an index derived from the following ratio:

Formula:

$$\frac{\text{Total locally committed dollars since Jan. 1980}}{(\text{State Equalized valuation}/\$1,000)} = \text{Index}$$

* for the specific municipality

This Equalized valuation figure is listed in the most recent Annual Report of the Division of Local Government Services, prepared by the Department of Community Affairs or may be obtained by contacting the local tax office.

Example 1.

Benefit Township has committed \$1.8 million toward Farmland within the past five years. The State equalized valuation figure divided by 1,000 is 80,120.

The index is calculated as follows:

$$\frac{\$1,800,000}{\$80,120} = 22.47$$

Based on the scale, listed below an index of 22.4 is awarded 5 points.

Example 2.

In Harrow Township \$150,000 has been set aside for Farmland Preservation. The state equalized valuation figure divided by 1,000 is \$1,290,839.

The index is calculated as follows:

$$\frac{\$150,000}{\$1,290,939} = .12$$

Based on the scale listed below, an index of .12 is awarded 1 point.

Points will be allocated based on the following scale:

Index of greater than 10	5 points
Index between 7 and 10	4 points
Index between 5 and 7	3 points
Index between 2 and 5	2 points
Index greater than 0 but less than 2	1 point

Discretion may be used in the assignment of points, based on whether or not actual funds have been expended for farmland preservation.

4.0 SIZE AND DENSITY Weight 20 Max.

4.1 Individual Applications:

Individual applications will be scored on both size and density with a maximum of 10 points awarded for density for a maximum total combined score of 20.

4.1(2) Size (Max. 10 points)

Points are based on the size of each individual application relative to average farm size in the respective county according to the latest U.S. Census of Agriculture. Points will be awarded for size up to a maximum of 10 as follows:

$$\text{Points Awarded} = 10 \times \frac{\text{Size of Individual application}}{(2 \times \text{county average farm size})}$$

The factor 2 encourages counties to enroll farms above average in size.

4.1 (3) Density (Max. 10 points)

The density score will be awarded based on the following:

An application which is not reasonably contiguous (within one-half mile linear distance) with another development easement purchase application approved by the board and received by the Committee, lands where development easements have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs in the project area will receive (0) points. One (1) point will be allocated for each reasonably contiguous (within one-half mile linear distance) farmland preservation program or municipally approved farmland preservation program. Two (2) points will be allocated for each of the other above noted lands in the project area which are determined to be reasonably contiguous (within one-half mile linear distance)

with the subject application and each other not to exceed a maximum score of (10 points).

Example 1:	Receives (0) points
Example 2:	Receives (5) points
Example 3:	Receives (10) points

SP = Subject Property
8YR = 8-Year Program
Blank Space = Easement Purchase Application or
Previously Deed Restricted

5.0 CADB PRIORITIZATION

Consideration will be given to the board's highest ranked application to recognize local factors which encourage the survivability of the municipally approved program in productive agriculture and degree of imminence of change of the land from productive agriculture to a nonagricultural use. The CADB's highest ranked application will receive 10 points.

B. DEGREE OF IMMINENCE OF CHANGE OF THE LAND FROM PRODUCTIVE AGRICULTURE TO NONAGRICULTURAL USE

Weight (Max of 10)

use An application can receive up to (10) points where the Committee determines that the imminent conversion of the farm (application) from an agricultural to a nonagricultural use would negatively impact the survivability of the project area in productive agriculture.

There are two aspects which shall be considered when evaluating the imminence of change: 1) factors which measure the degree of imminence of change of farmland to a nonagricultural use and 2) factors that evaluate the impact of the farmland conversion.

I. Factors considered for evaluating the Degree of Imminence of Farmland Conversion

County Comparisons (relative indices):

1. Avg. certified county easement value for previous round:
(1 point max.)
2. County Single Family Unit Permits (3 years): (1 pt. max)
3. County Farmland Assessed cropland acre loss for 10 years:
(1 point max.)
4. County Farmland Assessed cropland percent loss for 10 years:
(1 point max.)

Township Comparisons (relative indices):

1. Township Single Family Unit Permits for 3 years:
(1 pt. max.)
2. Township Farmland Assessed cropland acre loss for 10 years:
(1 pt. max.)
3. Township Farmland Assessed cropland percent loss for 10 years:
(1 pt. max.)

Farm-specific indicators:

1. Subdivision approval (final): 2 pts.
2. Estate situation: 2 pts.
3. Bankruptcy/Foreclosure: 2 pts.

II. Factors considered for evaluation the impact of the farmland Conversion

State Comparisons (relative indice):

1. Combined SADC Quality Scores for size, boundaries, and buffers and density: (0.5 pt. max.)

County Comparisons (relative indice):

1. Combined SADC Quality Scores for size, boundaries and buffers and density: (0.5 pt. max.)

MAXIMUM FOR CATEGORY: (10 POINTS)

The above indices will be updated annually and provided to CADB Staff.

C. **RELATIVE BEST BUY (STATUTORY FORMULA)**

This criterion will only be evaluated at the time of final Committee review.

$$\frac{\text{Nonagricultural development value} - \text{agricultural nonagricultural development value}}{\text{agricultural landowner asking price} - \text{agricultural value}} = \text{formula index}$$

“Landowner Asking Price” means the applicant’s per acre confidential offer for the sale of a development easement.

D. FUNDING PRIORITY

1. The Committee's funding priority will be given to those applications which have a higher numeric values obtained by the application of the following formula:

applicant's
quality score + (formula index x 200) = final score

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Appendix C: West Amwell Preserved Farms

Owner	Date Closed	Fiscal Year	Program	Program Group	Grant Party	Grant Type	Property Easement Acres	Total Cost for Property	Total Contributed for Property	Municipal Portion Ratio	Easement Acres for Municipality	Total Cost for Municipality	Contributed by SADC for Municipality	Per Acre Total Cost	Per Acre SADC Share	Percent SADC Cost Share	Per Acre Certified Before value	Municipal Block Lot
Amwell Valley Conservancy	9-May-03	2003	Cnty EP	CNTY	County	Easement	591.4850	\$3,493,435.27	\$2,261,298.94	1	591.4850	\$3,493,435.27	\$2,261,298.94	\$5,906.21	\$3,823.09	64.73	\$9,000.00	B 6 L 4, 5; B 7 L 14.01, 17, 20, 5, 6, 7
Fulper Preservation LLC (Stoy Farm)	1-Sep-09	2010	Cnty EP	CNTY	County	Easement	86.8180	\$597,307.84	\$379,790.12	1	86.8180	\$597,307.84	\$379,790.12	\$6,880.00	\$4,374.56	63.58	\$18,000.00	B 19 L 5
Janyszeski, M. & B./Kutz, C. & A.	24-Jun-09	2009	Cnty EP	CNTY	County	Easement	35.0340	\$323,503.96	\$194,102.37	1	35.0340	\$323,503.96	\$194,102.37	\$9,234.00	\$5,540.40	60.00	\$20,000.00	B 17 L 4
West Amwell Twp/Fulper Preservation LLC (Home I)	5-Jun-08	2008	Cnty EP	CNTY	County	Easement	62.0280	\$558,252.00	\$334,951.20	1	62.0280	\$558,252.00	\$334,951.20	\$9,000.00	\$5,400.00	60.00	\$18,900.00	B 21 L 38
West Amwell Twp/Fulper LLC (Atchley)	27-Mar-07	2007	Cnty EP	CNTY	County	Easement	52.7450	\$562,789.15	\$337,673.49	1	52.7450	\$562,789.15	\$337,673.49	\$10,670.00	\$6,402.00	60.00	\$0.00	B 32 L 7.03
Amwell Chase, Inc (Toll North)	16-Oct-15	2016	Cnty PIG	CNTY	County	PIG	183.1620	\$1,593,422.40	\$961,548.00	1	183.1620	\$1,593,422.40	\$961,548.00	\$8,699.53	\$5,249.71	60.34	\$14,500.00	B 5 L 24, 24.01
Gulick Home LLC Farm III (Elsie et al)	24-Jun-11	2011	Cnty PIG	CNTY	County	PIG	16.7660	\$127,421.60	\$78,800.20	1	16.7660	\$127,421.60	\$78,800.20	\$7,600.00	\$4,700.00	61.84	\$23,300.00	B 14 L 33.05
Fulper Preservation LLC - Stoy Farm II	18-Aug-06	2007	Muni PIG	MUNI	Municipal	PIG	31.0960	\$323,398.40	\$194,039.04	1	31.0960	\$323,398.40	\$194,039.04	\$10,400.00	\$6,240.00	60.00	\$17,800.00	B 19 L 5.01
Gulick Home LLC Farm I	10-Jun-09	2009	Muni PIG	MUNI	Municipal	PIG	49.9020	\$548,922.00	\$329,353.20	1	49.9020	\$548,922.00	\$329,353.20	\$11,000.00	\$6,600.00	60.00	\$23,000.00	B 14 L 33.02
Holcombe, Thomas and Sharon - Farm II (lot 15)	11-Sep-08	2009	Muni PIG	MUNI	Municipal	PIG	54.7340	\$602,074.00	\$361,244.40	1	54.7340	\$602,074.00	\$361,244.40	\$11,000.00	\$6,600.00	60.00	\$21,500.00	B 5 L 15
Gulick Home LLC Farm II	1-Sep-09	2010	Muni PIG	MUNI	Municipal	PIG	35.2610	\$493,654.00	\$296,175.60	1	35.2610	\$493,654.00	\$296,175.60	\$14,000.00	\$8,399.52	60.00	\$26,000.00	B 13 L 34
Runkle, Bruce & Christina	11-Oct-18	2019	Muni PIG	MUNI	Municipal	PIG	98.0570	\$710,913.25	\$406,936.55	1	98.0570	\$710,913.25	\$406,936.55	\$7,250.00	\$4,150.00	57.24	\$0.00	B 13 L 1, 1.01
Holcombe, Thomas & Sharon (Mill Rd)	2-May-17	2017	Muni PIG	MUNI	Municipal	PIG	18.6170	\$101,922.50	\$66,508.75	1	18.6170	\$101,922.50	\$66,508.75	\$5,474.70	\$3,572.47	65.25	\$15,200.00	B 11 L 1, 1.01
Lambert Farm LLC	23-Dec-15	2016	Muni PIG	MUNI	Municipal	PIG	52.6410	\$594,843.30	\$356,905.98	1	52.6410	\$594,843.30	\$356,905.98	\$11,300.00	\$6,780.00	60.00	\$17,400.00	B 3 L 16
Fulper Preservation LLC (Heifer II)	7-Mar-07	2007	Muni PIG	MUNI	Municipal	PIG	36.8590	\$457,061.60	\$274,230.96	1	36.8590	\$457,061.60	\$274,230.96	\$12,400.27	\$7,440.00	60.00	\$0.00	B 20 L 2.01
Fulper, Robert J. & Sarah (Home II)	19-Jun-06	2006	Muni PIG	MUNI	Municipal	PIG	21.8260	\$279,372.80	\$167,623.68	1	21.8260	\$279,372.80	\$167,623.68	\$12,800.00	\$7,680.00	60.00	\$21,000.00	B 13 L 45
Fulper Preservation LLC (Heifer I)	7-Mar-07	2007	Muni PIG	MUNI	Municipal	PIG	44.2930	\$420,783.50	\$252,470.10	1	44.2930	\$420,783.50	\$252,470.10	\$9,500.00	\$5,700.00	60.00	\$0.00	B 20 L 2
Hunterdon Land Trust Alliance	16-Mar-10	2010	NP Fee	FEES	Nonprofit	Fee Simple	126.1960	\$1,092,100.00	\$637,917.69	1	126.1960	\$1,092,100.00	\$637,917.69	\$8,654.00	\$5,054.98	58.41	\$17,000.00	B 8 L 20, 36
Comly, William F. - II	23-Jun-09	2009	SADC EP	SADC	SADC	Easement	65.5240	\$655,240.00	\$655,240.00	1	65.5240	\$655,240.00	\$655,240.00	\$10,000.00	\$10,000.00	100.00	\$22,000.00	B 31 L 12.01
Comly, William F. - I	23-Jun-09	2009	SADC EP	SADC	SADC	Easement	70.5620	\$917,306.00	\$917,306.00	1	70.5620	\$917,306.00	\$917,306.00	\$13,000.00	\$13,000.00	100.00	\$26,000.00	B 31 L 12
SADC/former J.B. Case	21-Jun-07	2007	SADC Fee	FEES	SADC	Fee Simple	87.1810	\$1,656,439.00	\$1,656,439.00	1	87.1810	\$1,656,439.00	\$1,656,439.00	\$19,000.00	\$19,000.00	100.00	\$0.00	B 7.01 L 8.02
SADC/former Holcombe	16-Oct-07	2008	SADC Fee	FEES	SADC	Fee Simple	72.4830	\$1,289,592.00	\$1,289,592.00	1	72.4830	\$1,289,592.00	\$1,289,592.00	\$17,791.65	\$17,791.65	100.00	\$0.00	B 8 L 28.03
Woodmeier Farms, LLC	2-Apr-19	2019	SADC EP	SADC	SADC	Easement	66.2590	\$357,798.60	\$357,798.60	1	66.2590	\$357,798.60	\$357,798.60	\$5,400.00	\$5,400.00	100.00	\$10,600.00	B 19 L 3.01
Danberry Jr., David B. & Helen	14-Dec-18	2019	SADC EP	SADC	SADC	Easement	137.3140	\$919,983.70	\$919,983.70	1	137.3140	\$919,983.70	\$919,983.70	\$6,699.85	\$6,699.85	100.00	\$0.00	B 32 L 16.01

Appendix D: West Amwell Farm Assessed Lots

BLOCK	LOT	Location	Owner	Acres (GIS)	BLOCK	LOT	Location	Owner	Acres (GIS)
20	11	212 MT AIRY-HARBOURTON RD	HARTPENCE, PATRICIA A	9	7	19	FRONTAGE ROAD	FORAN, ARTHUR F III & KATHRYN	3
20	9	308 ROCK ROAD EAST	HOFF, EVELYN M	7	19	9	506 BRUNSWICK PIKE	MERSHON, JEFFREY D & JANICE C ZUZOV	11
20	13	228 MT AIRY-HARBOURTON RD	KENNEDY, KATHRYN E	45	7	9	1285 ROUTE 179	STOKES, DAVID SR & SUSAN	10
20	5.05	352 ROCK ROAD EAST	PERKOWSKI, JOHN	11	7	8.01	1275 ROUTE 179	CASE, BRIAN D & COLLEEN	6
20	5.04	360 ROCK ROAD EAST	PERKOWSKI, JOHN	9	7	10	1293-1295 ROUTE 179	ZANIN, MARY & JENNIFER RUEHLE	12
20	28	236 MT AIRY-HARBOURTON RD	MILLER, TRUST SARAH JANE	24	7	16	ROUTE 202	FORAN, ARTHUR F III & KATHRYN	15
20	25	MT AIRY-HARBOURTON RD, R	LORETO, G MARK	6	7	22	1281 ROUTE 179	RUNKLE, NORMA & DOUGLAS A STOKES	7
20	2.02	256 MT AIRY-HARBOURTON RD	FULPER PRESERVATION LLC	29	7	8	1271 ROUTE 179	CASE, J B FAMILY PARTNERSHIP	94
20	2	221 ROCKTOWN-LAMB ROAD	FULPER PRESERVATION LLC	47	13	32	GULICK ROAD, REAR	WILLIAMS, DANIEL & DARIA	9
20	2.01	239 ROCKTOWN-LAMB ROAD	FULPER PRESERVATION LLC	40	13	45	284 ROCKTOWN-LAMB ROAD	FULPER PRESERVATION LLC	23
20	5.02	342 ROCK ROAD EAST	PERKOWSKI, JOHN	13	13	46	248 ROCKTOWN-LAMB ROAD	SHUTE, HAROLD E & JANE E	26
20	5	354 ROCK ROAD EAST	PERKOWSKI, JOHN	113	13	47	264 ROCKTOWN-LAMB ROAD	HAUSER DAVID / PATRICIA A MOSHER	11
20	3	259 ROCKTOWN-LAMB ROAD	MCCRACKEN, KURT C TRUSTEE	148	13	61.03	302 MT AIRY-HARBOURTON RD	EMERY, ELIZABETH M	15
21	32.03	370 ROCK ROAD EAST	BERGENFELD, STEPHEN	6	13	61.18	220 ROCKTOWN-LAMB ROAD	MOORE, JOSEPH H	29
21	32.02	366 ROCK ROAD EAST	BERGENFELD, STEPHEN	3	13	6.01	1284 ROUTE 179	RUNKLE, CHARLES M & NORMA	21
21	31	386 ROCK ROAD EAST	RASSWEILER, MICHAEL S	52	13	34.09	348 ROCKTOWN-LAMB ROAD	GULICK HOME FARM LLC	3
21	29.01	LINVALE-HARBOURTON R REAR	ZAFAR, AHSAN U MD & QANETA A	6	13	34.08	348 ROCKTOWN-LAMB ROAD	GULICK HOME FARM LLC	4
21	29	1729 LINVALE-HARBOURTON R	SMITH, KENNETH F JR	8	13	41.01	310 ROCKTOWN-LAMB ROAD	ROSLOWSKI, RICHARD & DEBRA	9
21	47	1731 LINVALE-HARBOURTON R	PALMER, WILLIAM & LINDA	17	13	56	232 ROCKTOWN-LAMB ROAD	RUGGIERI, JOSEPH A	60
21	32.04	376 ROCK ROAD EAST	BERGENFELD, STEPHEN	57	13	59	324 MT AIRY-HARBOURTON RD	LARSEN, MILES & ALEXANDRA SCHUBACH	31
21	27	1735 LINVALE-HARBOURTON R	COLEMAN, DONNA G	33	13	1.01	380 MT AIRY-HARBOURTON RD	RUNKLE, RAYMOND C & HAZEL W	75
21	24	1745 LINVALE-HARBOURTON R	HERMAN, MARC E & RAQUEL B	10	13	1	396 MT AIRY-HARBOURTON RD	RUNKLE, R BRUCE & CHRISTINA M	27
21	40	277 ROCKTOWN-LAMB ROAD	ROBERT BLANCHE REALTY LLC	50	13	6	1290 ROUTE 179	RUNKLE, CHARLES M & NORMA	40
21	38	281 ROCKTOWN-LAMB ROAD	FULPER PRESERVATION LLC	65	13	31	39 GULICK ROAD	WILLIAMS, DANIEL & DARIA	81
21	12	438 ROUTE 31 NORTH	MOSTOFIZADEH, GHOLAMHOSSEIN	35	13	30	51 GULICK ROAD	STOVER, THOMAS	10
21	9	444 ROUTE 31 NORTH	BIRARDI ANTHONY D / MARIA G SILVA	12	13	34	31 GULICK ROAD	GULICK HOME FARM LLC	38
21	39	303 ROCKTOWN-LAMB ROAD	BLANCHE, ROBERT J & BARBARA B	76	13	53	236 ROCKTOWN-LAMB ROAD	HUNT, BETTY JANE	29
21	3	13 ROCKTOWN HILL ROAD	COOPER, RANDY	8	13	53.02	240 ROCKTOWN-LAMB ROAD	HUNT, BETTY JANE	3
21	33	267 ROCKTOWN-LAMB ROAD	LORETO, G MARK & INGRID PERIZ	28	13	53.01	238 ROCKTOWN-LAMB ROAD	HUNT, BETTY JANE	2
14	33.04	38 GULICK ROAD	GULICK HOME FARM LLC	3	13	69	342 MT AIRY-HARBOURTON RD	HUNT, R WAYNE & BETTY JANE	31
14	33.03	42 GULICK ROAD	GULICK HOME FARM LLC	3	13	65	330 MT AIRY-HARBOURTON RD	KING SR, THOMAS M	13
14	34	46 GULICK ROAD	STOVER, THOMAS	21	13	62	320 MT AIRY-HARBOURTON RD	VAVRENCE, JASON & ERICA	10
14	35	50 GULICK ROAD	STOVER, THOMAS C & CHRISTINA	7	13	63	326 MT AIRY-HARBOURTON RD	HOWELL, WANDA K	9
14	33.05	4 GULICK ROAD	GULICK HOME FARM LLC	17	13	64	328 MT AIRY-HARBOURTON RD	LUDWIG, JOSEPH & EVELYN	6
14	33.02	10 GULICK ROAD	GULICK HOME FARM LLC	52	13	67	MT AIRY-HARBOURTON RD, R	LUDWIG, JOSEPH & EVELYN	45
14	20	530 ROUTE 31 NORTH	BARNYARD VENTURES LLC	15	13	61	302 MT AIRY-HARBOURTON RD	EMERY, ELIZABETH M	3
19	5.01	147 MT AIRY-HARBOURTON RD	FULPER PRESERVATION LLC	32	13	1.02	1310 ROUTE 179	RUNKLE, R BARRY & CATHY L	22
3	16	1469 ROUTE 179	LAMBERT FARM LLC	59	8	29.02	37 MILL ROAD	FULPER FAMILY LLC	20
3	11	1473 ROUTE 179	LARASON ROGER M / MANTUANO MARGARET	25	8	30	41 MILL ROAD	OVERMAN BELINDA L / ASSAF SHILONI	15
7	16.02	56 FRONTAGE ROAD	FORAN, ARTHUR F III	5	8	33	86 ROCKTOWN-LAMB ROAD	FULPER FAMILY LLC	67
23	16	16 WOODSVILLE ROAD	LANG, STEVEN L	18	16	17.01	658 BRUNSWICK PIKE	ASHTON, JOHN & MARLA	40
5	5	ROUTE 202	KIRILUK, WILLIAM M & BARBARA ANN	73	16	4	115 ROCK ROAD WEST	HOFSTETTER, DAN L & JOYCE M	4
19	13	556 BRUNSWICK PIKE	KALUZNY, EILEEN	64	8	34	76 ROCKTOWN-LAMB ROAD	BENDEN, WILLIAM J ETALS	33
25	3.02	182 GOAT HILL ROAD	WILSON, JOHN A & CAROL B	4	17	12	55 ROCKTOWN-LAMB ROAD	URBANSKI, CHESTER J & CATHERINE	8
18	2.04	608 BRUNSWICK PIKE	FISHER, GEORGE A & KATHLEEN A	8	17	17.07	117 ROCKTOWN-LAMB ROAD	BERNSTEIN, MARLON & CELIA MURPHREE	16
18	2.06	600 BRUNSWICK PIKE	FISHER, GEORGE A & KATHLEEN A	2	8	29.01	33 MILL ROAD	NUNN, ADRIAN & BARBARA	30
5	3	125 ALEXAUKEN CREEK ROAD	MILLER, JOHN L & BARBARA J	60	17	4	24 STYMIEST ROAD	JANYSZEWSKI, MARIE	36
19	3	239 ROCK ROAD WEST	ASPLUNDH, BARBARA LYNN	61	17	20.08	160 ROCK ROAD WEST	LANG, STEVEN L	3
33	10.01	40 WILSON ROAD	COHEN, JEFFRY & LOUISE B	15	17	20.03	158 ROCK ROAD WEST	LANG, STEVEN L	12
29	18.02	303 GOAT HILL ROAD	SALATA, GARY E	78	8	20	1460 ROUTE 179	WALTERS IV, LEON	22
7	6	99 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	96	17	18	31 LAKEVIEW ROAD	LITTLE, ANDREA ALBANESE	7
25	1	206 GOAT HILL ROAD	DONDERO, DAVID I & PEGGY A	35	17	14	85 ROCKTOWN-LAMB ROAD	FULPER FAMILY LLC	66
4	2	144 ALEXAUKEN CREEK ROAD	MILLER, JOHN L & BARBARA J	24	17	20.01	154 ROCK ROAD WEST	LANG, STEVEN L	9
33	10	42 WILSON ROAD	DEBASTOS, RICARDO & MARIA T	15	17	20.04	166 ROCK ROAD WEST	LANG, STEVEN LLOYD & SANDY	3
7	18	FRONTAGE ROAD	FORAN, ARTHUR F III & KATHRYN	1	8	14	1486 ROUTE 179	KILMER, KIM/KAREN/KYLE & JOYCE S	63
7	19.01	60 FRONTAGE ROAD	FORAN III, ARHTUR F & KATHRYN A	4	17	27	130 ROCK ROAD WEST	THOMPSON IV, W BRYCE	42
5	4	157 ALEXAUKEN CREEK ROAD	MILLER, JOHN & BARBARA	0	8	51	2 ROCKTOWN-LAMB ROAD	RIVER VALLEY HEIGHTS CORP	5
11	11	371 MT AIRY-HARBOURTON RD	WARNER, MARSHALL L & GERALDINE R	22	16	5	668 BRUNSWICK PIKE	BLACK, KEITH & KIMBERLY C	22
7	20	FRONTAGE ROAD	AMWELL VALLEY CONSERVANCY INC	17	8	32	116 ROCKTOWN-LAMB ROAD	FULPER FAMILY LLC	41
9	1	4 MT AIRY-VILLAGE ROAD	HOLCOMBE, THOMAS F	1	8	28.03	1384 ROUTE 179	SPOLAR, WILLIAM A SR & WILLIAM A JR	81
28	38	2 OLD ROUTE 518 WEST	LEPPER, SAMUEL JR & ARLAND	8	8	27	ROUTE 179	KIRILUK, WILLIAM M & BARBARA ANN	8

Appendix D: West Amwell Farm Assessed Lots

BLOCK	LOT	Location	Owner	Acres (GIS)	BLOCK	LOT	Location	Owner	Acres (GIS)
5	14	1351-A ROUTE 179	RUNKLE, R BRUCE	17	8	24	ROUTE 179	MC CLOUGHAN, KEVIN S & MARY ANN	8
5	5	155 ALEXAUKEN CREEK ROAD	KIRILUK, WILLIAM M BARBARA A & MARK	50	8	36	1454 ROUTE 179	WALTERS IV, LEON	108
7	7	111 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	301	8	42	20 ROCKTOWN-LAMB ROAD	MC CLOUGHAN, KEVIN S & MARY ANN	29
6	4	140 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	102	8	64	82 ROCKTOWN-LAMB ROAD	KENNEDY, BRIAN & KATHRYN E	22
7	8.07	40 FRONTAGE ROAD	AMWELL VALLEY CONSERVANCY INC	2	17	15	99 ROCKTOWN-LAMB ROAD	FULPER FAMILY LLC	52
7	8	36 FRONTAGE ROAD	AMWELL VALLEY CONSERVANCY INC	6	8	38	36 ROCKTOWN-LAMB ROAD	MULLER, PHILIP & SUZANNE	31
7	8.08	38 FRONTAGE ROAD	AMWELL VALLEY CONSERVANCY INC	2	8	37	54 ROCKTOWN-LAMB ROAD	JANYSZEWSKI, MARIE	5
18	2.01	614 BRUNSWICK PIKE	GILLILAND, NANCY C	14	17	21	51 LAKEVIEW ROAD	LANNUTTIS ROD & GUN CLUB / GENOVESI	1
33	6.06	509 BRUNSWICK PIKE	HAJJAR, RAFIK HANNA & SAMIR Y	14	17	32	106 ROCK ROAD WEST	HOFSTETTER, DAN L & JOYCE M	16
19	1.04	8-B CORSALO ROAD	ALLEN, JAMES B & CARMEN P	7	17	31	110 ROCK ROAD WEST	HOFSTETTER, DAN L & JOYCE M	24
33	9	74 WILSON ROAD	KAMPH, JAMIE KLEINBERG	35	17	33	110 ROCK ROAD WEST	HOFSTETTER, DAN L & JOYCE M	7
11	9	389 MT AIRY-HARBOURTON RD	WILLIAMSON, STEPHEN C & PAMELA A	11	17	17.05	23 LAKEVIEW ROAD	MALEK, DANIEL & LINDA	15
22	1	309 ROCK ROAD EAST	FULPER PRESERVATION LLC	2	16	6.01	680 BRUNSWICK PIKE	LAWSON, JAMES H	24
19	11	520 BRUNSWICK PIKE	KALUZNY, EILEEN	35	17	20.02	41 LAKEVIEW ROAD	KIM, NAE SUP & YANG-SOON	32
7	24	GARBOSKI ROAD	PEREHINYS, ROBERT G	0	32	7.03	45 WILSON ROAD	BARRY ROAD PROPERTIES LLC	55
22	14	345 ROCK ROAD EAST	HATFIELD, CHARLES J III & SARAH C	14	32	9.01	24 PLEASANT VLY-HARB RD	GILBERT JR, CHARLES B & JANE B	2
19	3.01	225 ROCK ROAD WEST	WOODMEIER FARMS LLC	68	32	14	52 BARRY ROAD	COMLY WILLIAM F / JOHN C / EDWARD T	12
7	5	101 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	14	32	13	62 BARRY ROAD	COMLY, PATRICIA W	13
6	5	104 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	13	32	9	75 WILSON ROAD	KAMPH, JAMIE KLEINBERG	22
7	25	121 BOWNE STATION ROAD	MCCONNELL, STEVEN W	9	32	8	65 WILSON ROAD	JMJ FARM HOLDINGS LLC	124
22	8	1699 LINVALE-HARBOURTON R	BROAD OAK FARM LLC C/O WEIDEL	4	32	16.01	561 BRUNSWICK PIKE	DANBERRY JR, DAVID B & HELEN	139
7	17	135 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	53	32	22	40 BARRY ROAD	LEVERTON, RICHARD & BETTY	10
22	15	351 ROCK ROAD EAST	PRINCETON RESEARCH LANDS INC	29	32	1	579 BRUNSWICK PIKE	HOYER, TERESA T	50
22	12	389 ROCK ROAD EAST	HARBOURTON HILLS LLC C/O WEIDEL	7	32	7.04	37 WILSON ROAD	ZECHE, BRIAN I	11
23	24	1712 LINVALE-HARBOURTON R	ZAFAR, AHSAN U MD & QANETA A	80	32	7	41 WILSON ROAD	ATCHLEY, GEORGE D & JOAN C	10
11	1	8 MILL ROAD	HOLCOMBE, THOMAS F & SHARON A	14	32	16.02	555 BRUNSWICK PIKE	DANBERRY, DANIEL & MERYLE E	8
5	24.01	1431 ROUTE 179	MOWRY PROPERTIES LLC	190	32	4.01	3 WILSON ROAD	LIEGGI, GERARD A & DEBRA A	10
28	23	739 BRUNSWICK PIKE	LANWIN DEVELOPMENT CORP	36	32	4	551 BRUNSWICK PIKE	LUCARINI, ADAM P & JOSEPHINE	14
11	13	349 MT AIRY-HARBOURTON RD	HUNT, R WAYNE & BETTY JANE	49	32	6	18 WILSON ROAD	PUSH-LINK, JACQUELINE C	43
7	15	145 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	33	31	12.02	59 BARRY ROAD	COMLY, WILLIAM F & JOHN C & EDWARD	11
23	22	1710 LINVALE-HARBOURTON R	ZAFAR, AHSAN U MD & QANETA A	31	31	12	49 BARRY ROAD	COMLY, WILLIAM F & JOHN C & EDWARD	79
23	20.02	44 WOODSVILLE ROAD	PICHEY, DENISE	2	31	12.01	35 BARRY ROAD	COMLY, WILLIAM F & JOHN C & EDWARD	69
23	19.06	40 WOODSVILLE ROAD	STORCELLA, RICHARD JR & K LOCKETT	7	30	2	701 BRUNSWICK PIKE	WALTERS IV, LEON A	20
23	20.01	42 WOODSVILLE ROAD	PICHEY, DENISE	7	30	2.01	709 BRUNSWICK PIKE	STOFF, WILLIAM H & DINA M	8
11	23.02	132 ROCKTOWN-LAMB ROAD	MIHICH, PATRICK & JEAN	15	30	18	12 WOODENS LANE	PEDERSEN, ROY & JENNIFER	12
22	5	341 ROCK ROAD EAST	LANWIN DEVELOPMENT CORP	10	30	16	30 WOODENS LANE	ELT HOLDINGS LLC	22
7	14.03	33 QUEEN ROAD	SPITLER, RICHARD W	17	12	9.04	173 ROCKTOWN-LAMB ROAD	FALCIGNO, PAUL & KELLY	10
18	13.02	11 CORSALO ROAD	VECCHIOLLA, ANTHONY & SHARON	6	12	9.02	165 ROCKTOWN-LAMB ROAD	HAMTIL, JAMES M & NELLA	15
23	25.01	1742 LINVALE-HARBOURTON R	KATEHIS, DIMITRIOS & POLA	7	12	9.03	167 ROCKTOWN-LAMB ROAD	KNAPPENBERGER, PAUL C & TERRY A	9
19	5	123 MT AIRY-HARBOURTON RD	FULPER PRESERVATION LLC	91	30	14	57 HUNTER ROAD	STORK, RICHARD TAYLOR & ERNESTINE	86
28	8	28 OLD ROUTE 518 WEST	CEKORIC, THOMAS JR & PEGGY B	11	31	14	50 HUNTER ROAD	STORK, RICHARD TAYLOR & ERNESTINE	102
23	13	370 ROUTE 31 NORTH	HELEWA JR, JOSEPH	24	31	18	60 HUNTER ROAD	STORK, RICHARD TAYLOR & ERNESTINE	24
3.06	13	75 ALEXAUKEN CREEK ROAD	VOORHEES, MICHAEL F	9	30	15	42 WOODENS LANE	CALIGIURI-BUSH, ROSEMARY G	21
18	2.05	602 BRUNSWICK PIKE	FISHER, GEORGE A & KATHLEEN A	3	30	15.01	34 WOODENS LANE	MANDLER, JILL & MARK GONZALEZ	20
26	11.01	304 GOAT HILL ROAD	DOLAN, RONALD L & JOY LANCASTER	10	30	15.02	38 WOODENS LANE	MORREALE, CHARLES A & LINDA M	20
26	11	314 GOAT HILL ROAD	MOUNTFORD, ROBERT C & MARY ANNE	97	31	1	14 HUNTER ROAD	RATTIGAN, EST OF DANIEL F	57
3	13	ROUTE 202	VOORHEES, MICHAEL F	3	31	1.02	16 HUNTER ROAD	ANDREOLI, NICHOLAS L & JENNIFER A	10
3	12	ROUTE 202	ZIEGENFUSS, LYNN B	23	31	1.01	4 HUNTER ROAD	ANDREOLI, ERNEST J & MARY MARGARET	9
7	14.02	167 BOWNE STATION ROAD	SNEDDON, EARL JOHN JR & JACKLYN	9	31	4.01	611 BRUNSWICK PIKE	GILLILAND, NANCY C	30
23	18	22 WOODSVILLE ROAD	WARGO, CHARLES IV & ALEXANDRA	10	30	3.02	699 BRUNSWICK PIKE	KVARTEK, JOHN	27
29	12.01	10 HEWITT ROAD	JAMES, VIRGINIA	45	31	7	23 BARRY ROAD	HUNTER, LOWELL & PHYLLIS	39
7	14.01	155 BOWNE STATION ROAD	AMWELL VALLEY CONSERVANCY INC	10	31	15	30 HUNTER ROAD	MCCAFFREY, ROBERT & KATHLEEN	12
18	1	624 BRUNSWICK PIKE	WEST AMWELL PROPERTIES LLC	17	30	10.04	5 HUNTER ROAD	HARTPENCE, BOYD C & SHARON M	5
3	15	1451 ROUTE 179	MAGILL, ROBERT R & CYNTHIA L	7	30	10.03	641 BRUNSWICK PIKE	HARTPENCE, BOYD C & SHARON M	2
23	19.04	36 WOODSVILLE ROAD	GRISWOLD, JAMES J & KAREN	34	30	13	23 LAKE DRIVE	SCAMUFFA, NICHOLAS A & ANN M	20
22	19	329 ROCK ROAD EAST	DAVIS, MALCOLM E & JEAN M	3	30	12	25 HUNTER ROAD	FISHER, JENNIFER E D.C.	61
25	3	16 GEORGE WASHINGTON ROAD	WILSON, JOHN A & CAROL B	9	31	1.03	8 HUNTER ROAD	RATTIGAN, DANIEL F & BARBARA J	9
18	7	576 BRUNSWICK PIKE	HOYER, GARY V & TERESA T	7	30	3.05	683 BRUNSWICK PIKE	REID JUDITH L / LORI K WINYARD	9
5	24	1429 ROUTE 179	MOWRY PROPERTIES LLC	20	12	49	MT AIRY-HARBOURTON RD, R	THOMPSON, W BRYCE IV	58
11	20	140 ROCKTOWN-LAMB ROAD	PALCKO, GARY & DOREEN	11	12	2	131 ROCKTOWN-LAMB ROAD	SULLIVAN MARK M / KELLY S TAYLOR	34
5	15	1385 ROUTE 179	HOLCOMBE, THOMAS F & SHARON A	60	12	2.02	133 ROCKTOWN-LAMB ROAD	SULLIVAN MARK M / KELLY S TAYLOR	2

Appendix D: West Amwell Farm Assessed Lots

BLOCK	LOT	Location	Owner	Acres (GIS)	BLOCK	LOT	Location	Owner	Acres (GIS)
33	1	529 BRUNSWICK PIKE	CARNEVALE, NICHOLAS & BAMBINA	10	12	2.01	129 ROCKTOWN-LAMB ROAD	SULLIVAN, MARK M & KELLY S TAYLOR	2
33	7	54 WILSON ROAD	JMJ FARM HOLDINGS LLC	267	12	35	200 ROCK ROAD WEST	BLACK, SHARON THIESSEN	11
28	10	735 BRUNSWICK PIKE	DIMEGLIO, LUIGI & ANNA	13	12	41	30 LAKEVIEW ROAD	LAMBERT FARM LLC	2
28	25.01	233 GOAT HILL ROAD	BURD, SONIA S	17	12	38	44 LAKEVIEW ROAD	LANNUTTIS ROD & GUN CLUB / GENOVESI	44
29	15.02	13 WOODENS LANE	ZINK, CLIFFORD	18	12	5	153 ROCKTOWN-LAMB ROAD	SERIO, DAWN	34
33	8	100 PLEASANT VLY-HARB RD	OFN PROPERTIES LLC/O A LEVINE ESQ	77	12	4.02	145 ROCKTOWN-LAMB ROAD	TOMENCHOK, ROBERT E JR & HEIDI L	9
28	19.03	35 HEWITT ROAD	DIAMOND, PERRY J	13	12	17	243 MT AIRY-HARBOURTON RD	ALBANIR, ALAN R & STACY A	24
28	19.04	15 HEWITT ROAD	JAMES, VIRGINIA	8	12	32	ROCK ROAD WEST, REAR	THOMPSON IV, W BRYCE	28
29	13.01	6 HEWITT ROAD	JAMES, VIRGINIA	2	12	28	216 ROCK ROAD WEST	THOMPSON IV, W BRYCE	4
29	12	24 HEWITT ROAD	JAMES, VIRGINIA	27	12	31	ROCK ROAD WEST, REAR	THOMPSON IV, W BRYCE	3
33	1.01	519-A BRUNSWICK PIKE	CARNEVALE, NICHOLAS & BAMBINA	3	12	59	234 ROCK ROAD WEST	THOMPSON, BRYCE IV	15
29	16.02	45 WOODENS LANE	WOODEN, MELVIN R ETALS	43	12	28.01	220 ROCK ROAD WEST	THOMPSON IV, BRYCE	2
26	10	284 GOAT HILL ROAD	DEAL, ROBIN & JEFFRY	30	12	9.05	183 ROCKTOWN-LAMB ROAD	WEBER FAMILY PARTNERSHIP, THE	7
26	8	290 GOAT HILL ROAD	KUCHARCZUK, JOHN C & KRISTEN L	23	32	4.02	547 BRUNSWICK PIKE	LUCARINI, ADAM P & JOSEPHINE	3
29	20	319 GOAT HILL ROAD	DECOFF, DAVID R & SONJA E	5	3	14	1465 ROUTE 179	ZIEGENFUSS, LYNN B	83
29	18	321 GOAT HILL ROAD	DECOFF, DAVID R & SONJA E	21	32	12	74 BARRY ROAD	BARRY ROAD PROPERTIES LLC	99
29	19	317 GOAT HILL ROAD	DECOFF, DAVID R & SONJA E	5	31	13	79 BARRY ROAD	BARRY ROAD PROPERTIES L L C	62
7	16.01	64 FRONTAGE ROAD	FORAN III, ARTHUR F & KATHRYN A	31					

Chapter 109. Land Development

Part 4. Zoning

Article XI. Zoning Districts and Zoning Map

§ 109-64. Right to farm.

- A. The right to farm land is hereby recognized to exist in this Township and is hereby declared a permitted use in all zones of this Township, notwithstanding specified and prohibited uses set forth elsewhere in this chapter, subject to the standards and regulations for intensive fowl or livestock use and applicable health and sanitary codes. This right to farm includes, but not by way of limitation:
- (1) Use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and other equipment.
 - (2) Use of necessary farm laborers.
 - (3) The application of chemical fertilizers, insecticides and herbicides in accordance with manufacturers' instructions and the application of manure.
 - (4) The grazing of animals and use of range for fowl, subject to the standards and regulations for intensive fowl and livestock use.
 - (5) Construction of fences for these animals and livestock.
 - (6) The traveling and transportation of large, slow-moving equipment over roads within the Township.
 - (7) The control of vermin and pests, provided that such control is practiced under applicable state fish and game laws.
 - (8) The use of land for recreational use, e.g., snowmobiling, etc., shall be done only with the permission of the farm owner. Any recreational use of the farmland which changes the underlying agricultural nature of the use shall be subject to the usual site plan review, variance application and all permits where otherwise required.
- B. The purpose of these rights is to produce agricultural products, e.g., vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flower, seeds, livestock and poultry.
[Amended 5-23-2012 by Ord. No. 9-2012]
- C. Notice of farm use.
- (1) The purchaser of any real estate in West Amwell Township shall be notified of the importance of farming to our community and be provided with a copy of this "Right to Farm" section.
 - (2) The following language shall be included in the deed of any newly subdivided lot in the Township:

"Grantee is hereby noticed, that there is or may in the future be, farm use near the premises described in this deed from which may emanate noise, odors, dust and fumes associated with agricultural practices permitted under the 'Right to Farm Ordinance' of West Amwell Township."

- (3) The Township will take reasonable steps to make it possible for real estate salespersons to provide notification to prospective purchasers of land in this Township using language similar to the deed notification described just above.
- (4) The Township Assessor shall maintain records of all farm properties within the Township which shall list the names of the owners and the location of farms which do and do not receive differential property taxation pursuant to the Farmland Assessment Act of 1964 (N.J.S.A. 54:4-23.1 et seq.).
- (5) Farm fields are private property. Trespassing while on foot, on horseback, on bicycle or in a motorized vehicle is strictly forbidden.
[Added 5-23-2012 by Ord. No. 9-2012]

[1] *Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*