

COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE- 2010

for the
Borough of Peapack and Gladstone
County of Somerset



Compiled by



**The Land Conservancy
of New Jersey**
A nonprofit land trust

with



**Borough of Peapack &
Gladstone Agricultural
Advisory Committee**

NOVEMBER 2010

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Produced by:

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EXECUTIVE SUMMARY



From rolling fields in the south to the Somerset Hills in its north, the Borough of Peapack and Gladstone's farm fields and natural lands comprise some of the most beautiful agricultural areas in New Jersey. The Borough is located within the Highlands Physiographic Province, and is bracketed by two waterways, the Peapack Brook in its western section, and the North Branch of the Raritan River, along its eastern boundary.

Peapack and Gladstone is one of the major horse farm municipalities within Somerset County, providing a scenic backdrop in an area of New Jersey that has seen rapid development over the last thirty years. Being located near the municipalities of Far Hills, Bedminster, Chester and Mendham, the Borough is a place where many area residents, including its own, board horses and take riding lessons. Hay farming to support the equine industry is also a critical component of the Borough's farming base.

Peapack and Gladstone's natural and agricultural areas are interspersed with the Borough's two villages, Peapack and Gladstone, as well as more recent residential construction. The rural setting of the Borough – with its delicate combination of natural areas, farm belts, and villages – is unusual in New Jersey. Peapack and Gladstone has thus far been able to retain its agricultural landscape and hopes to continue to do so, by aggressively pursuing and supporting farmland preservation within its community.

Since the Borough established its Farmland Preservation Program in 1999, 50 acres of farmland has been permanently protected within its borders. . An additional 297 acres of farmland are protected through conservation easements. Peapack and Gladstone administers a municipal trust fund (\$0.03/\$100 assessed value) to help fund farmland and open space projects. The fund, along with this *Comprehensive Farmland Preservation Plan*, demonstrates the Borough's commitment to aggressively pursue preservation of farmland. The Borough has set an ambitious goal of preserving an additional:

- 20 acres in year 1,
- 80 acres by year 5, and
- 160 acres by year 10 for a total of approximately

510 acres of preserved farmland in the Borough of Peapack and Gladstone

CHAPTER 1: AGRICULTURAL LAND BASE THE BOROUGH OF PEAPACK & GLADSTONE



Somerset County has a long and distinct agricultural history. This agricultural tradition continues today, with the Borough of Peapack and Gladstone, an integral part of the County's agricultural landscape. The Borough supports 1,696 acres of farmland assessed property (2010 New Jersey Tax Records Database)¹, which is seventh in the County. (2007 NJDA Farmland Assessment)² This represents 46% of the Borough's land base (see inventory of all farmland assessed parcels in the Borough in the Appendix). Peapack and Gladstone is one of the major horse farm municipalities within Somerset County, providing a scenic backdrop in an area of New Jersey that has seen rapid development over the last thirty years. The Borough's rolling hills and scenic vistas make it one of Somerset County and New Jersey's agricultural treasures.

Agricultural Landscape

Peapack and Gladstone is located along the northern boundary of Somerset County. Far Hills Borough forms a portion of the southern and eastern borders; Bernardsville Borough the remainder of the eastern border; Bedminster Township forms a portion of the southern border, and all of the western border; Chester and Mendham Townships in Morris County form Peapack and Gladstone's northern boundary. The Borough is 3,712 acres or roughly 5.8 square miles in size. Of the 3,712 acres in Peapack, there are 839 acres of active agricultural land in the Borough according to the 2007 New Jersey Department of Environmental Protection (NJDEP) Land Use/Land Cover database (see *Land Use/Land Cover Map below*). The only major roadway within the Borough is U.S. Route 206, which runs in a north-south direction in its western section.

Peapack and Gladstone is located within the Highlands Physiographic Province and is home to scenic hillsides and agricultural valleys. The Borough is traversed from north to south by two major waterways, the Peapack Brook in its western section, and the North Branch of the Raritan River along its eastern boundary. The Borough's geology is characterized by rolling hills that are slightly steeper than those in the southern part of the County, yet still provide for excellent pasturelands, as is evidenced by the many horse farms. Soils in the Borough are based upon their geologic origins and are formed from glacial till and igneous/sedimentary rock. (*Master Plan Combined Conservation and Recreation Plan Elements*)³

Farmland is spread throughout the Borough of Peapack and Gladstone, and the various agricultural operations that are found there reflect its diverse landscape. Farmland is

Soils

Soil types are determined by the parent bedrock material from which they were formed, the drainage characteristics they exhibit, and the steepness of the slopes on which they are found. Soil types are grouped into larger categories called soil series, which are based on the parent materials, chemical compositions, and profiles of their member soil types. Soil series are themselves grouped into broader categories and were formed through similar processes. (*NRCS Web Soil Survey*)⁴

Soils of the Borough of Peapack and Gladstone, New Jersey			
Source: Natural Resources Conservation Service Soil Data Mart website			
Soil Abbr	Name	Acres	Soil Category
AbrB	Abbottstown silt loam, 2 to 6% slopes	5.65	Statewide
ArnB	Arendtsville gravelly loam, 2 to 6% slopes	253.44	Prime
ArnC	Arendtsville gravelly loam, 6 to 12% slopes	204.77	Statewide
BabB	Bartley loam, 3 to 8% slopes	0.94	Prime
BabC	Bartley loam, 3 to 15% slopes	216.25	Statewide
BacC	Bartley gravelly loam, 8 to 15% slopes	107.52	Statewide
BhnB	Birdsboro silt loam, 2 to 6% slopes	40.17	Prime
BhnC	Birdsboro silt loam, 6 to 12% slopes	7.15	Statewide
BoyAt	Bowmansville silt loam, 0 to 2% slopes, frequently flooded	45.88	Statewide
CakB	Califon loam, 3 to 8% slopes	4.04	Prime
CanB	Califon gravelly loam, 3 to 8% slopes	21.08	Prime
CanBb	Califon gravelly loam, 0 to 8% slopes, very stony	6.57	
FmhAt	Fluvaquents, loamy, 0 to 3% slopes, frequently flooded	54.77	
FNAT	Fluvaquents and Udifluvents, 0 to 3% slopes, frequently flooded	177.32	
GkaoB	Gladstone gravelly loam, 3 to 8% slopes	289.06	Prime
GkaoC	Gladstone gravelly loam, 8 to 15% slopes	288.63	Statewide
GkaoD	Gladstone gravelly loam, 15 to 25% slopes	108.08	
KkoC	Klinesville channery loam, 6 to 12% slopes	5.90	
KkoD	Klinesville channery loam, 12 to 18% slopes	34.20	
KkoE	Klinesville channery loam, 18 to 35% slopes	2.64	
LbtB	Lansdowne silt loam, 2 to 6% slopes	0.50	Statewide
MenB	Meckesville gravelly loam, 2 to 6% slopes	80.34	Prime
MenC	Meckesville gravelly loam, 6 to 12% slopes	57.68	Statewide
NehC	Neshaminy silt loam, 6 to 12% slopes	2.91	Statewide
NehEb	Neshaminy silt loam, 18 to 35% slopes, very stony	9.61	
NemDb	Neshaminy-Mount Lucas silt loams, 12 to 18% slopes, very stony	5.76	
NotB	Norton loam, 2 to 6% slopes	23.48	Prime
PaoC	Parker gravelly sandy loam, 3 to 15% slopes	4.48	Statewide
PapC	Parker very gravelly sandy loam, 3 to 15% slopes	142.30	
PapD	Parker very gravelly sandy loam, 15 to 25% slopes	51.56	
PapFg	Parker very gravelly sandy loam, 25 to 45% slopes, rocky	112.81	
PauCc	Parker-Gladstone complex, 0 to 15% slopes, extremely stony	59.45	
PauDb	Parker-Gladstone complex, 15 to 25% slopes, very stony	417.45	
PauDc	Parker-Gladstone complex, 15 to 25% slopes, extremely stony	77.78	
PawE	Parker-Rock outcrop complex, 25 to 45% slopes	52.02	
PdtC	Pattenburg gravelly loam, 6 to 12% slopes	190.16	Statewide

Soils of the Borough of Peapack and Gladstone, New Jersey

Source: Natural Resources Conservation Service Soil Data Mart website

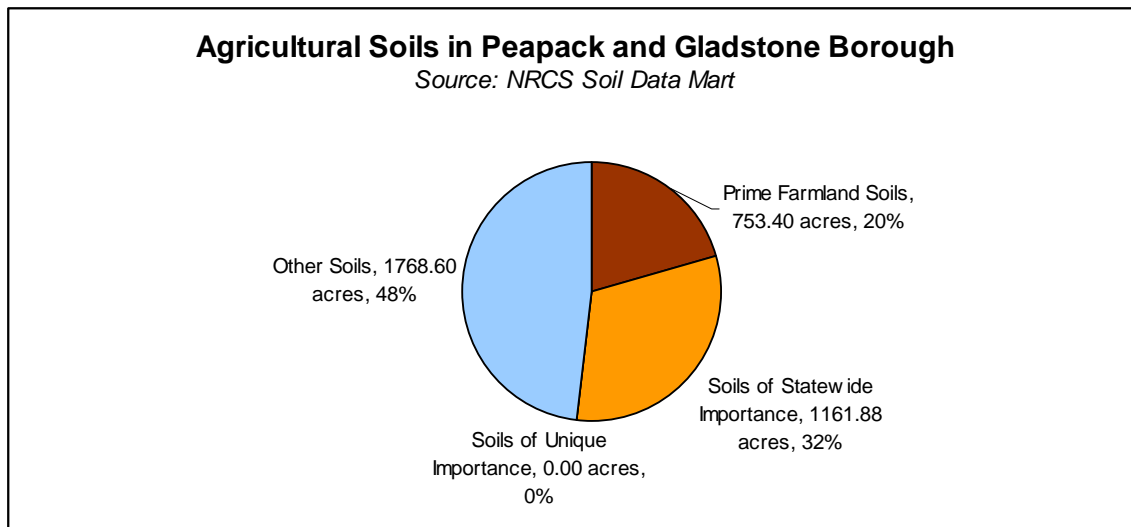
Soil Abbr	Name	Acres	Soil Category
PdtD	Pattenburg gravelly loam, 12 to 18% slopes	168.07	
PenB	Penn silt loam, 2 to 6% slopes	19.38	Prime
PeoB	Penn channery silt loam, 2 to 6% slopes	15.90	Prime
PeoC	Penn channery silt loam, 6 to 12% slopes	21.88	Statewide
PgmD	Penn-Klinesville channery silt loams, 12 to 18% slopes	20.80	
QY	Quarry	10.25	
RarAr	Raritan silt loam, 0 to 3% slopes, rarely flooded	8.94	Prime
RehB	Reaville silt loam, 2 to 6% slopes	2.75	Statewide
RerB7	Reaville deep variant channery silt loam, 0 to 6% slopes	4.93	Statewide
RorAt	Rowland silt loam, 0 to 2% slopes, frequently flooded	33.26	
UCFAT	Udifluvents and Udepts, 0 to 3% slopes, frequently flooded	121.58	
WATER	Water	17.05	
	TOTAL	3,607.14	

The following major soil series may be found in Peapack and Gladstone:

- The *Gladstone series* (Gkao) is the most prevalent soil series in the Borough with 686 acres of soils (19% of total). These soils found on slopes of 3% to 8% (GkaoB, 289 acres) are prime farmland soils and on slopes of 8% to 15% (GkaoC, 289 acres) are soils of statewide importance. These soils are suited to a wide variety of crops, including vegetables, fruit, nursery crops, corn, soybeans, small grains, hay and pasture.
- The *Parker-Gladstone complex series* (Pau) is the second most prevalent soil in the Borough (555 acres, 15% of total) and is found across the eastern section of the Borough with a particularly large concentration surrounding Saint John’s Hill in the north of the Borough. As a stony soil it is unsuitable for farming.
- The *Arendtsville series* is predominantly found in the southwestern corner of the Borough. Covering an area of 458 acres (13% of the Borough), these gravelly loams provides the prime (ArnB, 253 acres) and statewide (ArnC, 205 acres) farmland soils for this section of the Borough. These soils are suited to the crops commonly grown in Somerset County, including corn, soybeans, small grains, fruit, hay, and pasture.
- The *Bartley series* (Bab and Bac) provide the majority of farmland soils of statewide importance (325 acres with 4 acres of prime soils) in the central strip of the Borough, to the east of the Peapack Brook. These soils are suited to the crops commonly grown in Somerset County, including corn, soybeans, small grains, fruit, hay, and pasture.
- The *Pattenburg series* (Pdt) may be found to the west of Peapack Brook with the gravelly loam on 6 to 12% slopes providing farmland soils of statewide importance. These soils are suited for general crops.
- The *Meckesville series* (Men) is found on both sides of the Peapack Brook, with the prime farmland soils (MenB, 80 acres) on the western side and the farmland soils of statewide importance (MenC, 58 acres) on the steeper slopes on the eastern side. These soils are well suited to corn, small grains, vegetables, hay, and pasture.

- Found in the floodplains of the Peapack Brook, the *Birdsboro series* (Bhn) provides the Borough with farmland soils of prime and statewide importance, being suited to a wide variety of crops both common in the County and those more specialized. These soils are concentrated in the south of the Borough, to the east of Peapack Brook, near its confluence with the North Branch Raritan River.

The Natural Resources Conservation Service (NRCS) classifies certain soils as prime, of statewide importance, or unique based on their agricultural productivity. These soils comprise 52% of the Borough (see *Agricultural Soils* chart below and the *Agricultural Soils Categories Map* in *Maps Section*). *Prime farmland soils* rest on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. They have the quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime soils flood infrequently and are not excessively erodible or saturated with water for a long period of time. *Farmland soils of statewide importance* produce high crop yields when treated and managed according to acceptable farming methods and if conditions are favorable, these soils may produce yields as high as prime farmland. However, their yields are rarely as high as those of prime soils. (*USDA NRCS Technical Resources - Soils*⁵) *Unique soils* exhibit specific qualities that may be favorable to the production of specialized crops. (*NRCS Web Soil Survey*) *Soils of local importance* are not mapped or designated by NRCS as agricultural soils, but exhibit viability for growing hay, livestock pasturing, and producing some fruits and vegetables. Soils of local importance play a significant role in Somerset County’s agriculture industry, and are primarily associated with agriculture in Peapack and Gladstone’s northeast section (see *Active Agricultural Soils Chart* below).



Active Agricultural Areas in Each Soil Category			
<i>Source: NRCS Soil data Mart, 2002 NJDEP LAND Use/ Land Cover data</i>			
	Total Acreage	Acreage of Active Farmland	Percentage of total
Prime Farmland Soils	753.40	264.06	35%
Soils of Statewide Importance	1161.88	285.37	25%
Soils of Unique Importance	0.00	0	0%
Not Prime Farmland	1768.60	317.01	18%
Total	3683.88	866.44	24%

(Soil Data Mart)⁶

Irrigated Land & Water Sources

If it were necessary, groundwater would provide the supply of water for irrigation in the Borough of Peapack and Gladstone. Groundwater sources are generally preferred to surface waters because they contain less sediment and particulates that may clog irrigation pipes and damage crops. The productive groundwater aquifers near Peapack and Gladstone are found in areas underlain with Carbonate bedrock which include limestone and dolomite. Fractures and solution channels found within limestone provide an excellent source of groundwater (However, these same fractures and channels make the groundwater susceptible to pollution). These carbonate formations are typical of the Highlands Region of New Jersey. (*Master Plan Combined Conservation and Recreation Plan Elements*) As of 2005, the Borough of Peapack and Gladstone’s farmers do not irrigate any land. (*NJDA Farmland Assessment*) The type of crops typically grown in the Borough, corn and hay, do not require irrigation in the local climate and soils. Also, water used on the Borough’s many horse farms is not used for irrigation. (See *Highlands Net Water Availability by HUC14* map, below).

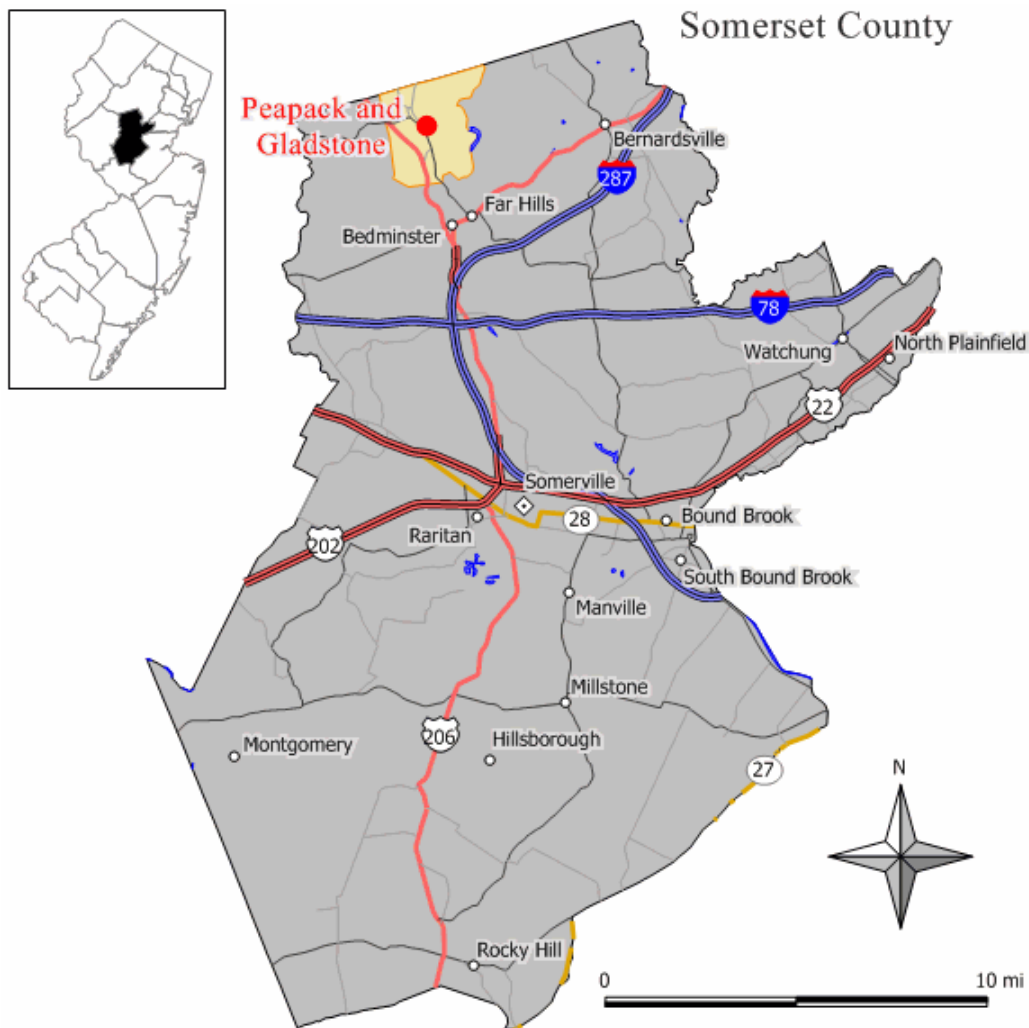
When addressing water quantity, the Highlands Council uses the Low Flow Margin method to estimate groundwater capacity for each of the HUC14 sub-watersheds. The volume calculated from the Low Flow Margin method does not represent the total volume available for human use. Most of the water is reserved for the health of the ecosystem and to ensure safe yields of potable water. Therefore, the Net Water Availability is calculated by deducting consumptive and depletive water uses from groundwater availability. If a municipality falls into a sub-watershed that has a positive availability it is assumed that water is available beyond the existing demand. And those with a negative net availability in their sub-watershed are those where the existing uses are exceeding sustainable supplies. Referring to *Figure 3.15 Net Water Availability* (reproduced on the following page), Peapack and Gladstone Borough falls within several sub-watersheds with both a positive and negative net availability indicating that there are areas of the Borough which may have inadequate water and other parts that have a surplus.

As documented in the *Highlands Regional Master Plan*, land within Peapack and Gladstone Borough provides recharge for the groundwater supplies (see *Highlands Council Map Figure 3.16 Prime Groundwater Recharge Areas* reproduced on the following page).

The prime groundwater recharge areas shown on this map are defined as the areas with the highest recharge rates and provide at least 40% of the total recharge for that sub-watershed.

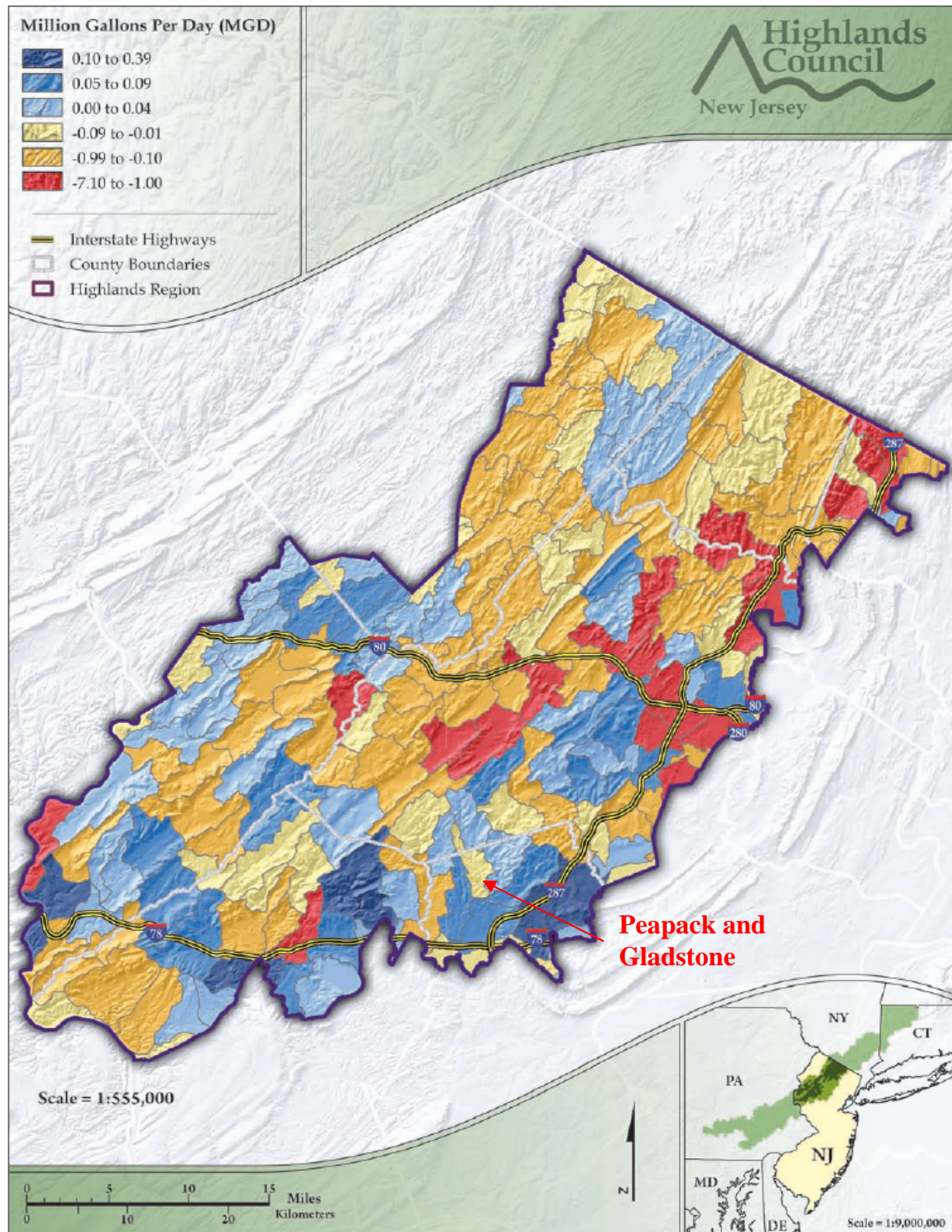
Another concern is water quality both for ground and surface water. Peapack and Gladstone Borough does not lie in an area that has impaired water quality. This can be seen on *Map 3.17 Impaired Waters Overall Assessment by HUC-14* reproduced on the following page.

Below is a map highlighting the location of Peapack and Gladstone Borough relative to Somerset County. This will assist in determining the location of Peapack and Gladstone Borough on the following set of reproduced maps from the *Highlands Regional Master Plan*.



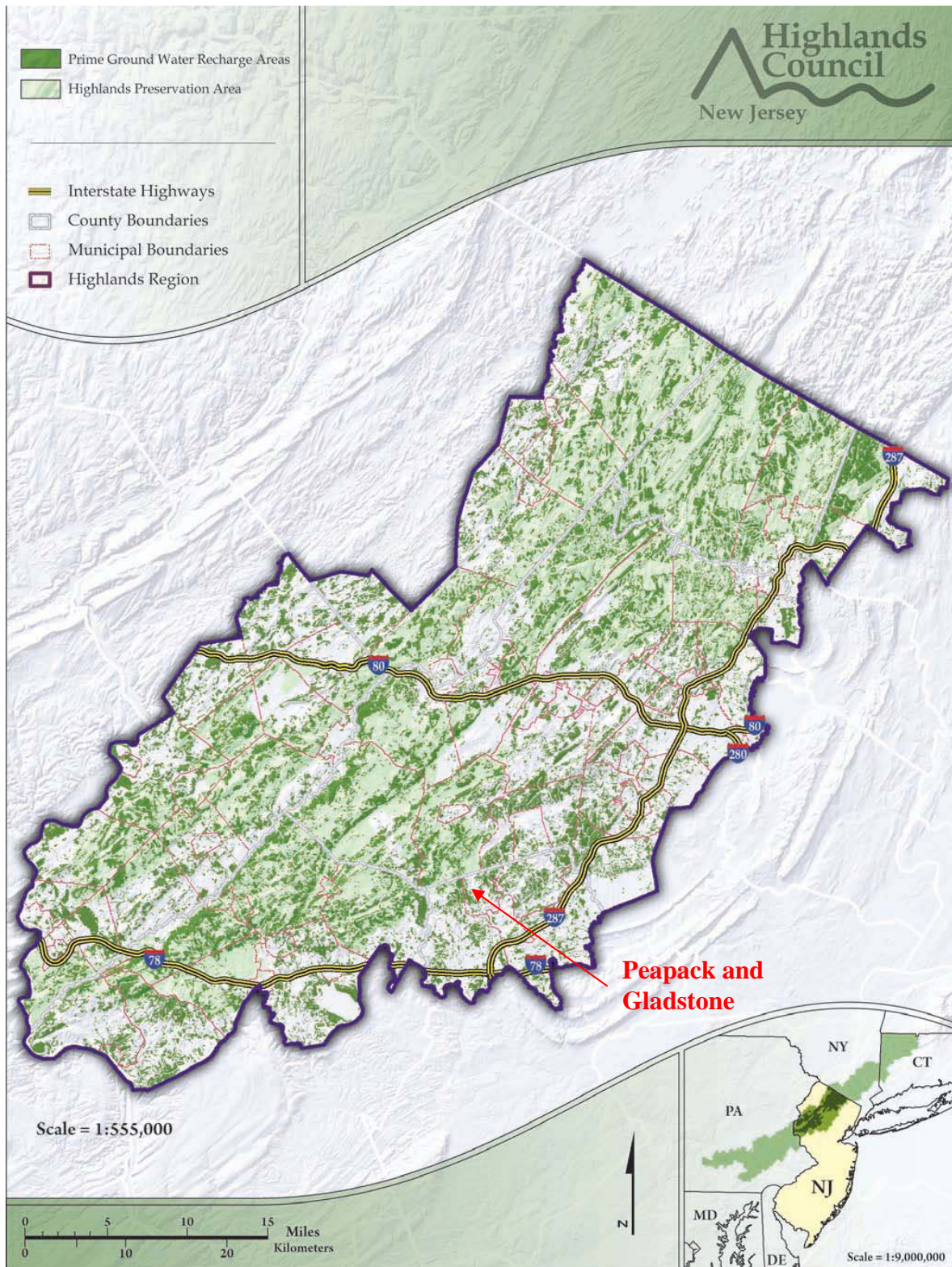
Map of Peapack and Gladstone in Somerset County, New Jersey.

FIGURE 3.15: Net Water Availability by HUC14



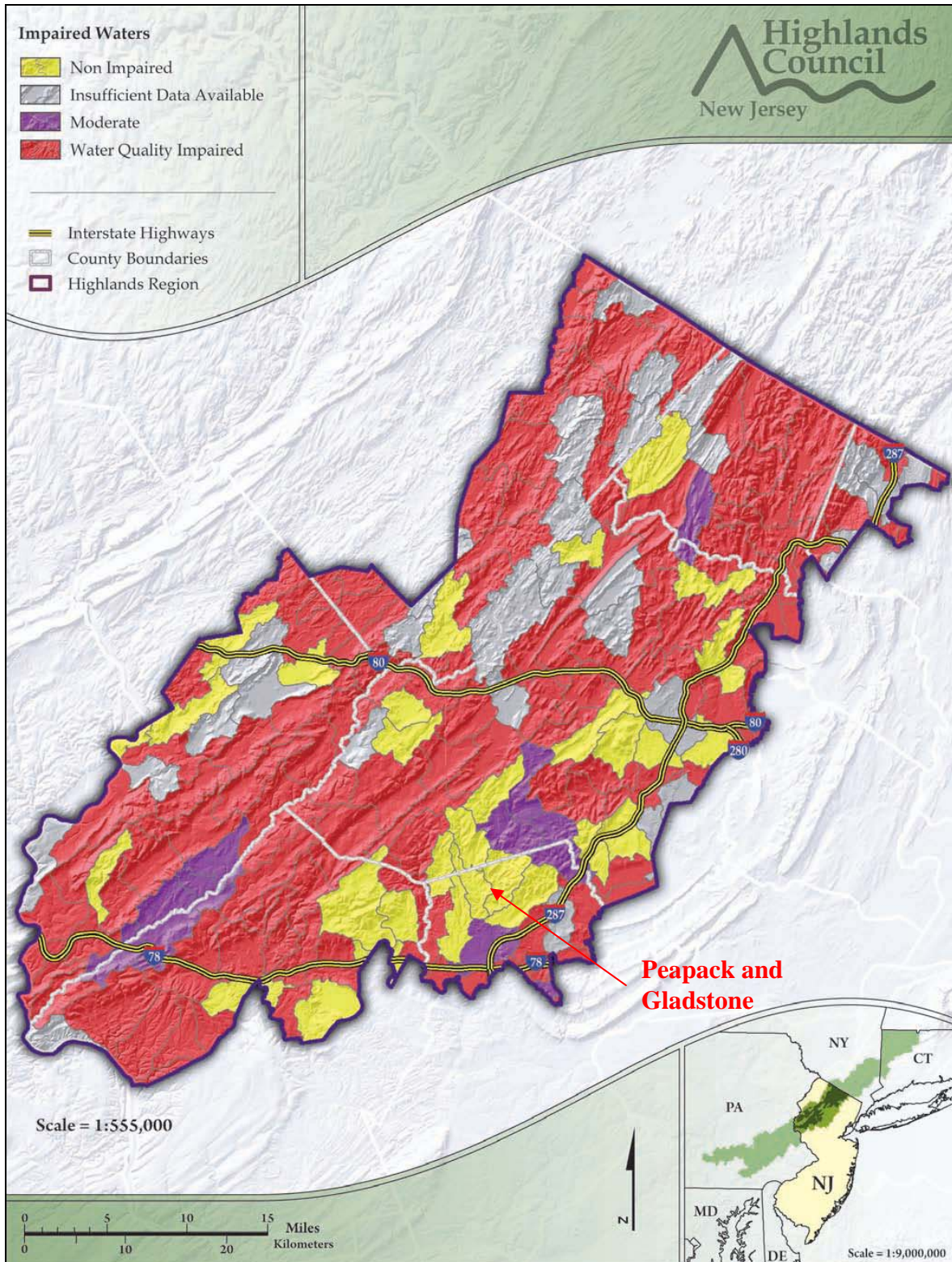
Source: New Jersey. Highlands Council, Regional Master Plan, July 30, 2008

Figure 3.16: Prime Ground Water Recharge Areas



Source: New Jersey Highlands Council, Regional Master Plan, July 30, 2008

Figure 3.17: Impaired Waters Overall Assessment by HUC14



Source: New Jersey Highlands Council, Regional Master Plan, July 30, 2008

According to the Farmland Assessment Data (1983, 1990, and 2000 and 2005), the Borough of Peapack and Gladstone has not irrigated any of its farmland.

Farmland Trends & Statistics

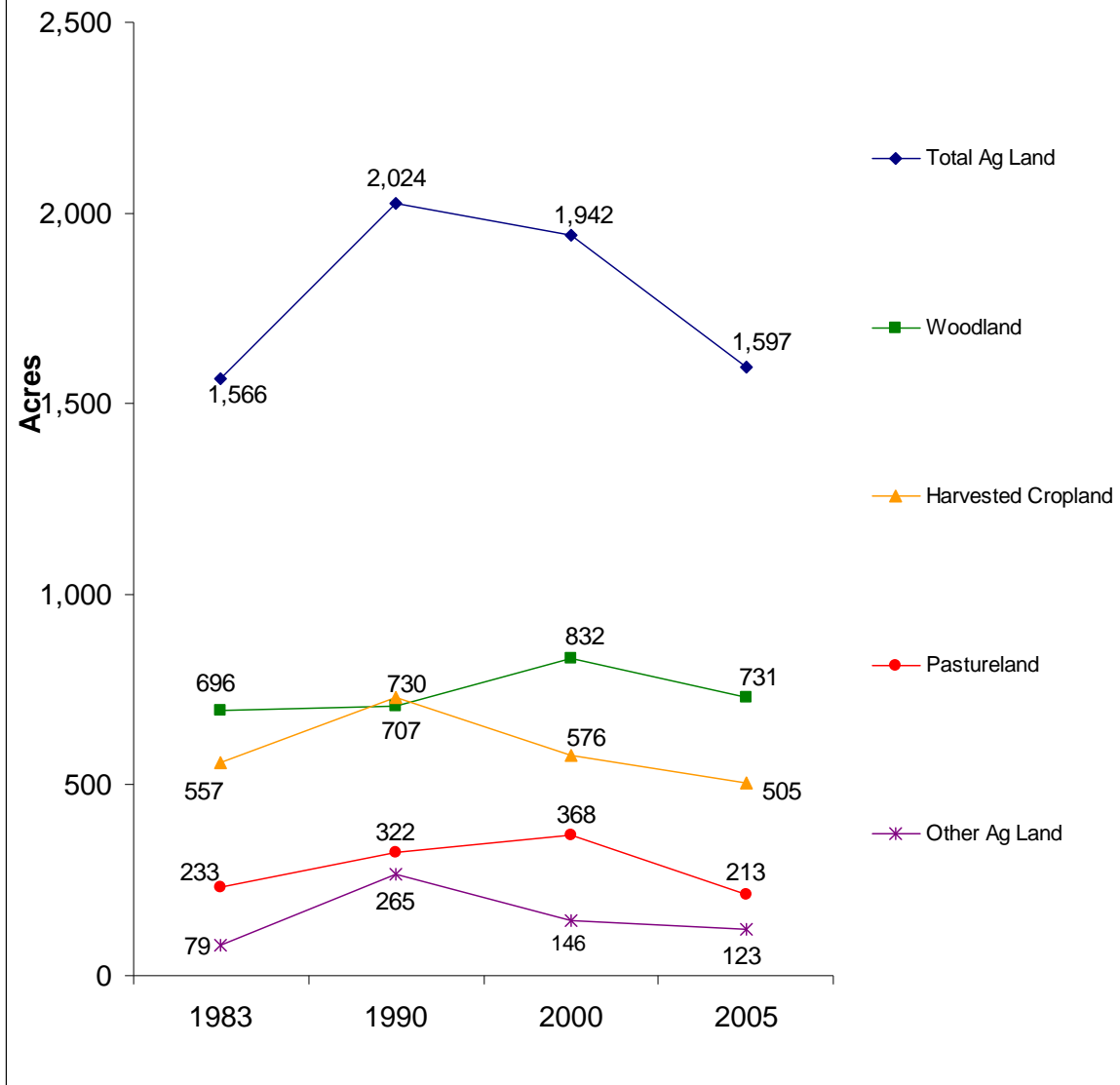
The overall size of the total agricultural land base in the Borough of Peapack and Gladstone has remained relatively steady over the past twenty years (1,566 acres in 1983 vs. 1,597 acres in 2005, or a gain of 2%), though it did spike between 1990 and 2000, to as high as 2,024 acres (*NJDA Farmland Assessment*) (see *Farmland Chart* below). In addition, the composition of the Township's farm assessed land generally remained steady during this time.

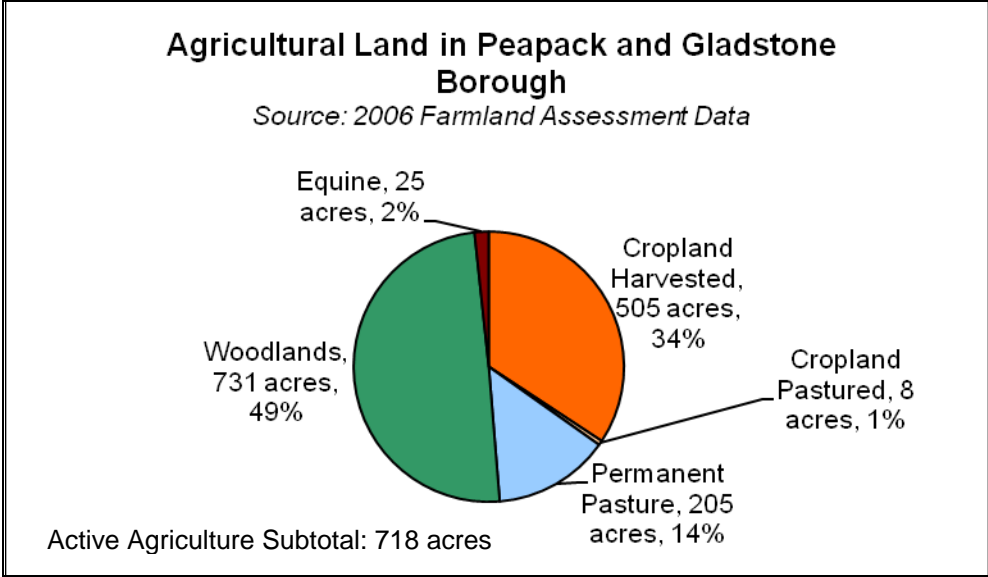
Permanent pasture includes grasses, legumes and other forage that was planted for the sole purpose of grazing. Cropland pastured consists of cropland in rotation pasture as well as cropland that could be used or has been used for grazing. As seen on the chart below, harvested cropland has lost 52 acres from 1983 (557 acres) to 2005 (505 acres), or a loss of 9%. This acreage also spiked between 1990 and 2000, to as many as 730 acres. Much of the harvested cropland is used to grow hay, which is supported by the strong equine industry in the Borough. Pastureland lost 20 acres between 1983 (233 acres) and 2005 (213 acres), also a loss of 9%. Like harvested cropland, pastureland spiked in acreage between 1990 and 2000, to as many as 368 acres. The acreage of woodlands in Peapack and Gladstone also remained relatively steady from 1983 (696 acres) to 2005 (731 acres), a gain of 5%. It is likely that some of the Harvested Cropland and Pastureland left abandoned or fallow between 1983 and 2005 (both with a loss of 9%, as stated above) underwent ecological succession into forested land. The increasing costs of farming and farmland in the Borough have compelled some local farmers to produce less land-intensive products, and leave parts of their farms fallow. Also, continuously rising property taxes have encouraged more landowners of forested properties to obtain farmland tax assessment, thereby increasing the amount of forested farmland in the Borough. (*NJDA Farmland Assessment data*)

The trend towards smaller average and median farm sizes has been prominent throughout New Jersey and Somerset County over the past thirty years. Though Somerset County has seen a 32% decrease in its total agriculture land use acreage from 1983 to 2004, conversely there has also been an increase in the number of County wide farms, from 414 in 1982 to 442 in 2002, a 7% increase. (*2007 Somerset County Agricultural Profile*)⁷ In 2002, the average farm was 82 acres, and most recently in 2007 the average farm was 74 acres. Of the 445 farms in Somerset County in 2007, only 12% are greater than 100 acres. The other 77%, or 343 farms, are less than 50 acres. This trend towards smaller farms is also likely occurring in the Borough of Peapack and Gladstone. The median farm in Somerset County is 23 acres in size, which is much less than the average acreage of farms in the county.

Peapack and Gladstone Borough Farmland: 1983 - 2005

Source: New Jersey Farmland Assessment data





Year	Cropland Harvested (Acres)		Cropland Pastured (Acres)		Permanent Pasture (Acres)	
	Peapack Borough	Somerset County	Peapack Borough	Somerset County	Peapack Borough	Somerset County
1983	557	31,942	46	5,635	187	9,919
1990	730	28,980	125	5,209	197	8,425
2000	576	21,767	161	3,374	207	6,433
2004	483	17,876	8	2,013	260	6,532

Year	Active Agriculture Subtotal* (Acres)	
	Peapack Borough	Somerset County
1983	790	47,496
1990	1,052	42,614
2000	944	31,574
2004	751	26,421

*Active Agriculture = (Cropland Harvested) + (Cropland Pastured) + (Permanent Pasture)

Source: New Jersey Farmland Assessment data

¹ New Jersey Tax Records Database, 2010. http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?menu=index&ms_user=glou&passwd=data&district=0801&mode=11. Last accessed August 2010.

² New Jersey Department of Agriculture, Farmland Assessment, 1983, 1990, 2000, 2004, 2005; Somerset County Summary.

³ Coppola and Coppola Associates, Borough of Peapack and Gladstone, Somerset County, New Jersey; Master Plan Combined Conservation and Recreation Plan Elements, March 15, 2002.

⁴ United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/>. Last accessed July 22, 2008.

⁵ United States Department of Agriculture, Natural Resources Conservation Service. Technical Resources. www.nj.nrcs.usda.gov/technical/soils/importantfarm.html. Accessed August 2010.

⁶ United States Department of Agriculture, Natural Resources Conservation Service. Soil Data Mart website. <http://soildatamart.nrcs.usda.gov/>.

⁷ New Jersey Department of Agriculture, State Agriculture Development Committee, 2007 Somerset County Agricultural Profile.

CHAPTER 2: AGRICULTURAL INDUSTRY IN THE BOROUGH OF PEAPACK & GLADSTONE



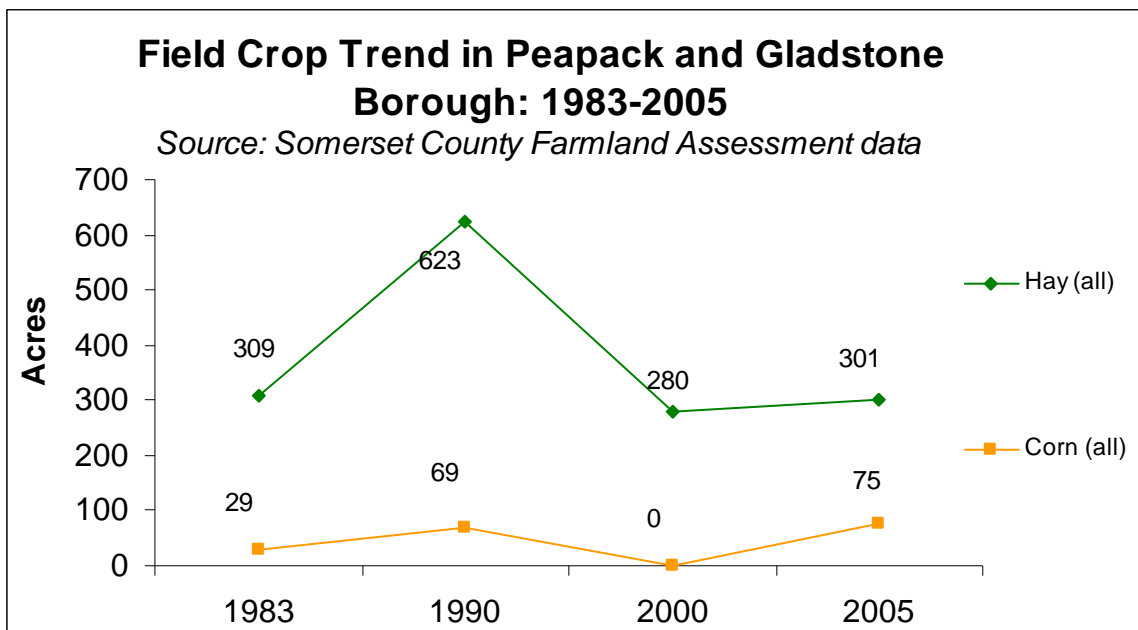
Landscape and Agricultural History

The large and fertile land base of the Borough of Peapack and Gladstone supports a strong farming industry. The Borough falls within the Highlands Province and is composed of mountains and valleys of the Reading Prong, and is part of the larger Raritan River Watershed. The Borough's topography can best be described as rolling with some areas of steep slopes. Elevations range from approximately 200 feet above sea level in the Borough's southern portion adjacent to Far Hills and Bedminster, and 600 feet in the northern portion, near Mendham Township, Morris County. A majority of the Borough of Peapack and Gladstone's steep slopes are found in the northern section, associated with the higher elevations. (*Master Plan Combined Conservation and Recreation Plan Elements*)¹ Additionally, the various types of land in Peapack and Gladstone can support many forms of agriculture, including field crops, nursery, livestock, woodlands, and other kinds of farming. For these reasons and more, agriculture is a viable industry in the Borough of Peapack and Gladstone.

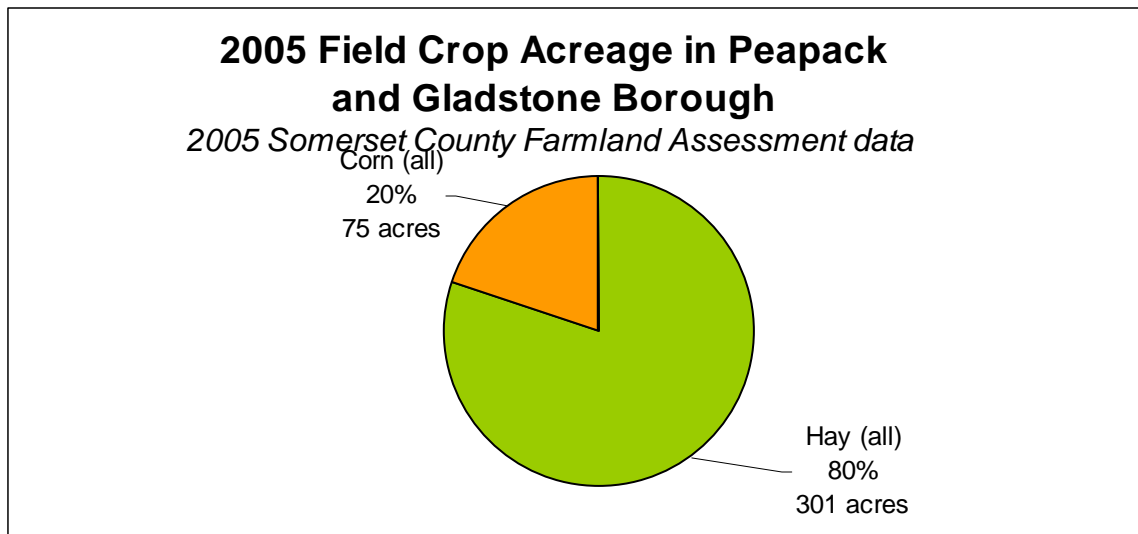
Agriculture has been a historically dominant fixture in the landscape of Somerset County, and the Borough of Peapack and Gladstone. The Borough developed as a rural, agricultural community, with field crops planted in the fertile soils of its valleys. The agricultural products that came from Peapack and Gladstone could be transported easily to the markets of Philadelphia and New York by land, especially after the advent of the railroads in the mid-1800s. However, while many other municipalities within Somerset County have seen large scale development since the 1960's (such as Bridgewater and Warren Townships), for the most part Peapack and Gladstone has maintained its rural character. Indeed the Borough, along with some of its neighboring municipalities, should be considered an agricultural mainstay in an otherwise densely populated County and State. Today, agriculture in Peapack and Gladstone is heavily oriented towards the equine industry (boarding, training and riding), and the traditional field crops of hay and corn, hay supporting the Borough's equine industry.

Agricultural Production Trends^a

As of 2005, hay and corn are the singular field crops in the Borough of Peapack and Gladstone (see *Field Crop Trend* and *Field Crop Acreage* charts below), though in the recent past some wheat was also grown. (NJDA Farmland Assessment data)² Trends in the acreage of land planted for these field crops are dictated by short-term and long-term market fluctuations. Short-term trends include seasonal weather conditions and prices of inputs, such as fertilizers and fuel. For instance, Somerset County’s field crop production was significantly affected by severe drought conditions during 2002, causing historically low outputs of corn and hay (see *Hay and Grain Production* charts on following pages). (NASS)³ Long-term trends include availability of support services, land prices, and local demand for certain crops. With local support services (such as large animal veterinarians and supply stores) in shorter supply, local land prices steadily rising, and the declining dairy industry in the County, long term trends for field crops can be problematic. For example, the declining dairy industry and increasing development pressures in Somerset County have strained the production of low-value, land-intensive hay, which has steadily dropped in production since 1972. This occurs because farmers may want to utilize their land for higher value return crops, development, or allowing woodland succession, thereby lessening hay production (see *Hay Production* chart on following pages). It is important to note that since 1983 the amount of Hay acreage planted in the Borough of Peapack and Gladstone has been relatively steady. This is likely due to the Borough’s strong and stable equine industry, for which Hay is used as feed. Thus, the Borough’s Hay production likely does not follow the County’s downward trend.



^aAgricultural production trends are not available at the municipal level. Land area calculations and livestock counts are the only municipal level figures that are available. It is possible to estimate information on agricultural production trends in the Borough by interpolating County production data based on the percentage of acreage in various agricultural sectors in the Borough to County totals.



Agricultural Sales Trends^b

Agricultural production and market value trends were calculated using data from the United States Department of Agriculture’s National Agriculture Statistics Service. (*NASS*) The agricultural yields for many products have been tabulated annually since 1953, while the yields of other products have been recorded only in more recent years. Historical pricing information for some of these products is also available. Yield data is supplemented by figures from the annual reports of the New Jersey Department of Agriculture. (*2006 Annual Report of the New Jersey Department of Agriculture*)⁴

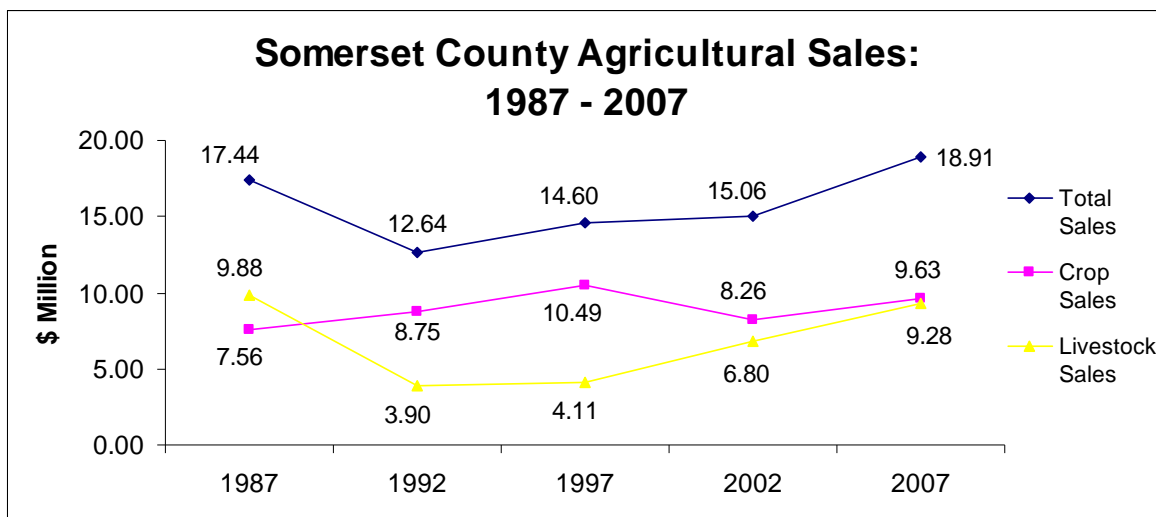
Trends in the market value of the products produced by Somerset County’s (and interpolated for the Borough of Peapack and Gladstone) agricultural industry are difficult to determine. Overall market values are not compiled annually at the County level, but rather reported every five years as part of the National Census of Agriculture. The report for the *2007 Census of Agriculture* became available in the early part of 2009. Further obscuring this trend is the additional susceptibility to sampling error that occurs with less frequent data observations. For example, the Census report taken in 2002 was completed in a year in which New Jersey experienced severe drought conditions that greatly reduced the agricultural output of many crops. This variability should also be considered when interpreting market value data.

Agricultural Production and Market Trends

The Census of Agriculture separates agricultural activities into two categories: “crops, including nursery and greenhouse” and “livestock, poultry and their products”. County

^b Agricultural Sales figures are only calculated at the County level every five years. Much of the data and text in this section has been taken from the *Somerset County Comprehensive Farmland Preservation Plan*.

sales from the “crops, including nursery and greenhouse” category steadily increased from \$7.5 million in 1987 to \$10.5 million in 1987. The 40% increase was affected by a 2002 drought which dipped the sales crop; however, in 2007 the sales were back up to \$9.6 million. Overall from 1987 to 2007 there has been a 28% increase in crop sales. “Livestock, poultry and their products” from Somerset County produced \$9.3 million in sales during 2007, up 37% from \$6.8 million in sales during 2002 and up 66% from \$4.1 million in 1997. This is in sharp contrast to previous years when the County’s livestock operations and productivity were in extended decline due to decreasing numbers of large animals, such as cattle and horses, on County farms (see *Agricultural Sales* and *2002 Crop Sales* charts below). With its strong and stable equine industry, it is likely that the Borough has followed the County’s upward trend. Overall the total agricultural sales in Somerset County have seen positive growth, increasing 8.6% from 1987 to 2007.

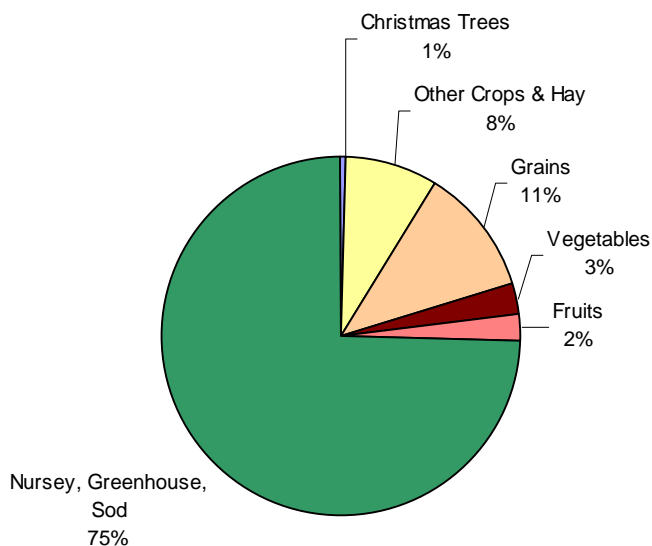


Source: USDA - National Agricultural Statistics Service

Crop Production

Crops in Somerset County sold for a total of \$9.6 million in 2007, comprising nearly 51% of the County’s total agricultural sales. The percentage of agricultural sales derived from crops in Somerset County is much lower than that of the State as a whole, in which 86.3% of all New Jersey agricultural sales come from crops. This is due to the prevalence of livestock and equine operations within the region, which accounts for a larger proportion of the County’s agricultural activity than in most areas of the State. (*2007 Census of Agriculture*)⁵ This is consistent in Peapack and Gladstone, as a large portion of the farming operations support the equine industry.

2007 Somerset County Crop Sales (Total Sales= \$12.9 million)



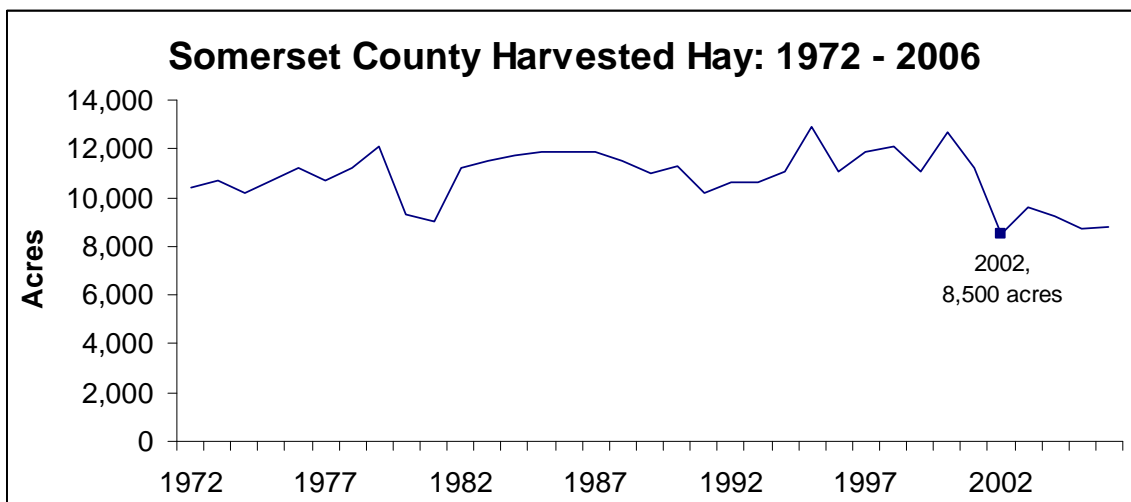
The nursery, greenhouse, and sod subsector – which encompasses flowers, flower seeds, landscaping plants, potted plants, and other products – was the highest grossing crop category in 2007. Sales of these products totaled \$6.3 million, which corresponds to 65% of the County’s crop sales and 33% of its overall agricultural sales (see *2007 Crop Sales* chart above). The market share of Somerset County agricultural sales that is comprised of nursery and greenhouse products (40%), while substantial, is lower than in the rest of New Jersey, where nursery/greenhouse products account for 47.6% of the State’s total agricultural sales. This indicates that Somerset County’s agricultural industry is more diverse and is less dependent on nursery or field crops than other areas of New Jersey. However, the market share of nursery and greenhouse products among crops in Somerset County (74%) is much higher than its market share among crops in all of New Jersey (54.3%), indicating that the County’s crop sector is less diverse. (*2002 Census of Agriculture*) As of 2005, the nursery, greenhouse, and sod subsector is a minor part of Peapack and Gladstone’s agriculture sector, with 38 acres of trees and shrubs, 25 acres of sod, and 46 acres of Christmas trees. (*2005 NJDA Farmland Assessment*) It is noteworthy that this subsector is at its highest acreage ever in the Borough, and continued growth may be expected.

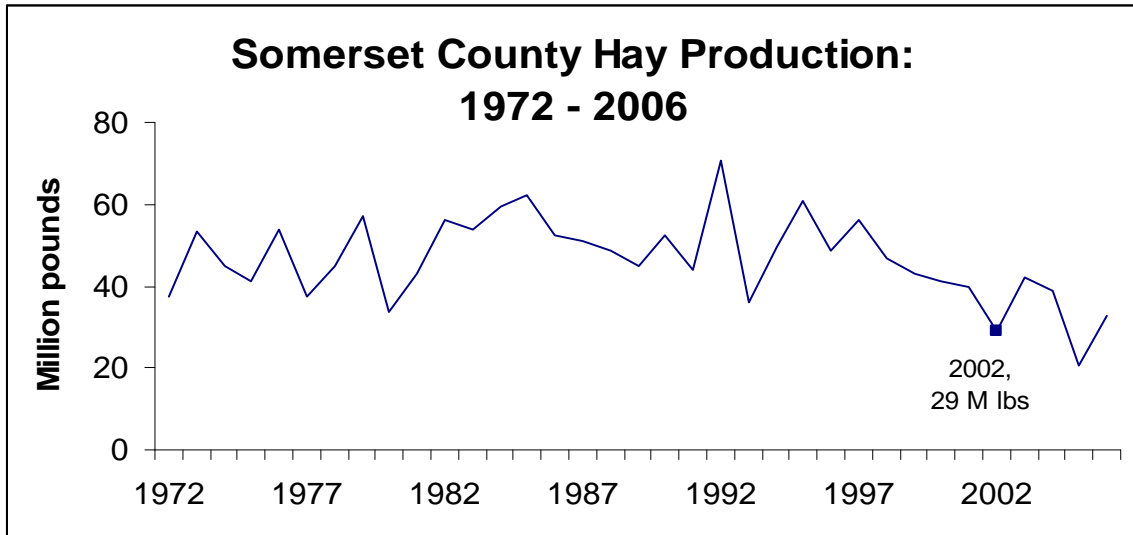
The role of the nursery/greenhouse subsector within the agricultural industry of Somerset County is substantial, but sales figures alone overstate its importance in relation to other field crops. The County’s sales percentage from nursery, greenhouse, and sod operations (40%) is disproportionate to the number of farms in the County (95 of 442, or 21.5%) that actually grow these products. Also, producers of nursery and greenhouse crops must bear higher input costs than producers of other crops, which cut deeply into their total revenues.

Additionally, yields from this subsector were not as adversely affected by drought conditions during the 2002 Census year as the yields of other field crops, and thus their share of Somerset County's crop sales may be somewhat inflated. (*2002 Census of Agriculture*) However, the nursery/greenhouse subsector has been the most rapidly growing in New Jersey during recent years, and will continue expanding into the future as the number of suburban and urban residents continues to grow.

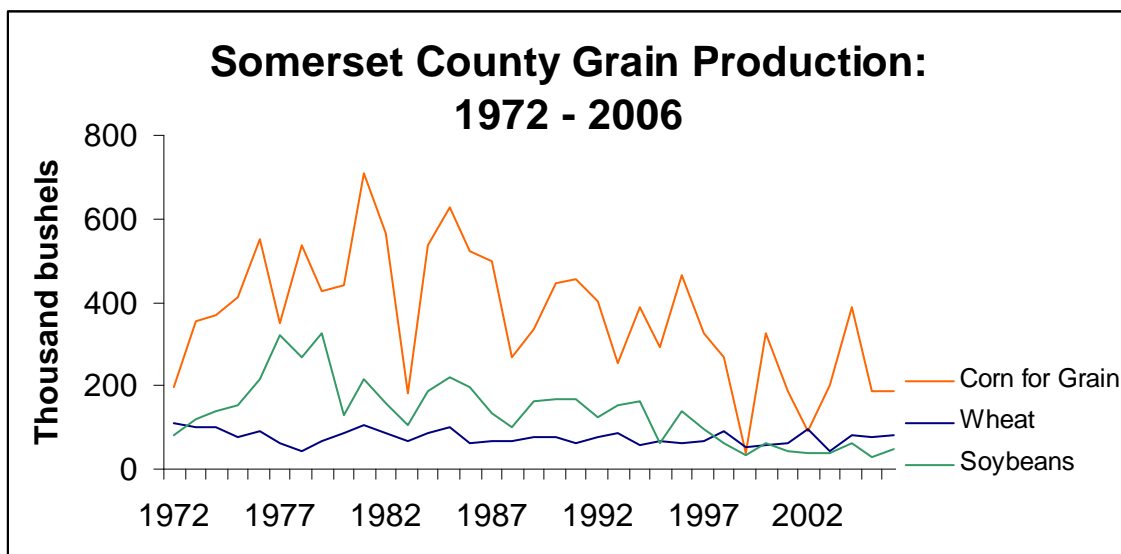
The most commonly produced field crop in Somerset County is hay. Hay is grown on 40% of the County's farms and is planted on more than one-third of the County's cropland – 8,500 acres in 2002 (see *Harvested Hay* chart below). (*NASS*) Hay is a low-intensity crop to grow because it does not require the substantial inputs of fertilizers, irrigation, or labor that are necessary with other field crops. Increases in the costs of these inputs have encouraged farmers in Somerset County to rely increasingly and heavily on hay production. As previously indicated, hay is the leading field crop in the Borough of Peapack and Gladstone, with 301 acres in 2005. (*2005 Somerset County Summary*) Hay has historically been the Borough's dominant field crop, and is expected to continue as such, as it helps to support the Borough's strong equine industry.

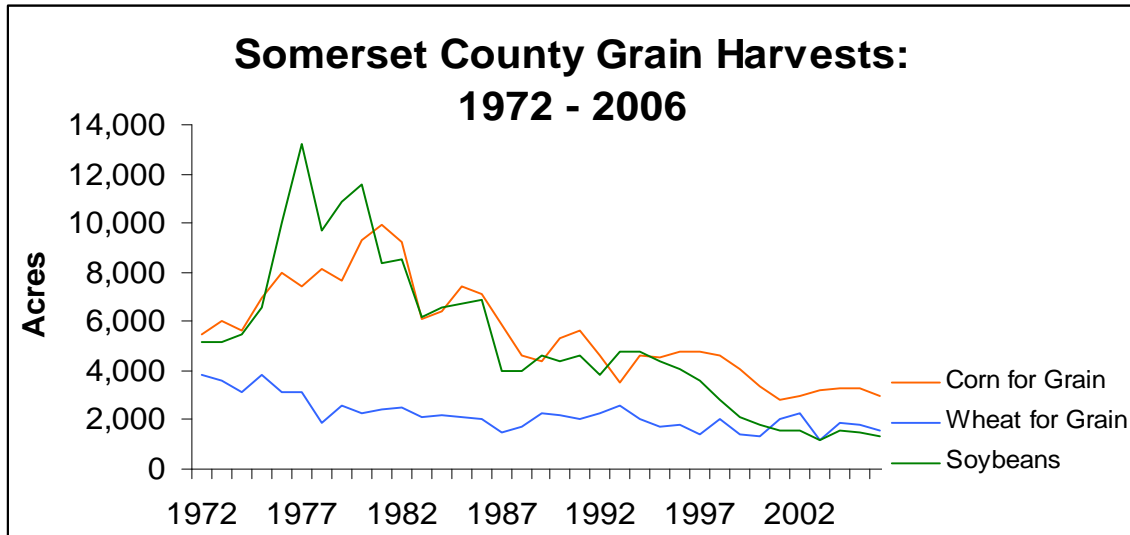
Sales of hay from Somerset County totaled only \$748,000 in 2002. This is because much of the County's hay is produced on local horse and livestock farms that, in turn, use it as feed for their animals (as is the case in the Borough of Peapack and Gladstone). This hay is never sold, and is not recorded in the Census sales figures. In addition, the aforementioned 2002 drought year skewed typical hay harvest numbers in a downward direction. Consequently, hay plays a much larger role within the local agricultural industry than its sales numbers indicate. Also, the 2002 Census year was among the lowest in terms of hay production in Somerset County's history, causing hay sales to be lower than average (see *Hay Production* chart below). Future hay yields will depend upon local livestock and equine farms to maintain the demand for hay and the availability of land on which to grow hay.





Grains – including corn for grain, wheat for grain, and soybeans for beans – comprise an additional prominent crop sector in Somerset County. Grains were planted on more than 7,000 acres and sold for \$757,000 during 2002. Severe drought reduced the outputs of these crops to near record lows in 2002 (see *Grain Production* and *Grain Harvest* charts below). Despite the high variability in annual corn yields, corn remains among the principal crops of Somerset County. It provides feed for many of the County’s livestock operations, and serves as the primary income source for many of the County’s farmers. Of the three grain products listed, farmers in the Borough of Peapack and Gladstone grow only corn for grain, at 63 acres in 2005 (12 acres were also grown for silage). (*2005 Somerset County Summary*) Neither soybeans nor wheat calculate into the Borough’s agricultural profile.





Somerset County’s acreage of grain crops has been continuously decreasing over the last thirty years. Some lands that were previously planted with grains have been converted to other agricultural uses, including the production of high-grossing crops such as nursery goods and less input-intensive crops such as hay. Other areas have been converted to non-agricultural developments, and natural areas. Wildlife grazing on grain crops has been a significant contributor to this downward production trend, which is expected to continue.

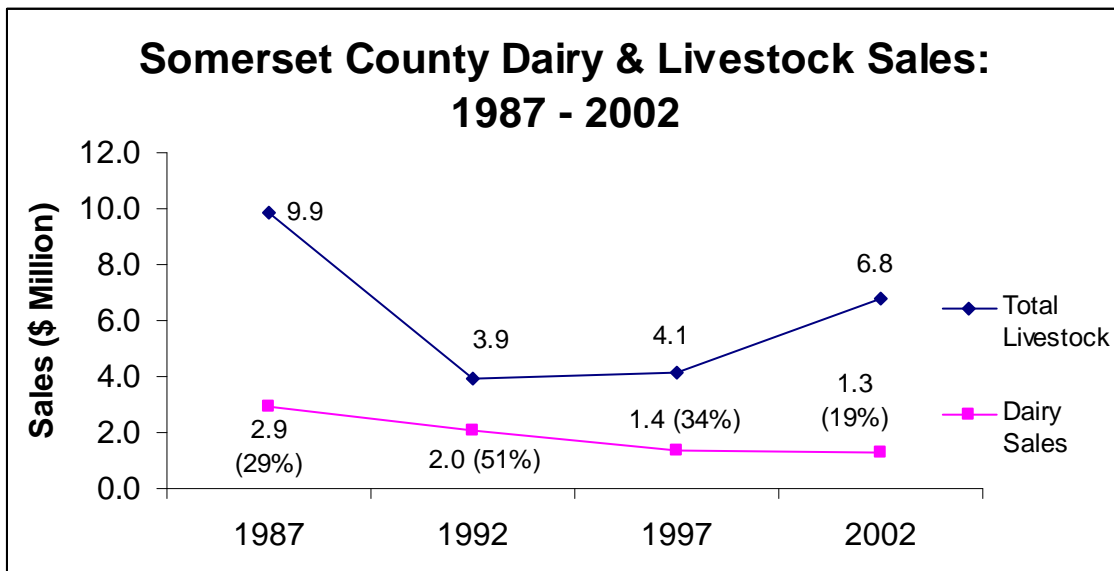
Fruits, vegetables, and short-rotation crops (Christmas trees) made up smaller, but significant, portions of Somerset County’s crop sales in 2002. Fruit sales (\$249,000) came primarily from apples and peaches, which occupied only 156 acres of County land. Fruit orchards yield among the highest per acre sales figures of any agricultural product, and have excellent potential for value-added products, such as pies and jams. Vegetables (\$173,000) and short-rotation woody crops (\$248,000) also have high sales values relative to the land area required to grow them. However, these products require expensive inputs of fertilizers, pesticides, and labor to produce, which reduce the profits derived from these crops. Consequently, most Somerset County farms that grow these products do so at a small scale – 5 acres or less – and derive only supplementary sources of income from them. The fruit and vegetable sector in the Borough of Peapack and Gladstone is extremely minimal with, as of 2005, only 6 acres of apples, 2 acres of “other fruit”, and no berries or vegetables reported. (*2005 Somerset County Summary*) Historically, this agricultural sector has not been prominent in the Borough. However, there is reported to be one Community Supported Agriculture produce farm of several acres in the Borough, whose acreage may be reported in later tax years (See *Chapter 6* of the Plan for a further discussion of Community Supported Agriculture).

Livestock and Poultry Products

Livestock plays a larger role in the agricultural industry of Somerset County than in most areas of New Jersey. Livestock sales exceeded \$6.8 million in 2002, and accounted for roughly 45% of the County’s overall agricultural sales – much higher than the statewide

average of 12.3%. The livestock industry also provides the demand for much of the County’s field crop production. Many of the grain and hay crops that are produced in Somerset County are sold to local livestock farmers for feed, such as is the case in Peapack and Gladstone. Other livestock farmers minimize feed costs by growing their own grain (also the case in Peapack and Gladstone), which is not reported in the Census sales figures. Consequently, the viability and continued growth of Somerset County’s livestock farms is fundamentally important to the County’s agriculture industry.

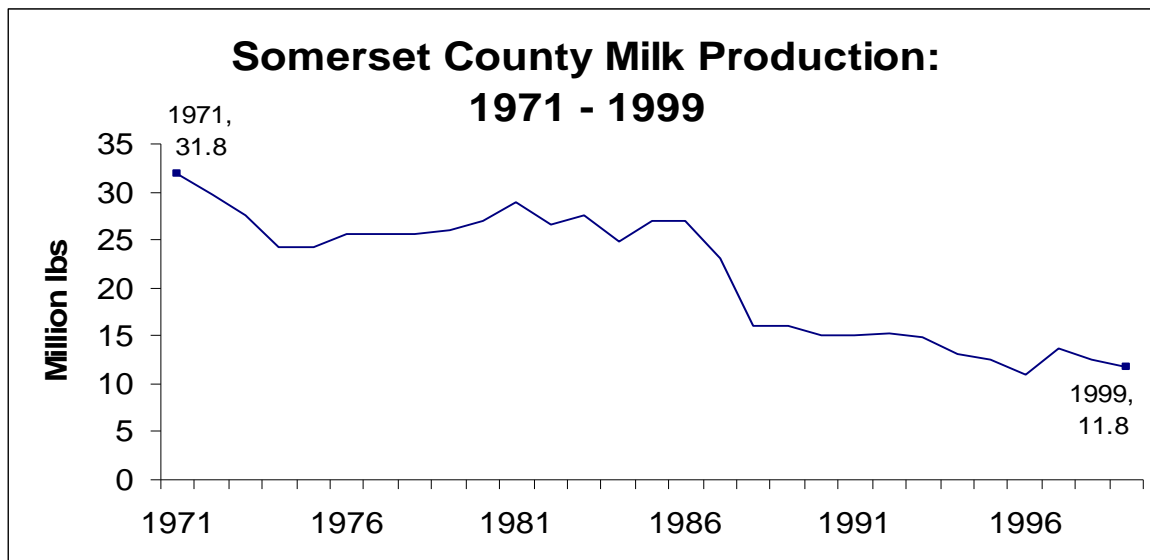
Significant changes are occurring within Somerset County’s livestock industry. The most important of these is the transition from dairy to other forms of livestock farming. Dairy, which has been the traditional economic engine for the livestock subsector, is being replaced by other types of livestock operations, such as beef cattle. Dairy sales from Somerset County have consistently declined since 1987, and currently make up only 19% of all livestock sales – their lowest on record (see *Dairy & Livestock Sales* chart below).



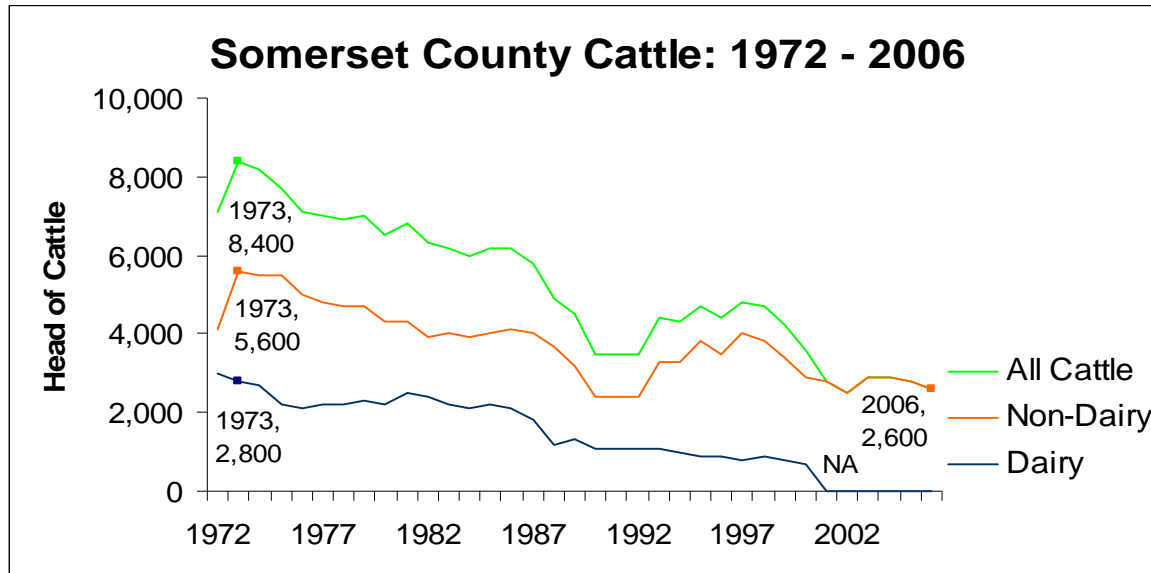
Diminishing dairy production within Somerset County has been the primary contributor to this trend. A number of factors have combined to decrease dairy production. Development pressures created locally high land prices during the 1980’s, which subjected most of Somerset County to elevated property taxes and similar expenses. Land-intensive agriculture operations, such as dairy farms, were especially hard hit, causing many dairy farmers to sell their land or transition to other agricultural land uses. The County’s fourteen dairy farms in 1987 were reduced to five by 2002. (*1997 Census of Agriculture*)⁶ As of 2005 only Hillsborough Township had dairy cows, at 584 head. (*2005 Somerset County Summary*) Unfavorable market conditions have also taken a toll on the County’s dairy farms. Most recently, a combination of high input costs, volatile milk prices, and weather-related losses created a scenario that the New Jersey Department of Agriculture likened to “a perfect storm” of negative market conditions for dairy production. (*2005 Annual Report*)

Erosion of local dairy support services, such as creameries and livestock veterinarians, has also hurt Somerset County dairy farmers. Many of the businesses that offered these services could not be sustained after refrigeration and shipping advancements, which reduced New York City's dependence on North Jersey dairy products, were pioneered during the 1960's. Consequently, the dairy farmers that remain in Somerset County must incur additional transportation-related expenses to ship their products to be processed, and transport their animals to a veterinarian. The relative inaccessibility of these services often forces dairy farms in Somerset County to go without them, which can negatively affect production.

The influence of these market trends on the County's dairy production is evident. Somerset County's milk production has greatly declined since 1971, when the County's dairy farms produced 31.8 million pounds of milk (see *Milk Production* chart below). In 1999, the last year on record, the County's dairy farms produced only 11.8 million pounds of milk – a 63% drop. (NASS)



Despite falling sales from the dairy sector, livestock farms have remained a large part of Somerset County's agricultural industry. This is partly attributable to former dairy farms transitioning to non-dairy cattle, and other livestock production. The comparatively low land intensity of non-dairy cattle operations has made this a more attractive option for some dairy farmers in Somerset County. Especially since the late 1980's, growth in non-dairy cattle operations helped to offset the continuing downturn among dairy farms (see *Cattle* chart below). Sales of non-dairy cattle products have exceeded dairy sales since 1997, and will likely continue to do so in the future. (2002 *Census of Agriculture*)



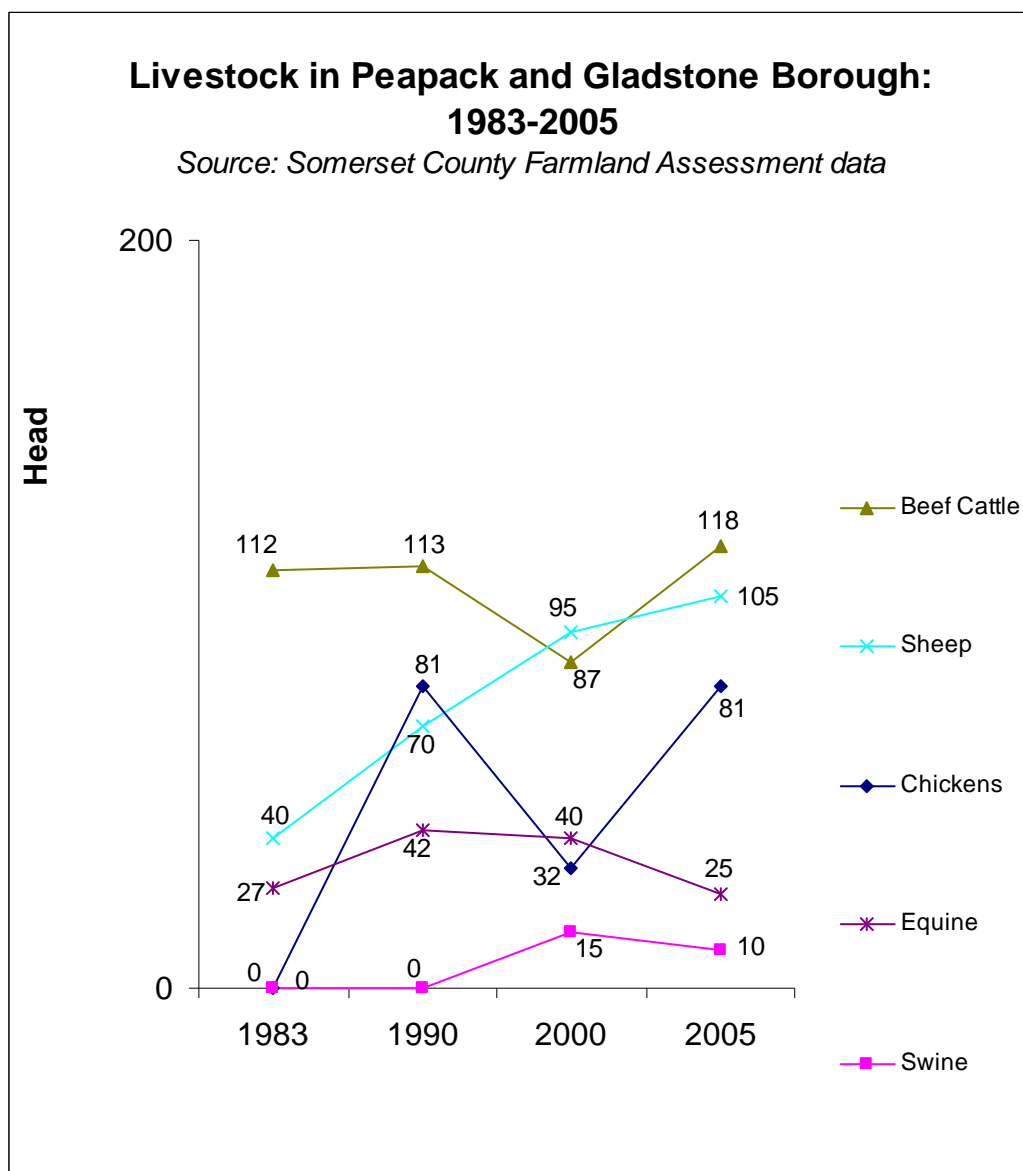
Behind dairy and non-dairy cattle, horse farms are the most significant contributors to livestock sales in Somerset County. Sales of horses netted \$661,000 in 2002. However, this figure does not accurately depict the considerable importance that the equine industry holds in the County. Only 24 of the County's 123 horse farms sold horses during 2002. The remaining farms boarded horses, provided riding lessons, or offered other equine services. The earnings from these activities are not calculated by the overall horse sales figure. The Borough of Peapack and Gladstone is a critical part of Somerset County's equine industry, being the leading livestock industry in the Borough.

Poultry, hogs, sheep, and other animal farms also exist in Somerset County. Farms that support these animals are generally small-scale, keeping only a few animals. Only four of the County's 44 poultry farms contain more than 1,000 animals, and no hog or sheep farms in the County support operations of this magnitude. (*2002 Census of Agriculture*)

At present, and at least back to 1984, there is no dairy production in the Borough of Peapack and Gladstone. Other livestock industries in the Borough exist, but are not a mainstay of the agricultural landscape. As of 2005, these include beef cattle (118), sheep (105), swine (10), chickens (11 meat, 70 eggs), and 14 listed as "other" livestock. (*2005 Somerset County Summary*) As previously stated, dairy farms require more extensive plots of land than most agriculture operations, and rising land prices and property taxes have made other uses of dairy land (such as for field crops) more economically attractive to many farmers. Since the Borough of Peapack and Gladstone is small in size relative to many other New Jersey municipalities that support dairy, there may be less availability of the large lots necessary for successful dairy operations (see *Livestock* chart below).

Livestock in Peapack and Gladstone Borough: 1983-2005

Source: Somerset County Farmland Assessment data



Agricultural Support Businesses and Organizations

Somerset County contains a number of active agricultural businesses that support the practice of farming throughout the County. Farmers in Somerset County depend upon local supply stores for necessary agricultural products, such as equipment parts and seeds. Consequently, local retailers reflect the types of agriculture practiced in Somerset County, including Peapack and Gladstone. Saddlery and stable supply stores can be found in Hillsborough and Bedminster; grain and feed retailers can be found in Bernardsville and Hackettstown (the latter in Warren County); irrigation and turf equipment suppliers operate in Branchburg and nearby South Plainfield (the latter in Middlesex County); and nursery shops are common throughout the County (see *Supplier* chart below). Local hardware

stores also serve as important depots for agricultural tools and equipment. For a comprehensive listing of agricultural businesses and service providers located in and around Somerset, see the New Jersey Green Pages. (*Green Pages*)⁷

Agricultural Businesses Servicing Somerset County, New Jersey

Source: Rutgers Cooperative Extension of Salem County, New Jersey

Horse Equipment

Bob Pethick
Bedminster Forge
Bedminster, NJ
Phone: (908) 879-5627

Brasenose Farm
76 Schick Rd
Milford NJ 08848
(908) 996-2550

Coach Stop Saddlery Limited
2400 Lamington Rd
Bedminster NJ 07921
(908) 234-2640
www.eurosaddlery.com

Horsemen's Outlet
37 Molasses Hill Rd
Lebanon NJ 08833
(908) 238-1200
www.horsemensoutlet.biz

J&W Custom Stable Supply
270 Zion Rd
Hillsborough NJ 08844
(908) 369-6204

The Stable Stitchery
960 Croton Rd
Pittstown NJ 08867
(908) 788-8933

Stephan Farm & Horse Supply
28 Schooleys Mountain Rd
Long Valley NJ 07853
(908) 856-3580
www.stephanfarmandhorse.com

Fencing

Power Fence Systems, Inc
3490 Route 22 West
Somerville, NJ 08876
Phone: (908) 823-0393
Fax: (908) 823-3378

Sheep Shearing

Rebecca Gunther
Hillsborough, NJ
Phone: (908) 369-4088

Brynn Kirby
Hillsborough, NJ
Phone: (908) 369-1009

Slaughter

Dealaman Enterprises, Inc.
George and Bruce Dealaman
218 Mt. View Road
Warren, NJ 07059
Phone: (908) 755-1780
Fax: (908) 647-5735

Power Equipment

D&R Equipment Incorporated
258 County Road 579
Ringo NJ 08551
(908) 782-5082

Scudder Tractor Company Incorporated
215 N Main St
Pennington NJ 08534
(609) 737-0432

Feed	Power Equipment (continued)
Agway-Belle Mead Farmers Co-Op Assn. 100 Township Line Road Hillsborough, NJ 08844-3857 Phone: (908) 359-5173	Storr Tractor Co. Contractors Equipment 3191 US Highway 22 Somerville NJ 08876 (908) 722-9830 www.storrtractor.com
Global Ag Associates Incorporated 19 W Main St Clinton NJ 08809 (908) 735-5611 www.globalagassociates.com	Tractor Supply Company 57 North Rd Annandale NJ 08801 (908) 689-3202
Somerset Grain & Feed Company 74 Mine Brook Rd Bernardsville, NJ 07924 Phone: (908) 766-0204 Fax: (908) 766-6310	

However, these local support businesses are often insufficient to meet all the supply and repair needs of Somerset County’s agricultural community. Somerset County’s farmers rely heavily upon mail order and non-local suppliers for their agricultural supplies. Some farmers have found that reliance upon non-local suppliers imposes high shipping and transportation costs that can cut deeply into the profitability of their operations. Consequently, the County’s farmers have become adept at minimizing the need for supply and repair services by fixing many mechanical problems themselves, and maintaining their equipment. Farmers tend to specialize in some kind of agricultural repair, supplementing their incomes by offering their services to other farmers.

Somerset County farmers benefit from the services of private organizations and public agencies as well. These groups work together to undertake various initiatives that substantively improve the County’s agricultural industry. Some of these groups include: the Somerset County Board of Agriculture and Development, the New Jersey Farm Bureau, Rutgers Cooperative Extension of Somerset County, Somerset 4-H Club, Duke Farms, Somerset-Union Soil Conservation District, and the USDA, Natural Resource Conservation Service, among others. These organizations offer a variety of services including planning assistance, financial aid, and marketing support. *Chapter 6* contains a more thorough discussion of these groups and their efforts.

Ninety Acres Culinary Center recently opened in the Borough. Located within the carriage house and garage at the former King of Morocco estate, now owned by Somerset County, this upscale restaurant uses locally grown produce and food as a highlight of its restaurant menu and epicurean experience.

¹ Coppola and Coppola Associates, Borough of Peapack and Gladstone, Somerset County, New Jersey; Master Plan Combined Conservation and Recreation Plan Elements; March 15, 2002.

² New Jersey Department of Agriculture Farmland Assessment data, Borough of Peapack and Gladstone. 1983, 1990, 2000, and 2005. Somerset County Summary.

³ New Jersey Office of the National Agriculture Statistics Service.
http://www.nass.usda.gov/Statistics_by_State/New_Jersey/index.asp. Accessed December 2007.

⁴ New Jersey Department of Agriculture. New Jersey Agriculture 2006 Annual Report.
www.state.nj.us/agriculture/pdf/06AnnualReport.pdf

⁵ United States Department of Agriculture, National Agricultural Statistic Service, 2002 Census of Agriculture.

⁶ United States Department of Agriculture, National Agricultural Statistic Service, 1997 Census of Agriculture. http://www.nass.usda.gov/Census_of_Agriculture/index.asp. Accessed August 2007.

⁷ Rutgers Cooperative Extension of Salem County. *Green Pages*.
<http://saalem.rutgers.edu/greenpages/service.pdf>. Accessed November 15, 2007.

CHAPTER 3: LAND USE PLANNING IN THE BOROUGH OF PEAPACK AND GLADSTONE



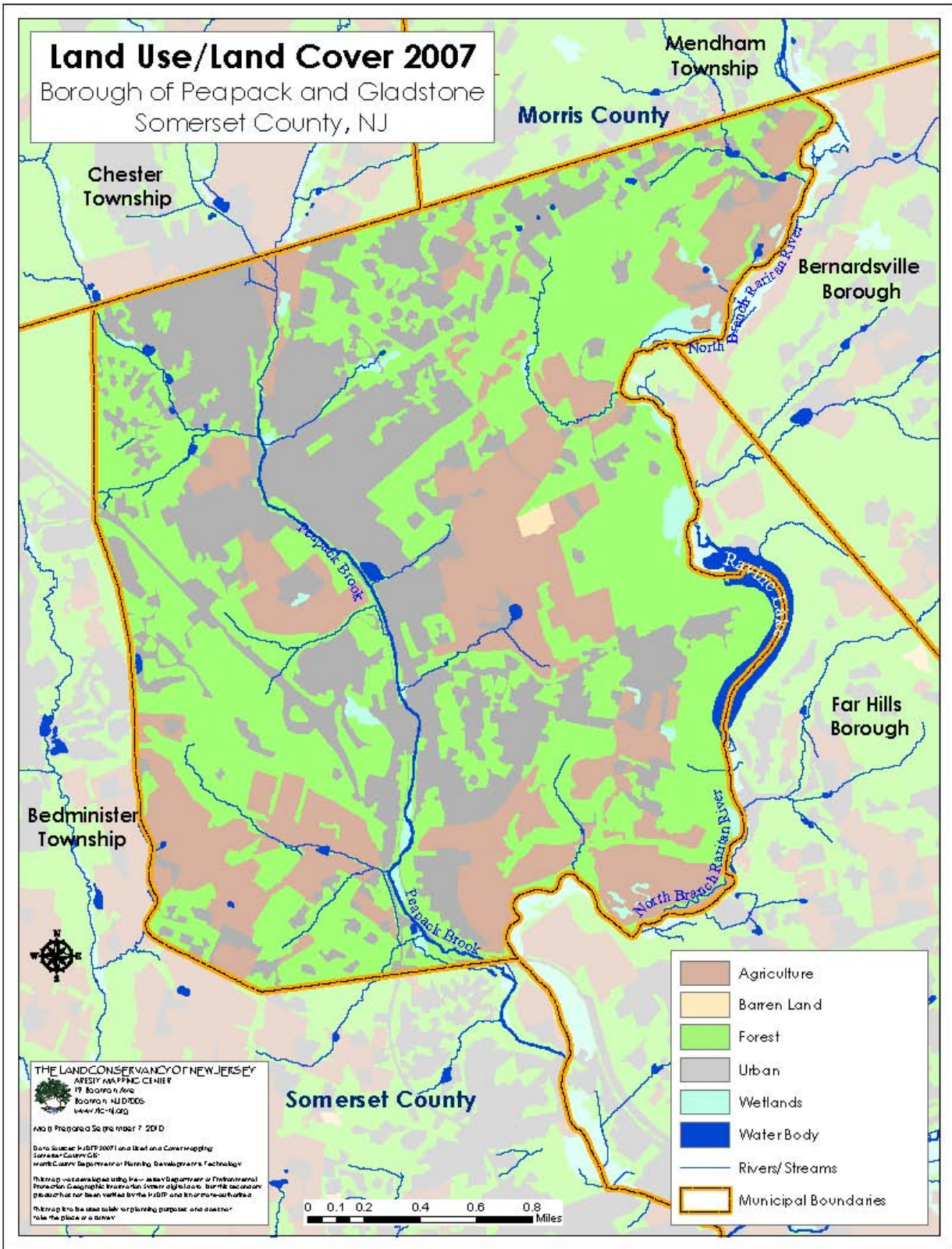
Land Use Patterns

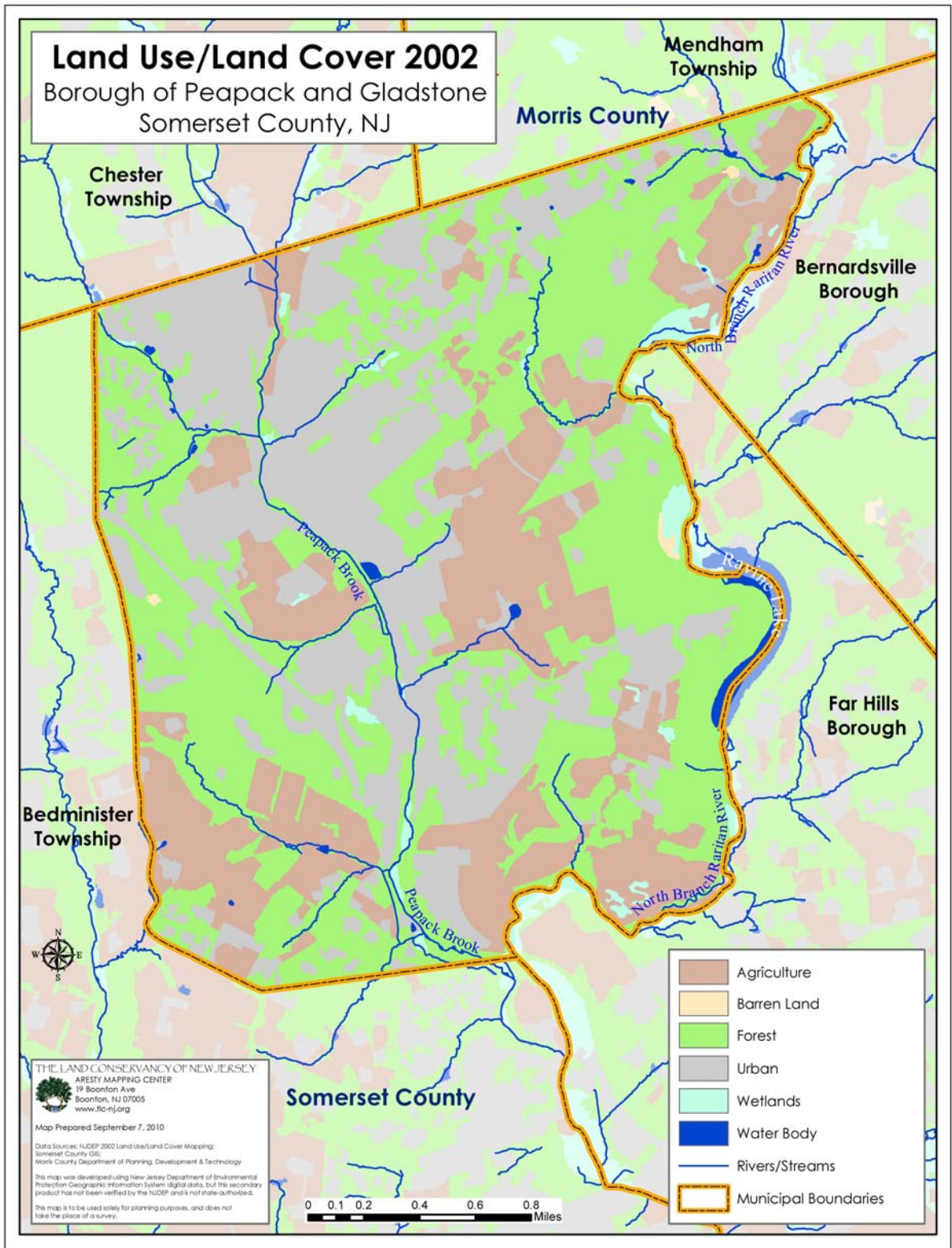
The Borough of Peapack and Gladstone is located at the northern end of Somerset County in the Somerset Hills, and is a combination of two villages, Peapack and Gladstone. Peapack is in the southern portion of the Borough, and has a small shopping district, train station, post office and small cottages clustered around Main Street. Gladstone is the northern village with a small shopping district, train station, post office and larger Victorians clustered around Main Street. Agricultural establishments and woodlands are found in all sectors of the Borough.

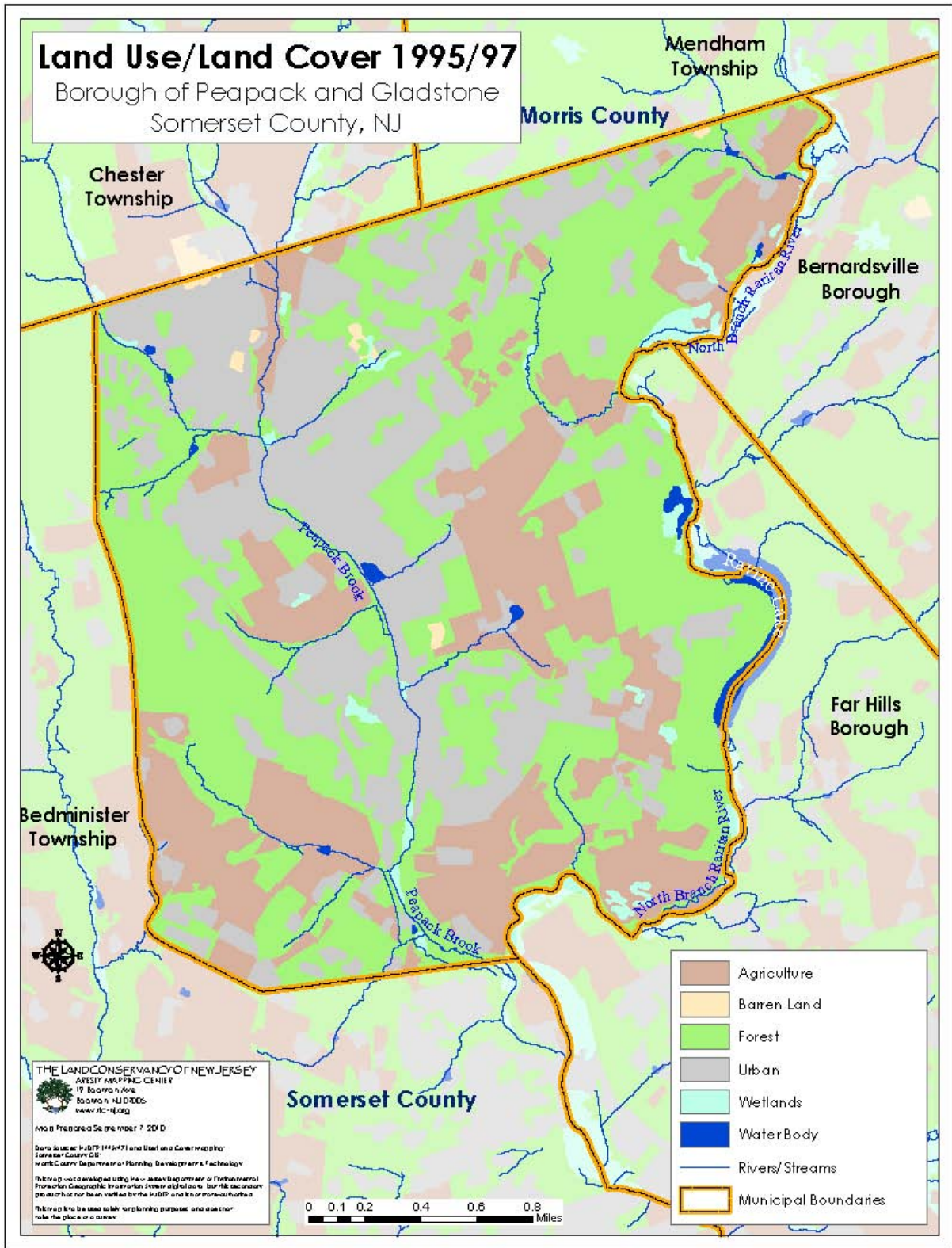
Based on the results of a referendum held in April 1912, Peapack and Gladstone was incorporated as a Borough by an Act of the New Jersey Legislature on March 28, 1912, being formed from portions of Bedminster Township. Though the origin is not certain, Peapack is believed to have been derived from "Peapackton", a Lenape Native American term meaning "marriage of the waters", a reference to the confluence of the Peapack Brook and the North Branch of the Raritan River, south of the Borough's southern boundary. Gladstone was named for William Ewart Gladstone, who served as British Prime Minister several times between 1868 and 1894. (*Wikipedia*)¹

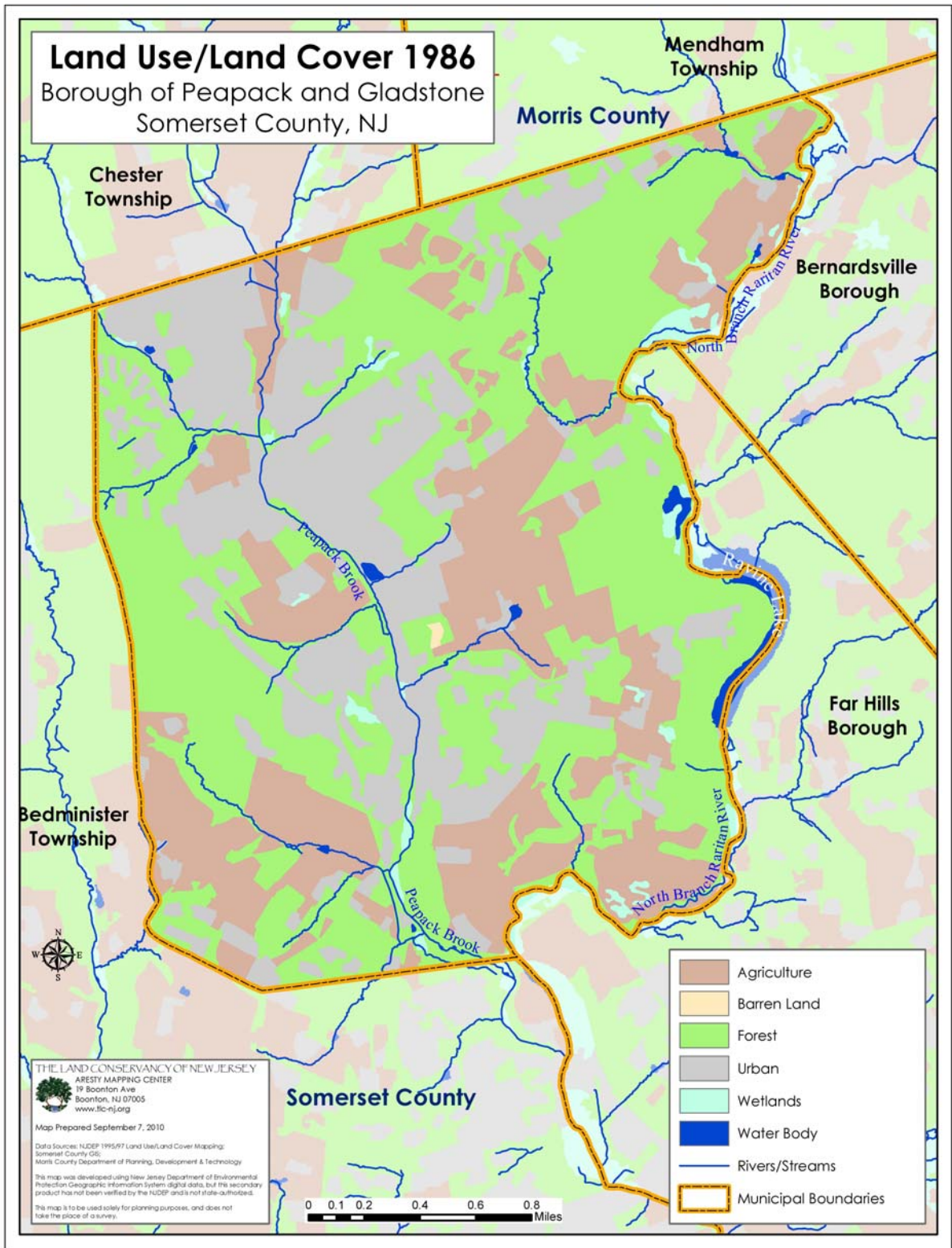
U.S. Highway 206 bisects the Borough of Peapack and Gladstone in its southwest portion, running in an approximate north-south direction. Somerset County Route 512 is the Borough's main thoroughfare (the aforementioned Main Street), running mostly in a north-south direction through the center of the Borough, and where much of the commercial establishments are located. Other County routes located in the Borough include 647, 671, 628, and 661. The Borough is located about 10 miles north of the Interstate 287/78 Intersection. The Borough consists of 5.85 sq. miles and has approximately 2,500 residents. The Borough of Peapack and Gladstone has traditionally been a horse farming and field crop community (as are other areas of Somerset County), and continues to be strongly so. However, in the past 30 or more years, newer houses have been built in the Borough, complimenting many older but well maintained houses. In the face of growing suburbanization throughout the state, the Borough's village based and agricultural land use pattern has remained essentially the same, though with some population growth.

(See *Land Use/Land Cover Maps* below)





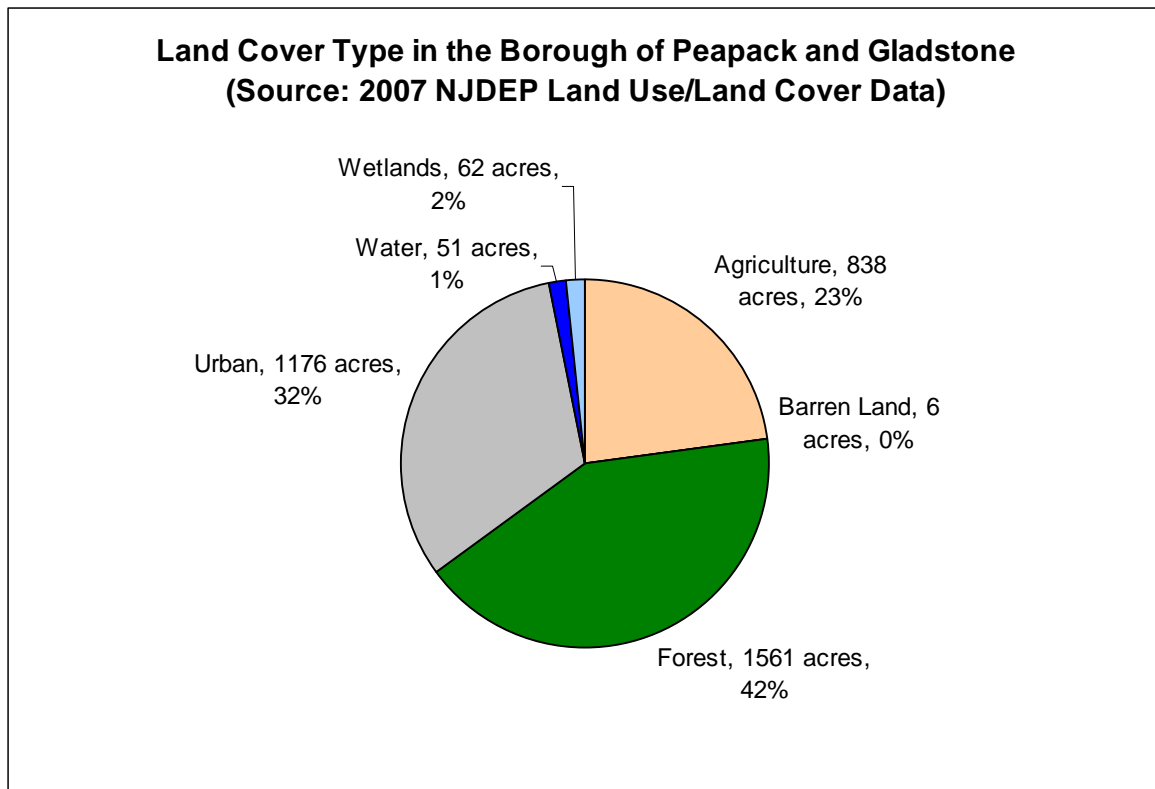




Land Cover Type in Peapack-Gladstone Borough						
Type	LULC* 2007		LULC 2002		LULC 1995/1997	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture	838.51	22.7%	860.46	23.3%	922.17	24.9%
Barren Land	6.26	0.2%	5.18	0.1%	12.82	0.3%
Forest	1561.14	42.2%	1573.35	42.6%	1612.63	43.6%
Urban	1176.64	31.8%	1142.89	30.9%	1042.3	28.2%
Water	51.70	1.4%	44.79	1.2%	38.18	1.0%
Wetlands	62.11	1.7%	69.65	1.9%	68.21	1.8%
	3696.36		3696.32		3696.31	

*LULC: Land Use/Land cover

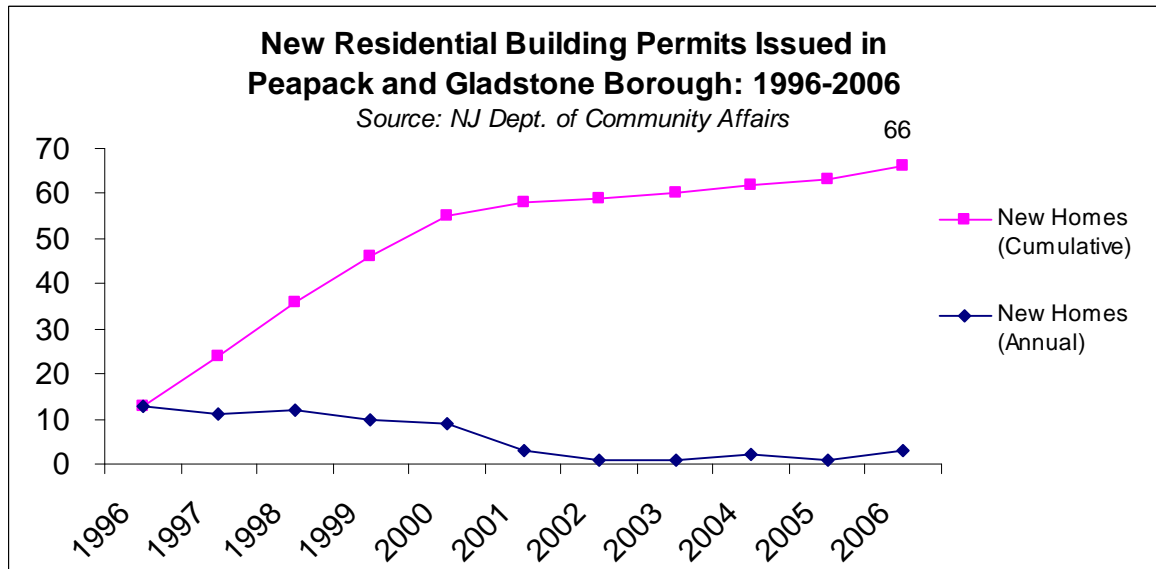
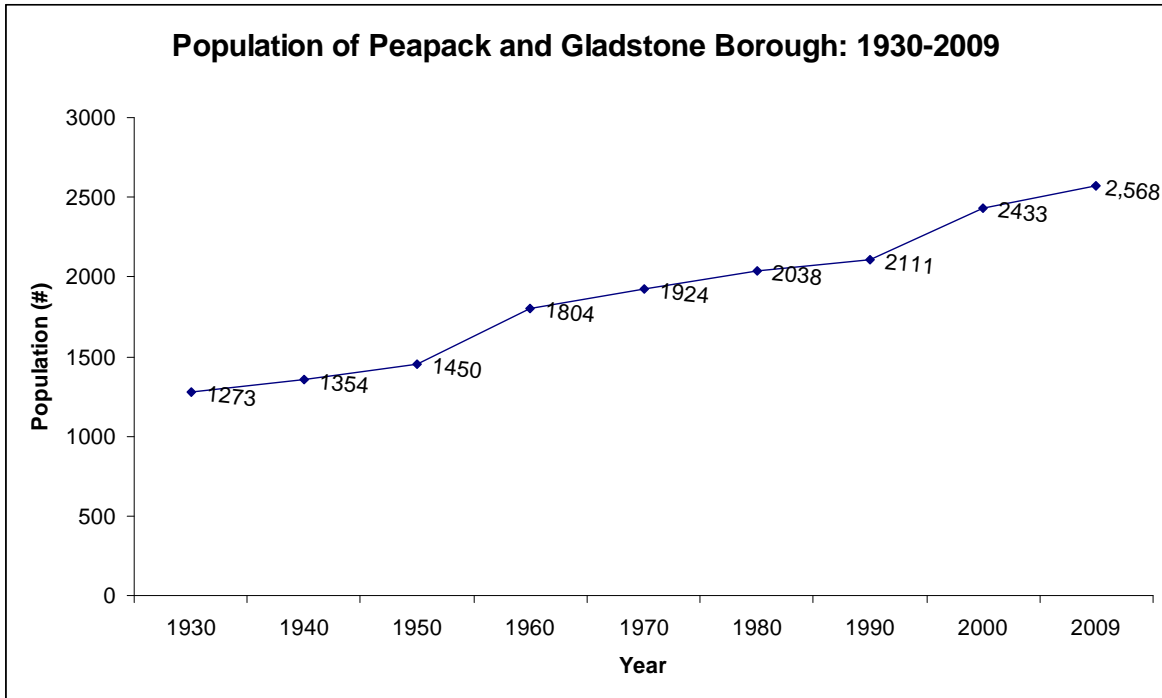
Source: NJDEP Land Use/Land Cover data 1986-2002



In the ten years from 1997 to 2007, the Borough lost 84 acres of farmland and correspondingly increased the amount of urban, or developed land by 135 acres. This represents a loss of just under 10% of the agricultural land in the Borough, as measured by the NJDEP Land Use/Land Cover data.

Development Pressures

Likely due to its access to regional highways and mass transit, the Borough of Peapack and Gladstone has experienced steady growth in recent years. Peapack and Gladstone’s population has approximately doubled since the beginning of World War II (1,354 individuals) to 2000 (2,433 individuals) (see *Population* chart below). Almost all of this growth has accumulated from individual homes constructed on lots along the Borough’s road network, and more recent residential housing developments (see *Building Permits* chart below). (*American Factfinder*)² (*Workforce New Jersey Public Information Network*)³



As indicated by the *Building Permits* chart above, construction of new houses in the Borough has been minimal from 2001 to 2006 (a total of 11). However, development pressures may intensify in Peapack and Gladstone in the near future, particularly in the Highlands Planning Area, where the stricter standards of the Preservation Area do not apply. If the Borough were to adopt into its Master Plan the stricter standards of the Preservation Area, as is the Borough's option, future development would be more strictly limited. Also, proactive farmland preservation in the Borough would help set aside more land from development.

As noted in the May 2008 *Somerset County Comprehensive Farmland Preservation Plan* and excerpted below, this report studied the land development trends and easement values in Somerset County. This analysis supports the concerns of the Borough of Peapack and Gladstone regarding future development pressures in the Borough:

In analyzing the approved site plans and subdivisions in Somerset County from 1998-2007, it is clear that land development pressure has dramatically increased in the last ten years throughout Somerset County. Since 1998 there have been a total of 8,099 new lots created as part of a minor subdivision, leading to 33,567 acres of area in these new lots. A grand total of 25,941 acres have been lost to site plan approval, with 8,000,880 square feet to commercial, 7,021,469.50 square feet to office space and 4,183,698 square feet to industrial. The imminence of change within Somerset County is very fragile, with many agricultural acres being lost to residential subdivisions and retail space.

The current cost per acre for an agricultural easement in Somerset County in 2008 (\$22,000) is projected to more than double by 2016 (\$47,158.95). This projection completely supports the issues of land development pressure and increasing land values in Somerset County.⁴

To date in the Borough of Peapack and Gladstone, one farm has been preserved. In resisting development, the Borough has enhanced its location and land value. As shown in the *Somerset County Comprehensive Farmland Preservation Plan* for the communities surrounding the Borough of Peapack and Gladstone, it is likely that in general per-acre easement values will continue to rise over time, costing more to preserve farms, thus providing more incentive for proactive farmland preservation in the Borough.

Public Infrastructure – Sewer and Water

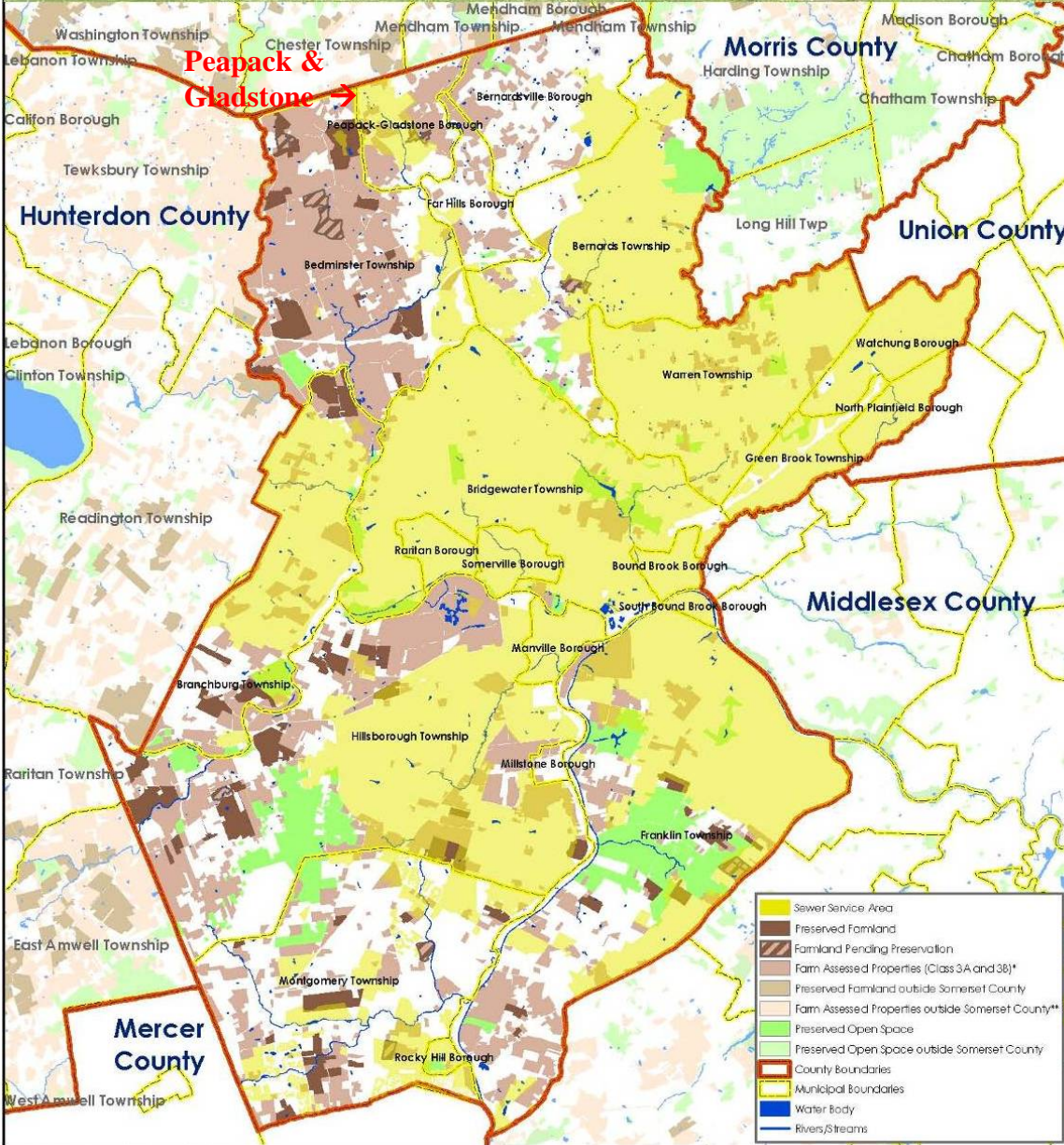
The sewer service area of Peapack and Gladstone includes lands along the Main Street (County Route 512) corridor, within the Borough's villages of Peapack and Gladstone, as well as lands along the Route 206 corridor in the western portion of the Borough (see *Sewer Service Area Map* below). The lands within the Borough's sewer service areas have been included in the *State Development and Redevelopment Plan's* "Rural/Environmentally Sensitive Planning Area" (PA-5). The town's sewage is sent to the Environmental Disposal Corporation sewage treatment plant, located in adjacent Bedminster Township. Borough properties not in the sewer service area are on private septic systems. The Borough's Wastewater Management Plan was originally adopted in 1993, and last revised in 2004. (*Housing Plan Element and Fair Share Plan*)⁵ The Borough's agricultural resources are not in conflict with the existing sewer service areas (as shown on the below map).

Peapack and Gladstone Borough is served by the New Jersey American Water Company in the village areas along Main Street (CR 512), and most of the developed areas in the core of the Borough. The remaining parts of the Borough are served mostly by individual private wells. (*Bill Ryden*)⁶

Somerset County's long standing policy is to coordinate land use and sewer planning so they reinforce each other and do not lead to unwanted extensions of public sewers into low density rural areas, especially those designated as Planning Areas 4, 4B, or 5 by the State Plan. In these areas, the County supports the use of alternative discharge to groundwater technologies in order to preserve significant amounts of farmland while allowing some clustered development to take place.

Land Use Planning Initiatives

The Borough of Peapack and Gladstone has been the subject of extensive and sustained land use planning efforts undertaken by all levels of government. Through the *State Development and Redevelopment Plan* and the *Highlands Regional Master Plan*, New Jersey has recognized Peapack and Gladstone as a location of prime agricultural and natural resource lands.



MORRIS LAND CONSERVANCY
 AGENCY HEADQUARTERS CENTER
 19 Boonton Ave.
 Boonton, NJ 07005
 Map Prepared November 15, 2007

Data provided by: NJDEP, Somerset County GIS, Office of Planning, Development & Technology, County of Morris, Division of Civil Information Technology Management, County of Middlesex.

This map was developed using New Jersey Department of Environmental Protection Geographic Information System (GIS) data. Some boundary information not shown, verified by the user and is not state certified. This map is for informational purposes only and does not constitute a warranty.

SEWER SERVICE AREA MAP

Somerset County, New Jersey

* Note that some farm assessed lots have dual tax classes. For example, a lot might be assessed as part farm, part vacant or part farm, part tax exempt. Although all lots are shown as being fully farm assessed, some may have only partial acreage under farm assessment.

** The Farm Assessed Properties for Union, and Mercer County are not currently available.

0 0.5 1 2 3 Miles

State Development and Redevelopment Plan

The New Jersey State Planning Commission has drafted the *State Development and Redevelopment Plan* (SDRP) that outlines general policy objectives concerning land use and future development in the State. (*New Jersey State Development and Redevelopment Plan*)⁷ The SDRP identifies five Planning Areas within the State where different sets of goals and guidelines are considered appropriate to determine development activities (see *N.J. State Development and Redevelopment Plan* map below). These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive lands. The entirety of the Borough of Peapack and Gladstone falls within the Environmentally Sensitive Planning Area.

The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are categorized as Urban Centers, Regional Centers, Towns, Villages, and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

Metropolitan Planning Areas (PA 1) are comprised of the most intensely developed regions in the state. The goals in this planning area revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan Planning Area is identified as the most appropriate location for future development in New Jersey. The Borough of Peapack and Gladstone does not contain land within the Metropolitan Planning Area.

Suburban Planning Areas (PA 2) are called upon to support most of the new development that will occur in New Jersey, while maintaining the character of existing communities there. Growth in suburban town centers is especially encouraged in order to help protect and preserve the natural resources that exist in these areas. The Suburban Planning Area is meant to complement metropolitan areas, and is most commonly found outside heavily urban areas. The Borough of Peapack and Gladstone does not contain land within the Suburban Planning Area.

Fringe Planning Areas (PA 3) serve as an appropriate interface between suburban and rural areas. They are not as developed as metropolitan and suburban areas, but support more development activity than nearby rural lands. Fringe Areas play the important role of buffer between these largely incompatible land uses. Consequently, they are often the frontlines of urban sprawl, and must be carefully planned to ensure that development is appropriately restricted to existing urbanized areas. The Borough of Peapack and Gladstone does not contain any land within the Fringe Planning Area.

Rural Planning Areas (PA 4) are suitable for the preservation of large contiguous areas of farmland. Sustaining the agricultural industry while confining development and redevelopment within existing towns are included among the policy objectives applicable

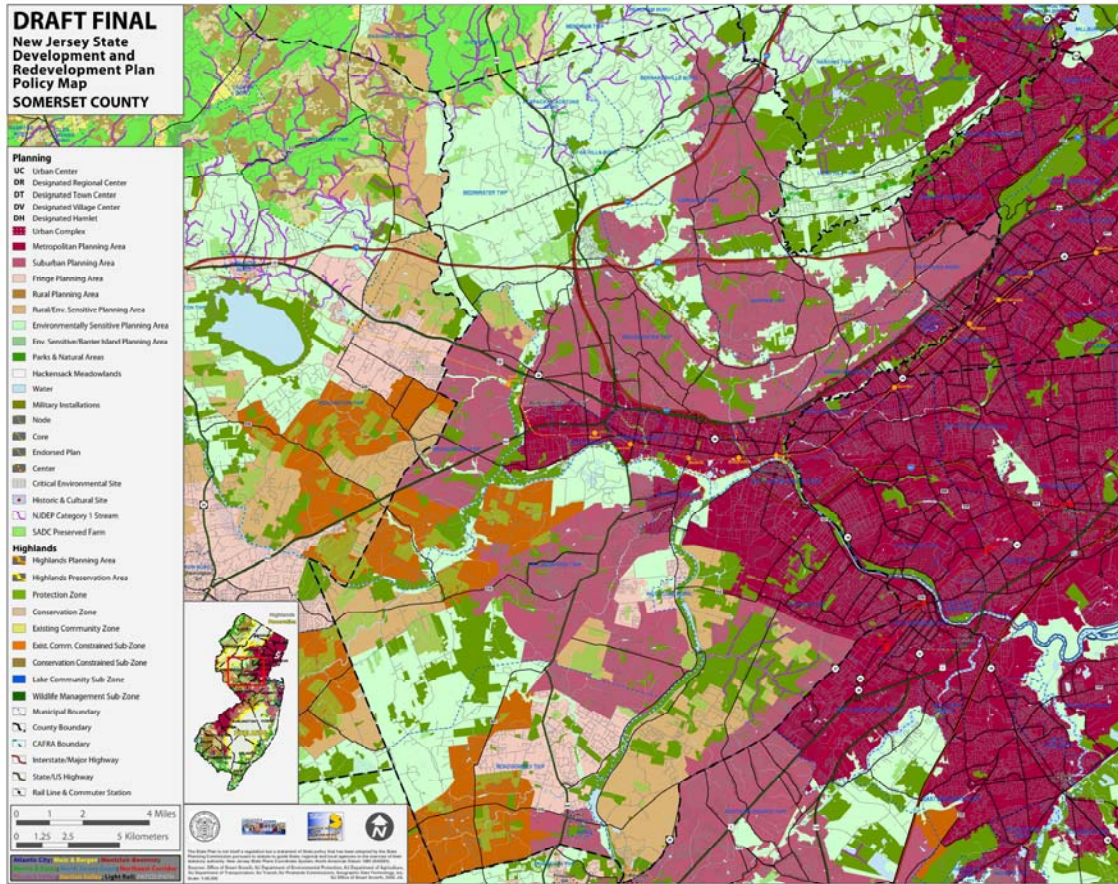
to these areas. Much of the land within the Rural Planning Area supports environmentally-sensitive resources such as underground aquifers or critical wildlife habitats. These areas are designated as the *Rural-Environmentally Sensitive Planning Area*. The Borough of Peapack and Gladstone does not contain any land within the Rural Planning Area.

Rural/Environmentally Sensitive Planning Areas (PA4B): Some lands in the Rural Planning Area (PA4) have one or more environmentally sensitive features qualifying for delineation as Rural/Environmentally Sensitive (PA4B). This subarea contains valuable ecosystems or wildlife habitats. Rural/Environmentally Sensitive Planning Areas are supportive of agriculture and other related economic development efforts that ensure diversity within New Jersey. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area.

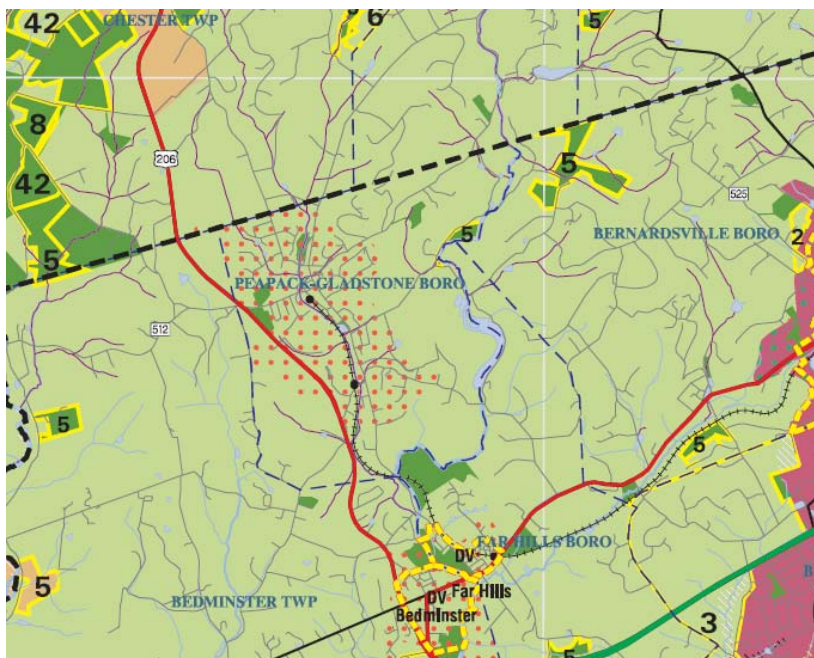
Environmentally Sensitive Planning Areas (PA 5) contain lands where natural resource preservation should be the primary planning consideration. Development should be minimized or constrained to existing centers while large contiguous natural areas should be preserved as open space. As previously stated, the entirety of the Borough of Peapack and Gladstone falls within the Environmentally Sensitive Planning Area. (*New Jersey State Development and Redevelopment Plan*)

The Borough of Peapack and Gladstone followed the cross-acceptance procedures regarding the current *State Plan*, which is dated March 31, 2001. At that time, both the Borough and the Somerset County Planning Board felt that the Environmentally Sensitive Planning Area (PA-5) designation most appropriately characterizes the lands within the Borough. Clearly, changed circumstances have occurred during the past nine (9) years, and the *State Plan* is very much out of date; in fact, by law, it is required to be updated every three (3) years. Therefore, while the Borough continues to be of the opinion that the PA-5 designation for the lands within the Borough is appropriate, it recognizes that an updated plan will be the subject of discussion in the future. (*Richard Coppola*)⁹

Centers are defined by the New Jersey State Planning Commission as “compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.” (*SDRP*) Centers become designated after the municipalities or counties that encompass them submit development plans to the State Planning Commission, which are subsequently endorsed by the Office of Smart Growth. The Borough of Peapack and Gladstone does not contain any Proposed or Designated Centers. (*New Jersey State Development and Redevelopment Plan*)



Source: New Jersey State Development and Redevelopment Plan – Draft Final. 2010.



Source: New Jersey State Development and Redevelopment Plan. March 2001.

Highlands Regional Master Plan

The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act (HWPPA) on August 10, 2004. In an effort to ensure the integrity of northern New Jersey's drinking water resources, the HWPPA imposes strict land use controls over large parts of the 88-municipality region, known as the Highlands Preservation Area. Lands within the Preservation Area are subject to heightened restrictions on development, water use and activities that affect water quality, or environmentally sensitive lands. The HWPPA expands mandatory buffers around the region's streams and water bodies, sets limits on impervious coverage for individual properties and requires Highlands Regional Master Plan (RMP) conformance from Preservation Area municipalities, among other criteria. Lands in the Highlands Planning Area are not subject to the strict land use controls of the Preservation Area. However, municipalities can opt in to the stricter standards if they choose to, and are offered planning grants by the N.J. Highlands Council to help align Municipal Master Plans with the RMP. The Council approved the final RMP in July 2008, which was then ratified via a September 5, 2008 Executive Order by N.J. Governor Jon S. Corzine. This means that the RMP is fully in effect, now being the planning document for the Preservation Area, and also for Planning Areas where towns opt into the RMP. All of the Borough of Peapack and Gladstone is located within the Highlands Planning Area. (*Highlands Draft Regional Master Plan*)¹⁰

The Highlands Council – the regional planning body charged with implementing the Highlands Act – has established the preservation of farmland and the industry of farming as one of its principal objectives. To this end, the *Highlands Final Regional Master Plan* identifies an Agricultural Resource Area that will receive the bulk of future funding and institutional support from the Highlands Council. The Agricultural Resource Area encompasses areas that contain contiguous farmbelts and quality agricultural soils. Except for a very small area in the Borough's northeast corner, all of the Borough of Peapack and Gladstone falls within the Agricultural Resource Area (see *Agricultural Resource Area* map below).

The Highlands Council also identifies Agricultural Priority Areas – subsets of the larger Agricultural Resource Area that are particularly well-suited to agricultural production. Criteria used by the Highlands Council to delineate these areas include soil quality, tillable acreage, buffers, development potential, local commitment, contiguity with other farm parcels and size. (*Highlands Sustainable Agriculture Technical Report*)¹¹ Much of the land in the Borough of Peapack and Gladstone is found within these Agricultural Priority Areas, especially in its southern and eastern portions (see *Agricultural Priority Areas* map below).

The Highlands Council also identifies lands with significant natural and ecological resources. The Land Use Capability Zone Map recognizes the range and nature of land through out the Highlands Region using zones and sub-zones. The Borough of Peapack and Gladstone mainly falls into the Protection and Conservation Zone as well as the Conservation-Environmentally Constrained Sub-Zone.

The Protection and Conservation Zone consists of high natural resource value lands that are important to maintaining water quality, quantity and sensitive ecological resources and processes. Per the *Highlands Regional Master Plan* land acquisition is a high priority in this zone and development activities should be limited. Any development will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality and impacts to environmentally sensitive lands.

The historic villages of Peapack and Gladstone, in the center and northwest portions of the Borough, fall within the Existing Community and Existing Community Environmentally Constrained designations of the Land Use Capability Zone Map. These designations imply that these specific areas are existing communities that have the infrastructure in place to support potential future development. The Existing Community Environmentally Constrained portions of the Borough are lands within the Existing Community Zone that have environmentally sensitive features and although they may be under pressure of development, are best suited for preservation and protection from development.

The Conservation Zone consists of areas with significant agricultural lands and interspersed with woodlands and other environmental features that should be preserved when possible. Non-agricultural development activities will be limited in area and intensity due to infrastructure constraints and resource protection goals.

Finally, the Conservation Zone-Environmentally Constrained Sub-Zone consists of significant environmental features within the Conservation Zone that should be preserved and protected. Just like the Protection Zone, any development will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality and impacts to environmentally sensitive lands.

The maps on the following pages are reproduced from the *Highlands Regional Master Plan* and depict the zones within which the Borough of Peapack & Gladstone falls. Please refer to the location map included within *Chapter 1* of this Plan which identifies the location of Peapack and Gladstone within the Highlands region.

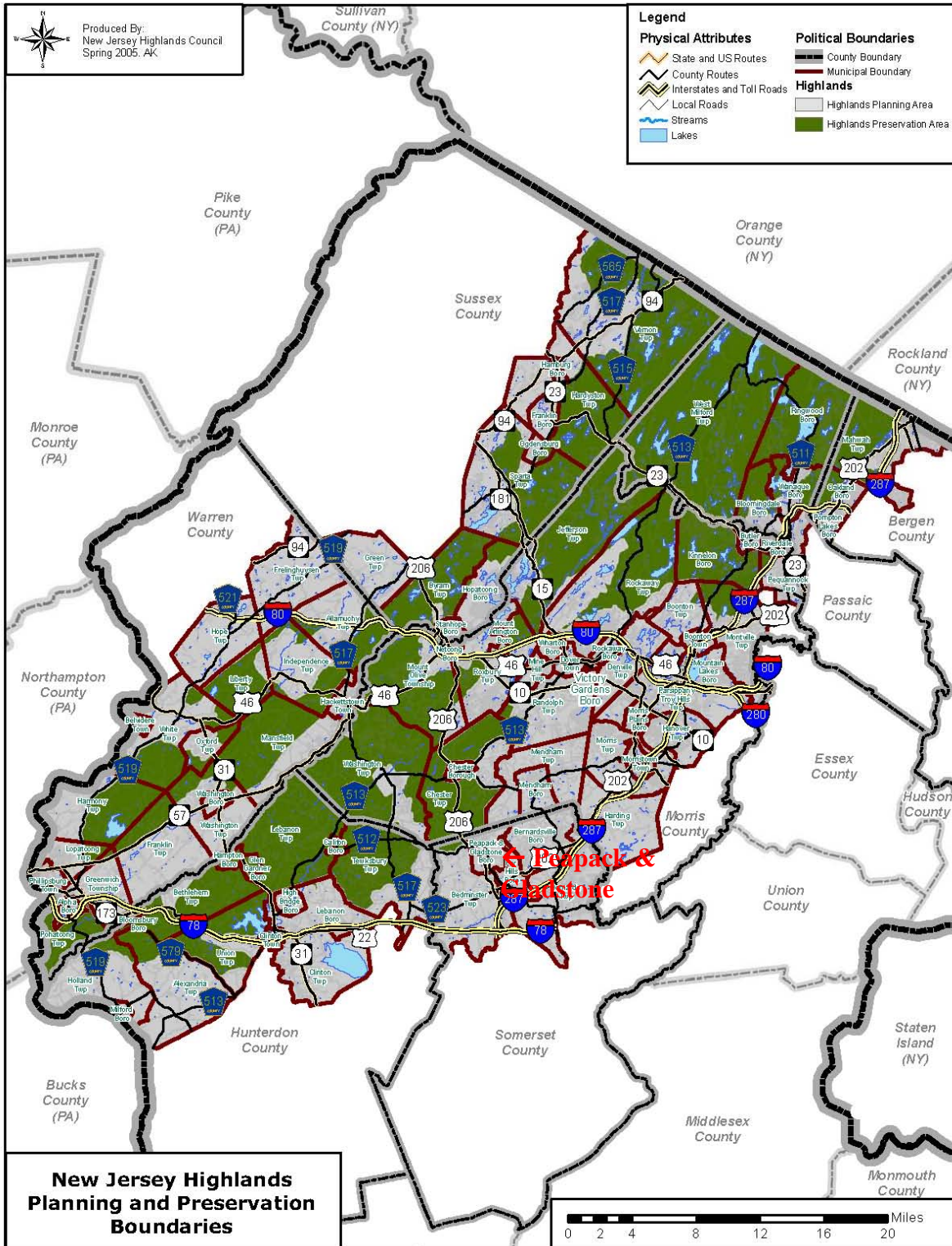
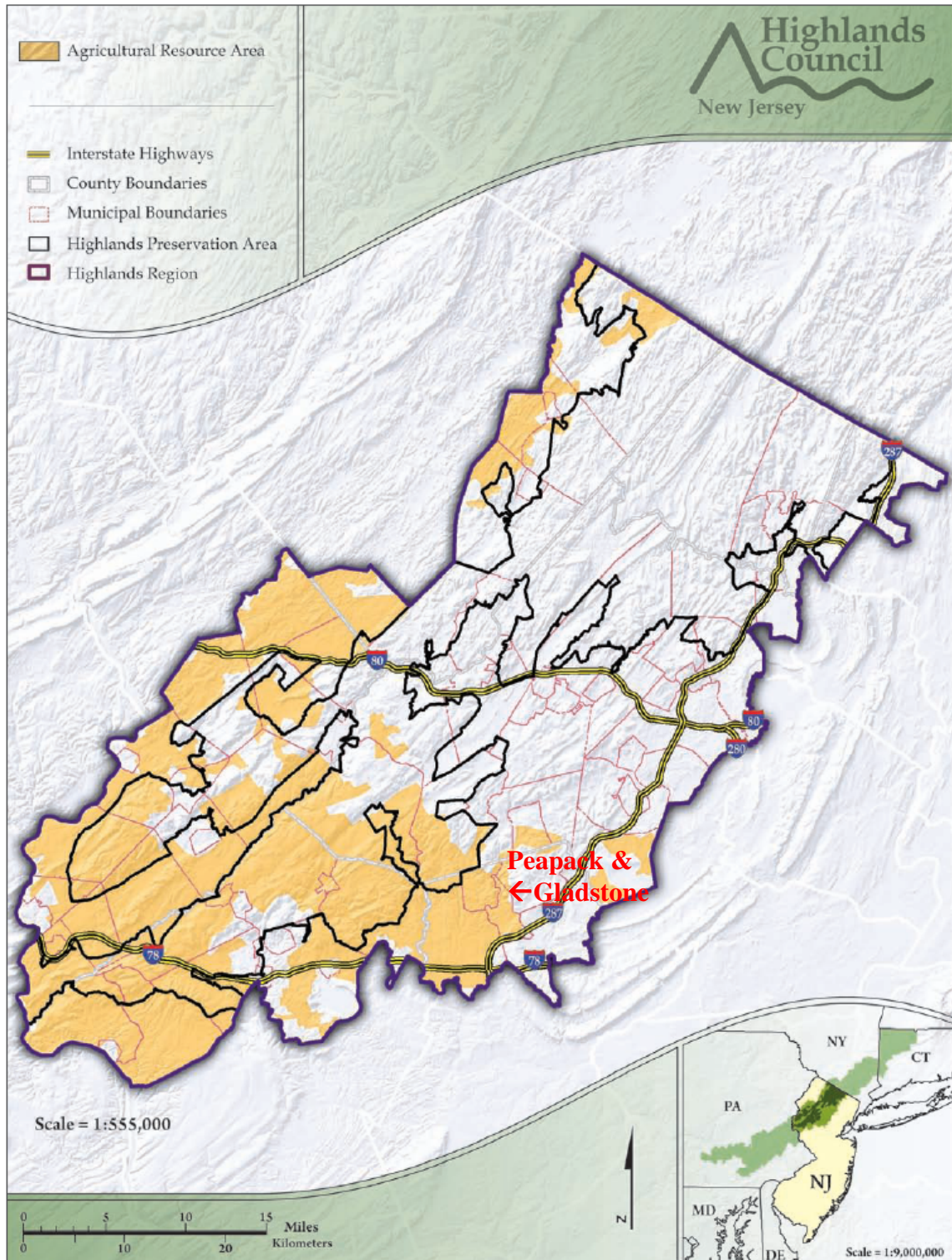
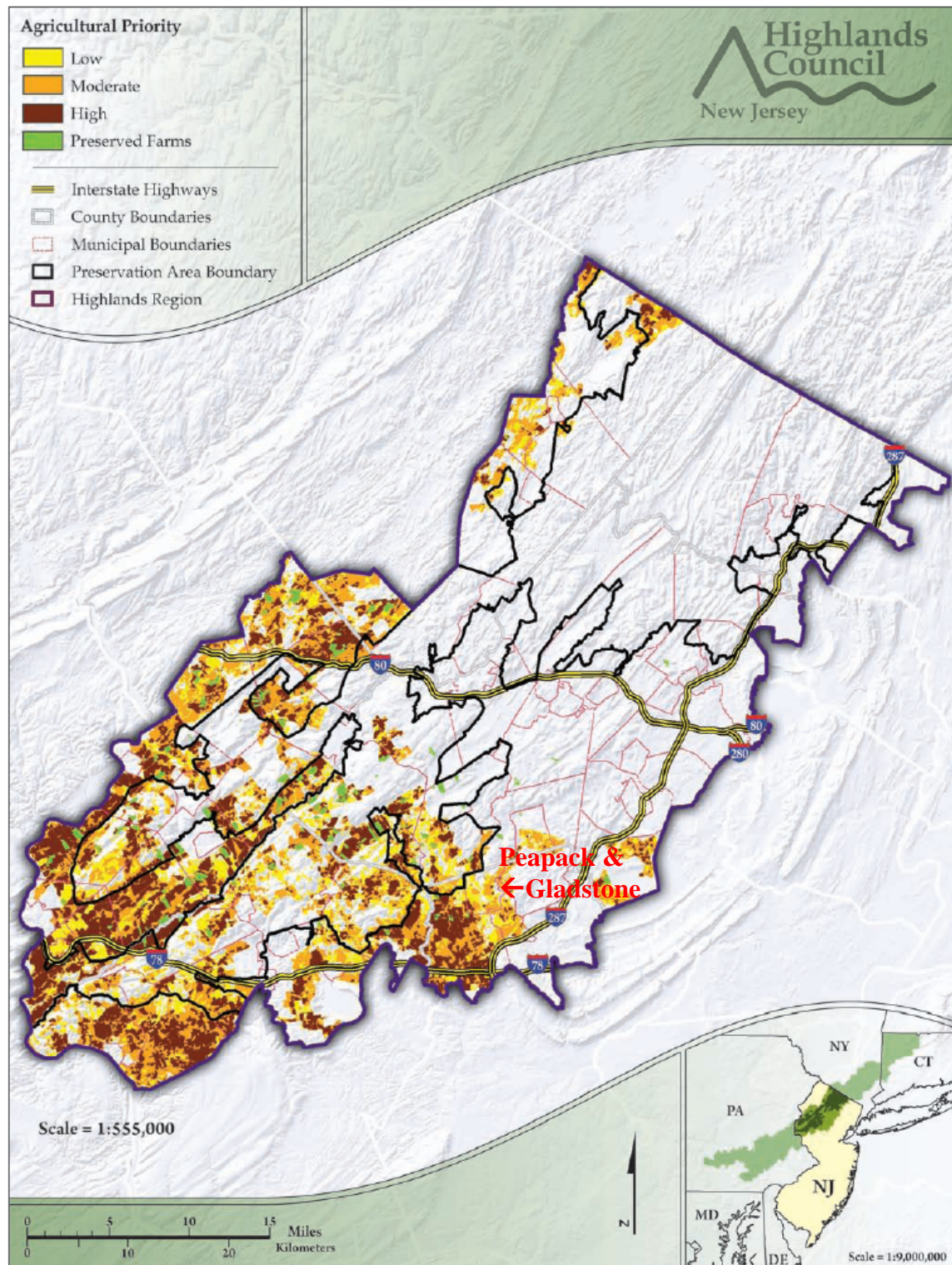


FIGURE 3.20: Agricultural Resource Area

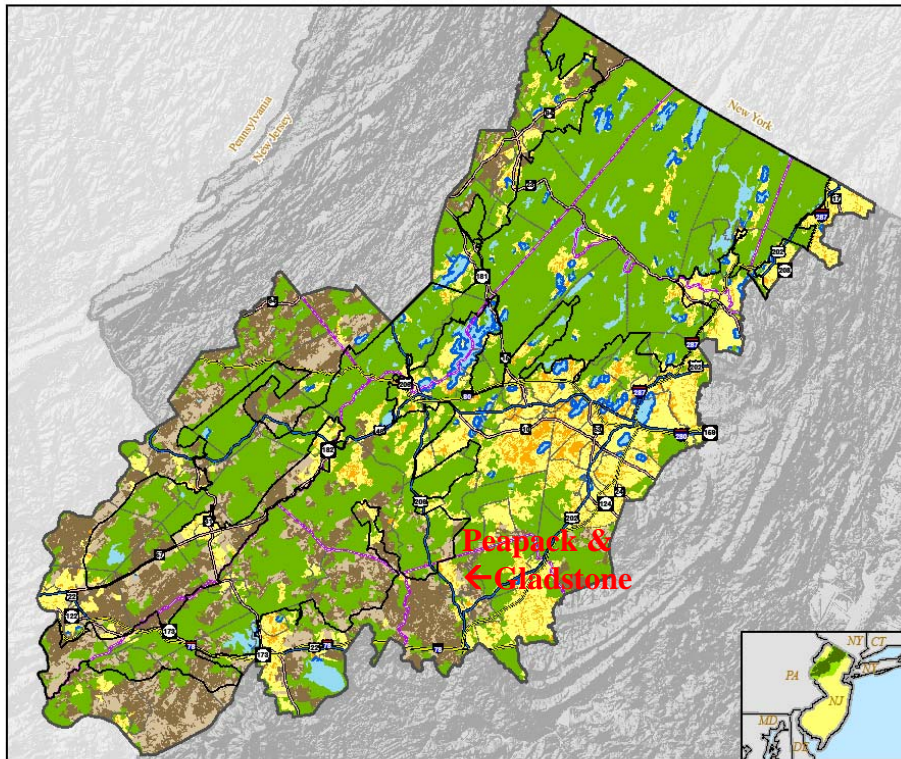


Source: Highlands Regional Master Plan, July 30, 2008. page 93

FIGURE 5.3: Agricultural Priority Area



Source: Highlands Regional Master Plan, July 30, 2008. page 286



Highlands Regional Master Plan
Final Draft

**LAND USE CAPABILITY
Zone Map
(Map 1 of 5)**

Source:
New Jersey Highlands Council, 2007

Legend

- Preservation Area Boundary
- Highlands Boundary
- Roadway Network
- Interstate Highways
- U.S. Routes
- State Routes
- Administrative Boundaries
- County Boundaries
- Municipal Boundaries
- Lakes Greater Than 10 Acres

**Regional Master Plan
Overlay Zone Designation**

- | | |
|--------------------|--------------------------------|
| Zone | Sub-Zone |
| Protection | Lake Community |
| Conservation | Conservation Constrained |
| Existing Community | Existing Community Constrained |



The information contained on this map is the best available according to the Highlands Council. However, uncorrected inaccuracies may occur, particularly where data or information is derived from sources other than the Highlands Council. The Highlands Council cannot be responsible for the misuse or misinterpretation of the information presented herein. Therefore, under no circumstances shall the State of New Jersey or specifically, the Highlands Council be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the State be liable for any other consequences from any such reliance. Additional sources of information may include NJDOT and NJDEP GIS digital data, but the secondary product has not been verified by HDRB.

Prepared By:
New Jersey Highlands Council
November 2007



1987 Somerset County Master Plan & 1998 Master Plan Re-Examination Report

The *1987 Master Plan* identifies the prevention of sprawl to be among the County’s most important planning objectives. Instrumental to this goal was the preservation of contiguous agricultural land where roads and sewer infrastructure was scarce and large farm clusters existed. These farm belts were to provide many of the natural services that were diminished by sprawl-type development, including recreation, water supply, storm water control, and wildlife protection in addition to agricultural retention. The *Master Plan* identified four Rural Preservation Areas that fit these criteria – the Millstone Valley, the Sourland Mountains, the Neshanic Valley, and the Upper Raritan Watershed. It also proposed several strategies to preserve farmland in these areas including easement purchases, local planning and zoning reforms, and mandatory set-asides for open space and farmland.

The *1998 Re-Examination Report* emphasizes the importance of farmland to the unique “sense of place” that exists in Somerset County. It also acknowledges the role of farmland in providing fiscal and natural resource benefits, such as positive ratables, local economic growth, and aquifer recharge capacity. The *Re-Examination Report* expresses concern at the continued losses in farmland and agricultural productivity since 1982, and the likelihood that this trend will continue due to the high number of farms whose owners are real estate speculators or are otherwise uninterested in perpetuating agricultural activities on their properties. It also acknowledges the County’s efforts to date, including the

creation of an Agriculture Development Board and the commitment of funds from the County’s open space tax for farmland preservation.

The goal for farmland preservation that was set by the *1998 Re-Examination Report* was 8,100 total acres. However, this goal was accompanied by the provision that more farmland should be preserved in order to maintain a “critical mass” of agricultural land in the County and keep it economically competitive with other areas in New Jersey. The *Re-Examination Report* recommends the development of a comprehensive agricultural development plan for the County as well as more general policy directives, such as outreach and education, promotion of preservation projects, economic incentives, and encouraging best management practices (BMP’s).

2007 Somerset County Smart Growth Strategic Plan

The *2007 Somerset County Smart Growth Strategic Plan (SGSP)* updates the *1987 County Master Plan*. A draft plan document was anticipated to be provided to the Somerset County Planning Board in August 2007. Preliminary design of the plan called for a three-system organizational framework that will focus on the “smart conservation” of naturally and culturally important landscapes, “smart growth” in communities that are most capable of supporting it, and “smart investment” that will guide future planning efforts in such a fashion that the County’s conservation and growth needs are met. The Smart Conservation section of the draft SGSP identifies the following planning objectives that are appropriate for rural areas:

<p>3) PRESERVE RURAL RESOURCE AREAS, FARMLAND AND AGRICULTURE</p>
<p>Planning Objectives</p>
<p>1) Protect and preserve adequate agricultural resources and land base needed to support and sustain the agricultural industry, both short and long term</p>
<p>2) Implement policies and programs that enable farm operations to continue and expand, i.e., encourage the application of new agricultural technologies, promote agricultural tourism and increase marketing opportunities for local farm products</p>
<p>3) Encourage the establishment of local agriculture-related support industries, such as distributors and equipment suppliers, while assuring that facility design is compatible with the rural landscape, infrastructure and natural system capacity</p> <ul style="list-style-type: none"> o Discontinue sprawl development patterns o Identify and implement strategies that increase labor force participation in, and the attractiveness of, agricultural occupations in the county o Encourage the use of agricultural “best practices”

2007 Somerset County Comprehensive Farmland Preservation Plan

The *2007 Comprehensive Farmland Preservation Plan* serves as an update to the *2001 Agriculture Retention and Development Master Plan*. It supports the goals and objectives of the *2001 Master Plan* and the state’s *2007 Economic Development Strategies*. In addition, it has set a ten year target of preserving 10,000 acres, updated its Agricultural

Development Area (ADA) and identified thirteen Project Areas where future farmland preservation efforts will be concentrated. Two of those project areas, Upper Raritan West and Upper Raritan East, encompass the entire the Borough of Peapack and Gladstone. For these Project Areas, it is important to note that only those farms that are located within the designated ADA are those which are suitable for preservation. The ADA designates land that has the potential for long-term agricultural viability as based upon both statutory and county criteria. See *Chapters 4 and 5* for more detailed discussion of the ADA and Project Areas and how they affect the's farmland preservation efforts. (2008 Somerset County Comprehensive Farmland Preservation Plan)

Municipal Planning

Municipal support for farmland preservation is indicated in the Borough of Peapack and Gladstone's Open Space and Recreation Plan (2000). The Plan indicates that "The agricultural lands within the Borough of Peapack and Gladstone represent the rural and cultural heritage of the municipality. They comprise the largest swath of land within the municipality and define the character of the Borough. These are some of the most environmentally sensitive lands and are under extreme development pressure due to rising land costs and tremendous estate taxes. ... Farmland surrounds the North Branch of the Raritan River, headwaters of the Raritan River. In order to protect the water quality and quantity of the Raritan River, it is critical that its headwaters are protected and preserved." (*Open Space and Recreation Plan*)¹²

The Borough of Peapack and Gladstone has more recently updated its Master Plan, and the *Master Plan and Development Regulations Periodic Reexamination and Land Use Plan Update Report* indicates strong support for farmland preservation by identifying certain objectives and goals that work in conjunction with such preservation. These include:

- To protect the low density rural character of the Borough in appropriate areas;
- To protect the low density areas from suburban intrusion;
- To adopt design and siting standards to protect the Borough's historic and rural character;
- To address the Borough's recreation and open space needs;
- To conserve the Borough's natural resources by planning the location and intensity of growth to maintain the capacities of natural resource systems;
- To protect environmentally sensitive areas ... by planning for growth in compact forms at locations and intensities of use that protect land and water quality;
- To preserve the integrity of large contiguous tracts of forests and grasslands;
- To identify and protect scenic corridors by use of easement purchases, transfer of development rights and other effective mechanisms; and,
- To protect and conserve the Borough's water resources and establish and maintain vegetated buffers along streams, wetlands and ponds.

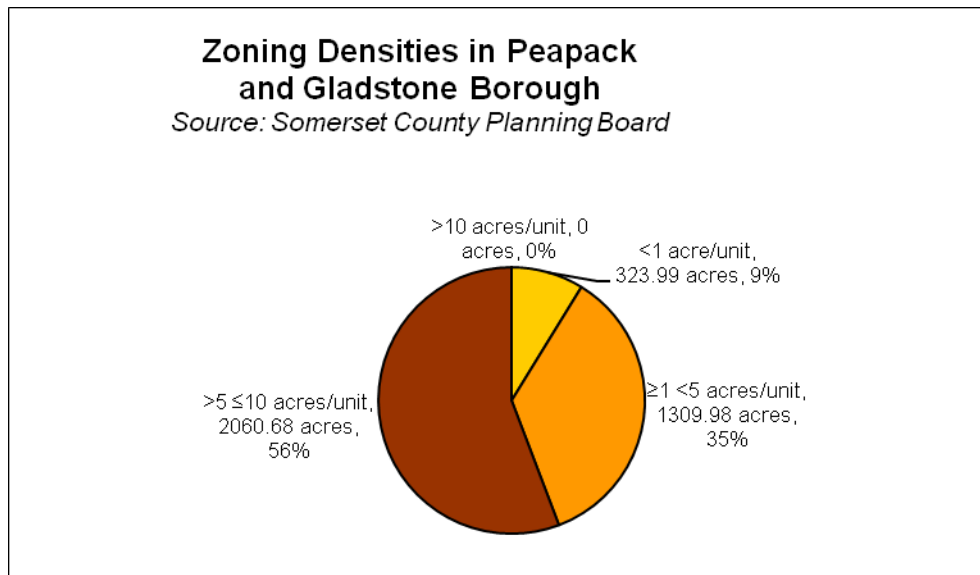
(*Master Plan and Development Regulations Periodic Reexamination and Land Use Plan Update Report*)¹³

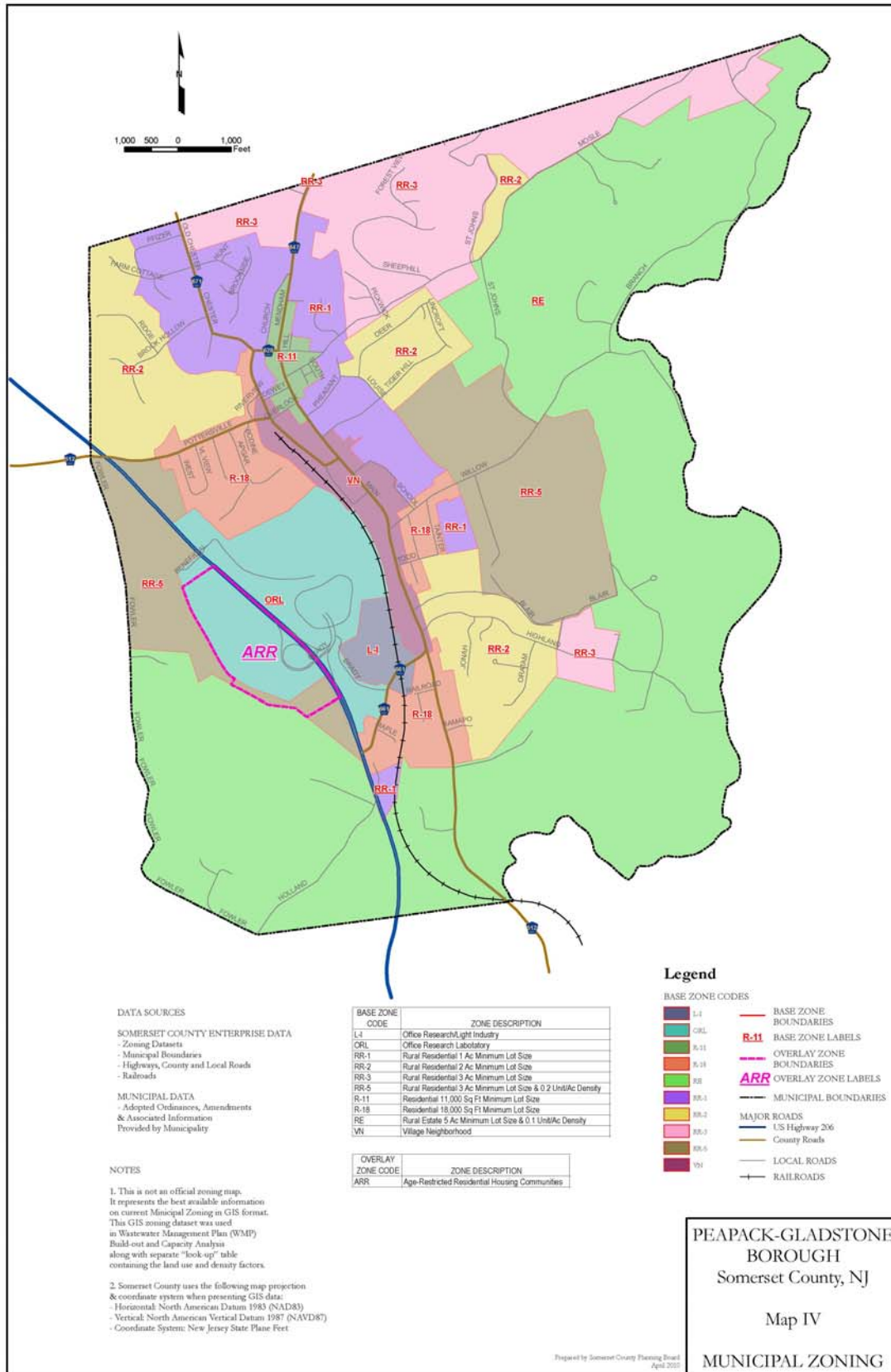
Furthermore, the Borough of Peapack and Gladstone has adopted a Right to Farm

Ordinance in Chapter 799 of the municipal code, indicating strong support for farming as an industry in the Borough. Additional discussion of this ordinance is found in *Chapter 8* of this Plan. The Borough has also adopted a dedicated property tax of \$0.03 cents per \$100 of property value to be used for the purchase of farmland development rights (and other open space). Raised monies are to be used in the most cost effective manner to maximize acreage whose development rights are secured. Option agreements, installment purchases, and encouragement of donations of permanent development easements, are all to be utilized. Finally the Borough, through its Agricultural Advisory Committee and Borough Council, coordinates agricultural preservation activities with the State Agriculture Development Committee (SADC), State Board of Agriculture, Somerset County Agriculture Development Board (CADB), and other preservation groups in and surrounding the Borough.

Municipal Zoning

The Borough of Peapack and Gladstone is 3,712 acres in size. Of this total acreage, 2,061 acres or 56%, is zoned for development densities of between 5 and 10 acres per unit, and includes such zones as Rural Residential (402 acres) and Rural Estate (1,659 acres). The next highest percentage is zoning of between 1 and 5 acres per unit, at 35% or 1,310 acres. This includes such zones as Office Research/Light Industry (36 acres), Office Research/Laboratory (253 acres), and Rural Residential (1,021 acres). The remaining zoning in the Borough is for less than one acre per unit, at 324 acres, or 9% of the total land area. This last zone is broken down into Residential (231 acres), and Village Neighborhood (93 acres). Zoning of more than 10 acres per unit is presently not allowed in the Borough (see *Zoning Densities* chart below).





The zoning regulations for the “RE” Rural Estate and the “RR-5” Rural Residential zoning districts require a blanket setback of any physical development of fifty feet (50’) from all property lines. The “RE” Rural Estate and the “RR-5” Rural Residential zoning districts allow for clustering; i.e., while the permitted maximum density in the “RE” district is 1 du/10 acres, the minimum required lot size is 5 acres, and while the permitted maximum density in the “RR-5” district is 1 du/5 acre, the minimum required lot size is 3 acres. (*Richard Coppola*)¹⁴

In addition to strategically locating development of high and low density, there are a number of other planning techniques that the Borough could actively explore to further its farmland preservation goals. These include:

Cluster zoning allows development to occur on a smaller percentage of a site while retaining the net development density permitted by local zoning. A common cluster zoning provision would allow (or require) 50% of a site to be preserved in its natural or agricultural state and would permit the other half of the site to be developed at twice the allowable zoning density. Some clustering ordinances require that certain sensitive natural areas or prime farmlands on a development site be preserved.

Lot size averaging is another planning tool that maintains the net allowable zoning density on a site, but does not enforce uniform lot size requirements or setbacks. This allows for some development lots to be very small in order to accommodate affordable housing units, neighborhood commercial stores, or “village” development densities, while other lots can be very large in order to encompass active farms or natural areas.

Non-contiguous cluster zoning, in contrast to regular cluster zoning, permits the transfer of development density *between* parcels instead of only within parcels. First, a “sending” parcel (where the permitted development density is reduced) and a “receiving” parcel (where the permitted development density is increased) are designated. Then, the total development potential on both properties is calculated. In a case where two fifty-acre parcels are undergoing non-contiguous clustering under ten-acre zoning, there are five permitted units on each lot and ten permitted units overall. Finally, the overall development potential (10 units in this case) is applied to the receiving parcel while the sending parcel is permanently protected from future development. Non-contiguous clustering allows for development to be moved out of prime agricultural soils and areas, and concentrated into more appropriate and desirable locations. This is a type of zoning the Borough of Peapack and Gladstone may wish to more actively pursue in relation to its Farmland Preservation Program.

Transfer of Development Rights

Transfer of Development Rights (TDR) is a growth management tool that allocates development rights from one location (the preservation or “sending” area), to another (the development or “receiving” area). These development rights are purchased by developers, and allow them to build at higher densities within the receiving zone than what existing zoning there permits. Viewed as an equity protection mechanism, transfer-of-development

rights provides for the preservation of important agricultural lands, while fully compensating landowners and minimizing public expenditures. To date, this program has not been utilized by the Borough of Peapack and Gladstone to preserve farmland.

The New Jersey State Transfer of Development Rights Act (*N.J.S.A. 40:55D-140*)¹⁵ authorizes the transfer of development rights by municipalities, and outlines what a town must do in order to adopt or amend a TDR ordinance. First, the municipality must prepare a Real Estate Market Analysis (REMA) that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. It must then amend its master plan to include a Development Transfer Plan Element that outlines a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. An updated Utility Service Plan and Capital Improvement Program for the receiving zone should be adopted as well. Finally, a town must receive approval from the State Planning Commission to adopt the TDR ordinance. (*N.J.S.A. 40:55D-140*)

There are several different transfer-of-development rights programs that may be instituted in the Borough of Peapack and Gladstone. One such program is the *intra-municipal* TDR in which sending and receiving areas are located within the same town. *Inter-municipal* TDR programs establish sending areas in one municipality and receiving areas in another. Some form of tax-based revenue sharing may be necessary with inter-municipal TDR programs.

There is also a *regional* TDR program. With passage of its final Regional Master Plan in July 2008, and the September 5, 2008 ratification by Governor Jon S. Corzine, the New Jersey Highlands Council has established a regional TDR program that will be open to all municipalities within the seven county Highlands Region. It is expected that the Council will establish a TDR Bank in late 2008, and that funds will be available to start the program. Once the Bank is established, the Highlands regional TDR program will be effectuated. (*Eileen Swan*)¹⁶ Through the Highlands program, landowners in the Highlands Preservation Area may sell the development rights on their lands to developers, who will then exercise them in voluntarily designated receiving areas throughout the seven-county region. Municipalities containing these receiving areas will have the right to assess impact fees of up to \$15,000 per unit for all new development, and will also be able to apply for grants to offset the costs associated with amending their master plans municipal ordinances.

Mandatory vs. Voluntary Options

The above tools are voluntary options that a town can use when determining maximum lot sizes and mandatory set asides for resource protection. If the Borough turns to mandatory cluster provisions or a mandatory transfer of development rights (TDR) program, the Agricultural Advisory Committee will work the Planning Board to ensure agriculture resources and land are set aside in a manner to ensure viability of the farm in the future.

Municipal and Regional TDR Opportunities

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

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- ¹ Wikipedia, the free encyclopedia.
http://en.wikipedia.org/wiki/Peapack-Gladstone,_New_Jersey. Accessed August 25, 2008.
- ² United States Census Bureau. American Factfinder – Somerset County, New Jersey.
www.factfinder.census.gov. Accessed July 15, 2008.
- ³ Workforce New Jersey Public Information Network. Labor Market Information Website:
<http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm>. Accessed July 15, 2008.
- ⁴ County of Somerset Comprehensive Farmland Preservation Plan Update. May 2008.
- ⁵ Coppola & Coppola Associates. Borough of Peapack and Gladstone, Somerset County, New Jersey; Housing Plan Element and Fair Share Plan, November 25, 2005.
- ⁶ Personal communication with Bill Ryden, Borough of Peapack and Gladstone Engineer. September 1, 2008.
- ⁷ New Jersey State Development and Redevelopment Plan. March 2001.
- ⁹ Personal Communication with Richard Coppola, Planner for the Borough of Peapack and Gladstone, August 18, 2010.
- ¹⁰ New Jersey Highlands Council. Draft Highlands Regional Master Plan. November 2006.
- ¹¹ Highlands Sustainable Agriculture Technical Report. January 2007.
- ¹² Open Space and Recreation Plan for the Borough of Peapack and Gladstone, May 2000.
- ¹³ Coppola & Coppola Associates. Borough of Peapack and Gladstone, Somerset County, New Jersey; Master Plan and Development Regulations Periodic Reexamination and Land Use Plan Update Report; November 2004; Adopted February 16, 2005.
- ¹⁴ Personal Communication, Richard Coppola, Borough Planner. August 18, 2010.
- ¹⁵ New Jersey Statutes Annotated 40:55D: Municipal Land Use Law.
- ¹⁶ Personal communication with Eileen Swan, Executive Director, N.J. Highlands Council. September 1, 2008.

CHAPTER 4: FARMLAND PRESERVATION PROGRAM – OVERVIEW



Farmland is an irreplaceable natural resource that contributes to the economic and ecological value of a community. Farmers have been land stewards throughout most of history with agricultural uses contributing food and fiber, clean air, storm water management, groundwater recharge, wildlife habitat, and valued open vistas. In addition to providing employment, agriculture contributes to the local economy through the sale of produce and the purchase of equipment and other materials. Productive farmland is beneficial to a municipality in that it helps keep municipal taxes down, increases property values, adds to the community's character, and creates a sense of open space.

At present the Borough of Peapack and Gladstone has permanently preserved one farm totaling **50 acres**. The Borough is enrolled in the SADC Planning Incentive Grant for farmland preservation. The Agricultural Advisory Committee and Council remain firmly committed to farmland protection and continue to support the preservation of agricultural land throughout the Borough.

Somerset County Agricultural Development Areas (ADAs)

The Somerset County Agriculture Development Board (CADB) developed the Somerset County Agricultural Development Area (ADA) based upon both statutory and county criteria. The ADA designates land that has the potential for long-term agricultural viability. This agricultural use would be the preferred, but not the exclusive, use.

Statutory Criteria:

- The land must be agriculturally productive or have future production potential. Also, zoning for the land must permit agriculture or permit it as a nonconforming use.
- Suburban and/or commercial development must be reasonably non-existent in the ADA area.
- The land must comprise no greater than 90% of the agricultural land mass of the County.
- Any attributes deemed appropriate by the Board must also be incorporated.

Somerset County initially established their ADA in 1983. As part of the *2008 Comprehensive Farmland Preservation Plan Update*, the Somerset CADB updated their ADA designating land capable of supporting agricultural production.

Utilizing the state’s regulatory criteria for designating ADA and existing farmland assessment data, the County designated an ADA on a county-wide basis that does not exceed 90% of the County’s agricultural land base. A map of the ADA is included in the *Maps Section* of this Plan.

County Criteria:

- Land is currently in agricultural production or has strong potential for agricultural production or is farm assessed through a woodland management plan.
- Agriculture is the preferred, but not necessarily the exclusive use.
- Agriculture is a use permitted by current municipal zoning ordinance or is allowed as a non-conforming use.

Overall, there are 1,696 acres of farm assessed parcels in Peapack and Gladstone, all of which are included within the Somerset County ADA. The *Farmland Map* in this Plan shows the farm assessed lands in the Borough, including all preserved farms. Peapack and Gladstone is located entirely within the Somerset County Upper Raritan ADA.

Farmland Preserved to date by program

In 1983, the New Jersey State Legislature adopted the State Agriculture Retention and Development Act and created the State Agriculture Development Committee (SADC), which provides funding for farmland preservation programs, establishes farmland preservation policy statewide, and oversees program administration. The Somerset County Board of Chosen Freeholders created the Somerset County Agriculture Development Board (CADB) in April 1983.

As of June 1, 2010, there were 91 permanently preserved farms in Somerset County, permanently protecting 7,389 acres at an average cost of \$15,411 per acre, including the recently preserved Dower Farm in Peapack and Gladstone. (*Timothy Brill*)¹ Seven towns in Somerset County have preserved farmland. The County has spent a total of \$20,327,038 to protect farmland in the County, just over 25% of the total cost share. (*Somerset County Comprehensive Farmland Preservation Plan Update*)²

Of the 91 permanently preserved farms in Somerset County, only one is located in the Borough of Peapack and Gladstone. The Dower Farm permanently protects 50 acres of land in the Borough and was purchased with SADC and County funding.

Preserved Farms in the Borough of Peapack and Gladstone

Farm	Program	Acres	Total Cost	State Cost	County Cost	Municipal Cost	Cost per Acre	Year
Dower Farm	Non Profit Grant	49.773 ^a	\$1,960,817.91	\$980,408.95	-	-	\$39,395.21	2010

^a The acreage for the Dower Farm is the acreage per the survey of the deed restricted farm, this is slightly different than the acreage recorded in Chapter 5 which is the acreage as measured by the ArcGIS analysis, which is based on the parcel data.

There are currently no farms pending preservation in the Borough of Peapack and Gladstone.

County Easement Purchase

County Easement Purchases involve the sale of farmland development rights to the county by the landowner. By selling their development rights to the county, the landowner agrees to restrict their land to agricultural use. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted, in perpetuity, for agricultural use.

To be eligible for the County Easement Purchase program, the land must be in an Agricultural Development Area and be eligible for farmland assessment. A landowner must complete an application, which is reviewed by the CADB and then approved applications are forwarded to the SADC. In the past, these applications were distributed once a year. With the new County Planning Incentive Grant program there will no longer be an annual application date for the County Easement Purchase program.

Following review of the application and a site visit by the CADB, two independent appraisals must be conducted. Each appraisal should determine the land's fair market value and agricultural value. The difference between these two is the price of the farm's "development rights," also known as the easement value. This is the price that the County offers to the landowner based on the SADC's certified value of the development rights, and if this price is accepted, the County has title work and a survey done for farms receiving final State, County and Municipal approvals, and then schedules a closing. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted, in perpetuity, for agricultural use.

The SADC will cost share on an easement which has been, or is being acquired, by the County. The SADC will apply its cost share "sliding scale" formula to the certified per acre value, which is presented on *page 5-11* in *Chapter 5* of this report.

At present Peapack and Gladstone has no farms preserved by this method.

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. The State Agriculture Development Committee (SADC) has recently 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. Applications are now accepted year round. In order to qualify for PIGs, an agricultural advisory committee, for which the County Agriculture Development Board (CADB) functions for the county, is necessary. Additionally, the county must maintain a dedicated source of funding or alternative means for funding farmland preservation. Both county and municipal applications should

correlate with county comprehensive farmland preservation plans. Somerset County developed their *2008 Comprehensive Farmland Preservation Plan Update* in order to bring it in to compliance with the newly adopted guidelines and qualify for the County Planning Incentive Grant program.

As stated above, the SADC will cost share on an easement which has been, or is being acquired, by the County through the Planning Incentive Grant program. The SADC will apply its cost share “sliding scale “formula to the certified per acre value, which is presented on *page 5-11* in *Chapter 5* of this report.

Municipal Planning Incentive Grants

Municipal Planning Incentive Grants (PIGs) are very similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements. In order to qualify for this program, the town must have an agricultural advisory committee and a source of funding for farmland preservation. Farms to be preserved through a municipal PIG need to be approved by the CADB and Freeholders only if County funding is involved. Somerset County requires matching funding (50:50) between the County and the municipality for the difference between the amount funded by the State and the total easement cost, as part of a municipal PIG.

Farms to be preserved through a municipal PIG must be approved by the CADB, but only in the case where the CADB is contributing funds towards the farm. The CADB has the opportunity to comment on the application, but if the town is purchasing the property through the PIG program without the County’s funds there is no requirement for the County’s approval. The County will hold the farmland preservation easement if County funding is involved, but the SADC can hold the easement if County funding is not included.

The Borough of Peapack and Gladstone is currently enrolled in the Municipal Planning Incentive Grant program and has been involved since 2002 under the former SADC regulations. The Municipal PIG for the Borough of Peapack and Gladstone divides the Borough into two project areas. The Essex Hunt Club Project Area is located west of U.S. Route 206 and south of Pottersville Road, coinciding with Somerset County’s Upper Raritan West Project Area, and a small portion of Somerset County’s Upper Raritan East Project Area. The Raritan Valley Project Area stretches from Highland Avenue to Mosle Road, east of Main Street (CR-647) extending to the North Branch of the Raritan River. There are two targeted QFarm parcels in the Essex Hunt Club Project Area and five QFarm targeted parcels in the Raritan Valley Project Area.^b The Project Areas and are shown on the *Project Area Map* in this Plan.

^b See Chapter 5 for targeted farm parcel analysis.

Similar to the County Easement and PIG programs, the SADC will cost share on an easement which has been, or is being acquired, by the municipality through the municipal Planning Incentive Grant program. The SADC will apply its cost share “sliding scale” formula to the certified per acre value, which is presented on *page 5-11* in *Chapter 5* of this report.

Municipal Farmland Preservation Program

No farms have been preserved directly by the Borough of Peapack and Gladstone.

Farms Preserved Through Conservation Easements

The Nature Conservancy and the Upper Raritan Watershed Association have preserved 297 acres of farmland through conservation easements. These are centered along the Willow Avenue, Branch Road, Holland Road area, and along Fowler Road. These lands are permanently protected for their conservation value and are all currently farmed by their owners.

Acreage	Location	Block/Lot	Current Owner (Prior Owner)	Easement Holder	Project Area
37.88	Fowler Road	33/13.01	Hamilton Farm Golf Club, LLC.	TNC	Essex Hunt Club
3.00	Willow Avenue	26/19.02	James and Lisa Dellermo (Baker)	URWA	Raritan Valley
41.39	Willow Avenue	26/16, 16.01, 16.05	Richard Hand & Gerrie McManus (Vernon Assoc.)	URWA	Raritan Valley
42.83	Fowler Road	33/6	Greg and Jenny Morris (Tilney)	URWA	Essex Hunt Club
18.40	Mosle Road	7/10.01	Christopher and Christina Guido (Turnbull)	URWA	Raritan Valley
13.48	Branch Road	27/2	Morangie Farm, LLC: Richard Hand & Gerry McManus (Turnbull)	URWA	Raritan Valley
16.09	Branch Road	27/1	Mr. Putnam L. Crafts, Jr. (Turnbull)	URWA	Raritan Valley
93.82	Holland Road	33/8	The Essex Hunt Club and Fox Hounds	URWA	Essex Hunt Club
30.36	Fowler Road	33/7	Albert and Anya Salama	URWA	Essex Hunt Club

SADC Farmland Preservation Program

Also important to Peapack and Gladstone farmers is the State Agriculture Development Committee (SADC). The SADC is the lead program in administering the state’s Farmland Preservation Program. The SADC:

- Provides cost share funding for the purchase of development easements.
- Directly purchases farms and development easements from landowners;
- Administers grants to landowners in the Farmland Preservation Program to fund up to 50 % of soil and water conservation projects;
- Administers the Right to Farm Program (discussed in *Chapter 8*);

- Administers the Transfer of Development Rights Bank; and,
- Operates the Farm Link Program, which helps connect farm owners with potential tenant farmers.

SADC Direct Easement Purchase Program

The SADC Direct Easement Purchase is a program that allows a landowner to apply directly to the SADC for the sale of development rights. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. The Direct Easement Program does not receive monetary contributions from the County or the municipality but, in some situations, can include local cost share.

In Peapack and Gladstone, the state has not preserved any farms.

SADC Fee Simple

A fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment and the transaction can be completed in a matter of months. The 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; the SADC does not retain ownership. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment.

Nonprofit Grant Program

Grants are provided to nonprofit organizations by the State Agriculture Development Committee. These grants fund up to 50% of the fee simple or development easement values on farms. These grants help to preserve farmland throughout the county and generally the transactions involve properties with both agricultural and environmental significance. These grants are obtained through an application process, in which the land or the development rights to the property are valued by independent appraisers.

Dower Farm is the only farm preserved through this program in the Borough of Peapack and Gladstone. The Land Conservancy of New Jersey worked with the Borough, State, and County to preserve this farm in 2010 and contributed a 50% matching grant provided through the SADC Nonprofit grant program.

Consistency with SADC Strategic Targeting Project

The purpose of the SADC Strategic Targeting Project is to prioritize farmland preservation investments by targeting farms for preservation based on specific criteria, including a focus

on prime and statewide soils in active 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 farmland preservation efforts with open space, recreation, and historic preservation investments.

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. The Borough of Peapack and Gladstone, through the completion of its *Comprehensive Farmland Preservation Plan*, meets each of the goals as outlined in the Strategic Targeting Project. As a participant in the Municipal Planning Incentive Grant program, the Borough of Peapack and Gladstone’s Agricultural Advisory Committee coordinates directly with the Somerset CADB to identify and target farms for preservation, including the establishment of the County Agricultural Development Area, County and Borough Project Areas, and strategic target farm lists.

Eight Year Programs

The 8-Year Farmland Preservation Program and the Municipally Approved 8-Year Farmland Preservation Program are programs in which farmland owners agree to voluntarily restrict nonagricultural development for a period of eight years in exchange for certain benefits. Landowners enrolled in the program receive no direct compensation for participating but are eligible to apply to the SADC for grants that fund up to 50% of the costs of approved soil and water conservation projects. Additionally, those in the program enjoy greater protection against nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions. In return, the farmer signs an agreement that restricts the land to agricultural use for 8 years. For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA, be eligible for Farmland Assessment, and meet appropriate program criteria. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service. No farms currently participate in the 8-year program in Peapack and Gladstone.

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

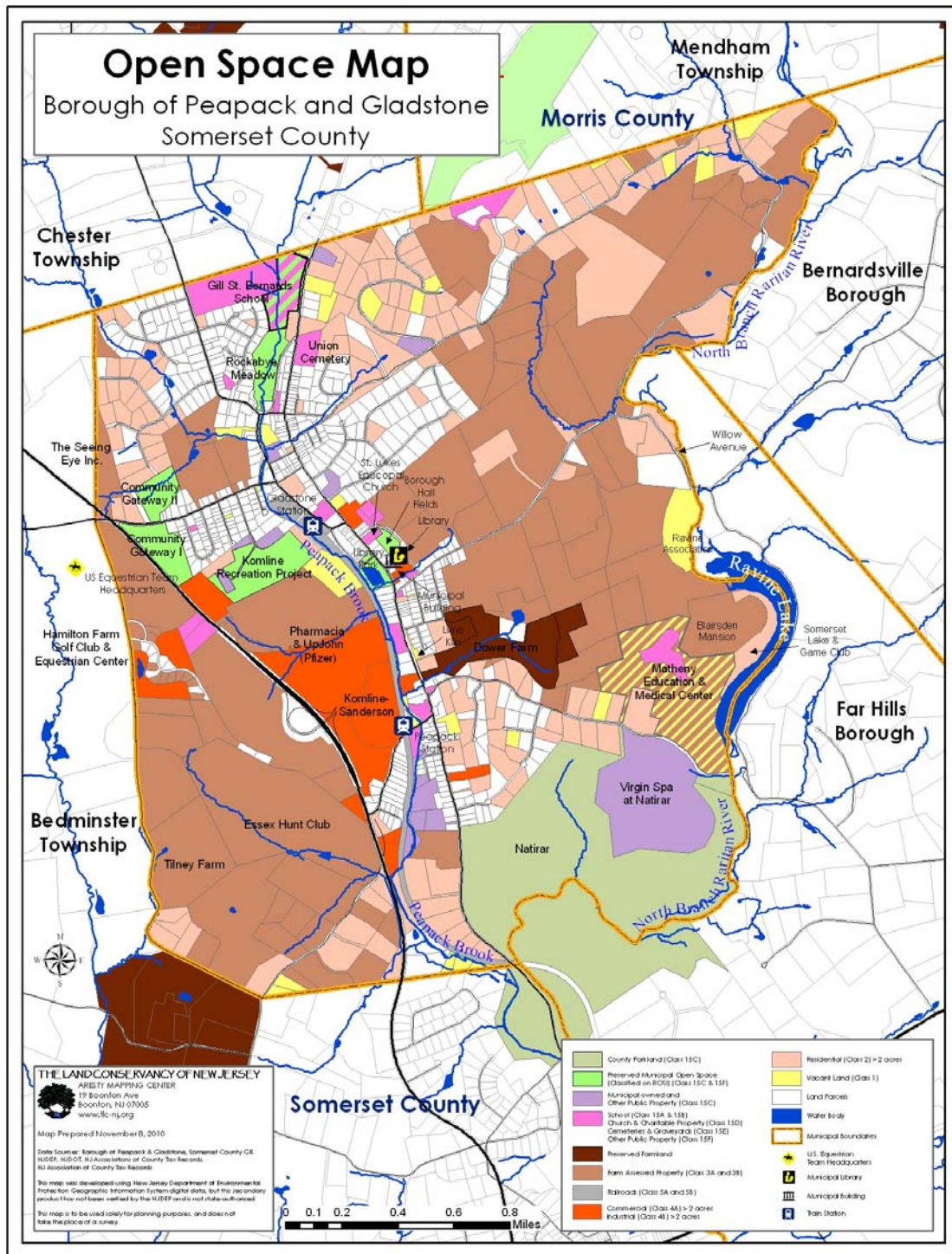
Coordination with Open Space Preservation Initiatives

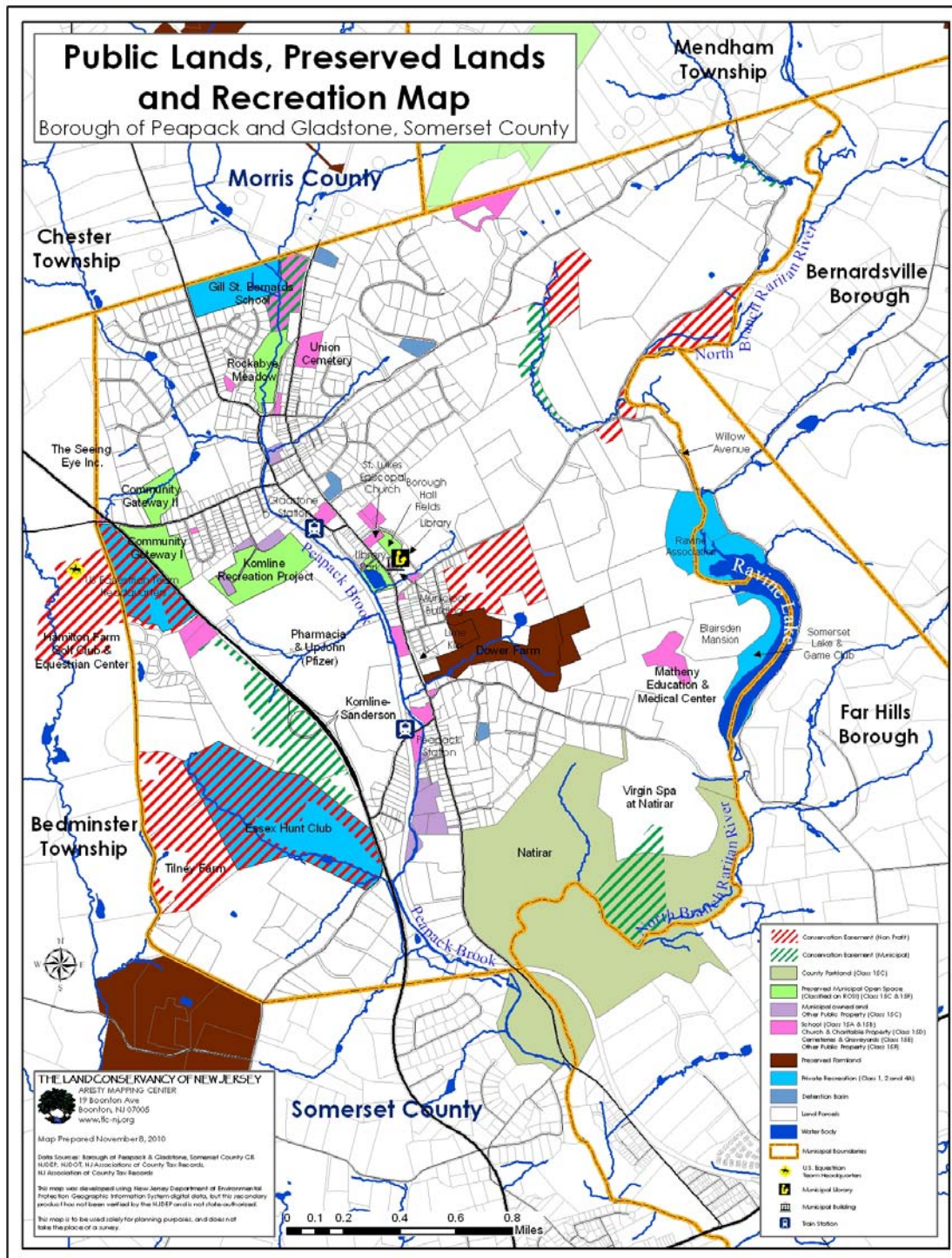
A cooperative project involves a partnership and/or funding from more than one agency. This kind of project leverages farmland preservation dollars and makes use of open space trust funds or grants to non-profit organizations. These “hybrid” projects are an opportunity to use traditional open space funds, where appropriate, to help preserve farm properties, especially where those properties are a mixture of cropland and woodland areas. The use of open space funding is becoming increasingly important to preserving agricultural land. Farmland preservation should be coordinated with open space efforts. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers. The Borough of Peapack and Gladstone has a municipal Open Space Trust Fund which is used to preserve open space and farmland. The AAC and Open Space Committee are two separate committees but meet on the same evening. Thus, coordination of the farmland and open space preservation is seamless.

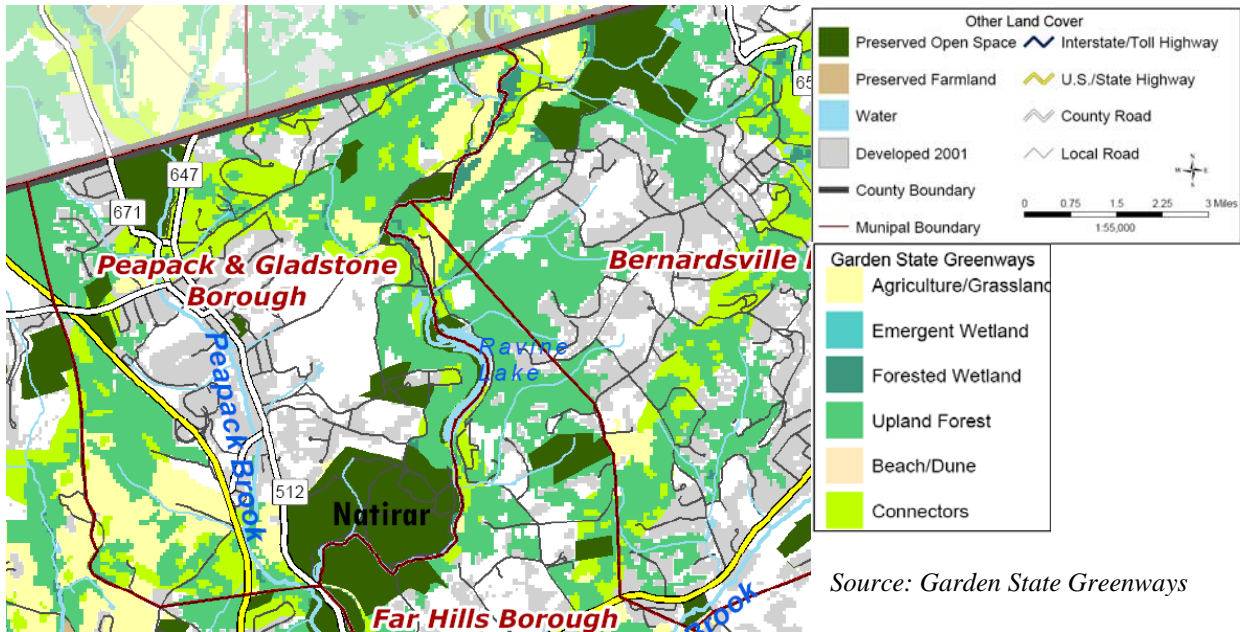
The preservation of the Natirar Estate in the Borough of Peapack and Gladstone is an excellent example of a regional project that involved county open space funding, local funding, and state funding to preserve a regionally significant project. Natirar is now a county park, complete with equestrian trails for riding. A portion of the property continues to be maintained as a farm. Ninety acres of the property is co-owned by Somerset County and a private entity to be managed as a public-private partnership as a restaurant, hotel and spa. The restaurant, Ninety Acres, opened this year and features locally grown food.

It is important to note that open space funds in the Borough of Peapack and Gladstone have not been used to take farmland out of production. Land preserved through conservation easements continue to operate as farms and the AAC will work with the Open Space Committee and the local nonprofit organizations to ensure that productive agricultural land remains in production and conflicts between equestrian riders and farmers are minimized. The Borough is a strong supporter of equine trails and regional trails criss-cross the municipality.

All preserved open space is shown in “green” on the *Farmland Map*. The *Open Space Map and Preserved Lands Map* (on the following page) identifies all publicly preserved land, conservation easements and farmland easement in the Borough. In addition to the Borough’s *Open Space Map*, the *Garden State Greenways* map (below) for the Borough of Peapack and Gladstone details the location of local and regional open space and recreational lands in and around the Borough of Peapack and Gladstone. These maps may be used in conjunction with the Borough’s *Project Areas Map* to identify land for open space and farmland protection.







Source: Garden State Greenways

Farmland Preservation Program Funding Expended to Date by Source

The Borough of Peapack and Gladstone Open Space, Recreation, Farmland and Historic Preservation Trust Fund (“Trust Fund”) was established in 1999 and originally collected two cents (\$0.02) per one hundred dollars (\$100) of assessed property value. In 1999 the limit was set to \$0.02 per \$100 and was raised to \$0.03 per \$100 in 2003. The Fund currently generates \$247,959 per year and has a current balance of \$493,685. The balance in the Trust Fund is obligated for bond repayment for open space acquisitions projects undertaken by the Borough. The Borough has utilized their Trust Fund to purchase several projects for natural resource protection and recreation. To date, as part of their farmland program, the Borough has expended a total of about \$10,000 in due diligence costs on the Dower Farm. The final cost for purchasing this farm was provided by the Somerset CADB (\$908,409) and The Land Conservancy of New Jersey through a 50% matching grant (\$908,409) provided by the SADC Non-Profit farmland preservation program.

The table below details the amount generated per year since 1999 and the percentage change in the Trust Fund since that time.

Tax Year	Trust Fund Rate (\$/\$100)	Amount Generated	Percentage Change
2000	\$0.022	\$102,521.94	
2001	\$0.020	\$119,301.83	16%
2002	\$0.021	\$122,035.35	2%
2003	\$0.030	\$204,505.92	68%*
2004	\$0.031	\$205,136.32	0%
2005	\$0.030	\$227,370.82	11%
2006	\$0.031	\$246,577.56	8%
2007	\$0.031	\$256,546.15	4%
2008	\$0.030	\$247,958.73**	-3%

* Tax Rate increase by \$0.01

** Estimate of 2008 Trust

Monitoring the Easements

In Somerset County, when county funds are used for easements, the county monitors the property to verify that compliance with the deed restrictions on the preserved property is taking place with the CADB performing annual inspections of the property. The easement holder is responsible for the monitoring of preserved farms, depending on the program option. The SADC is responsible for monitoring of farms preserved through the Fee Simple and Direct Easement Programs. Somerset CADB is responsible for the monitoring of most of the farms preserved in the County. The Dower Farm is monitored by the Somerset CADB, as the County participated in this project.

The Borough's AAC will notify the Somerset CADB if violations are suspected. The CADB inspections consist of completion of a form during a field visit to the farm. The inspectors take note of the following:

- Change in ownership since the previous inspection;
- Evidence of non-agricultural development (approved or otherwise);
- Use of the premises for agricultural activities;
- Presence of expansion of non-agricultural activity since the previous inspection;
- If the non-agricultural practice has been abandoned;
- Evidence of mining or removing of materials such as sand, gravel, rock, etc.;
- Evidence of dumping;
- Whether or not the farm has an approved conservation plan;
- Any improvements to farm buildings and residences; and,
- Any new agricultural buildings erected.

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. As previously discussed, the Borough of Peapack and Gladstone is not currently enrolled in or developing a TDR program.

¹ Personal communication with Timothy Brill, State Agriculture Development Committee, July 30, 2010

² Somerset County Comprehensive Farmland Preservation Plan. May 2008. Prepared by Morris Land Conservancy for the Somerset County Agriculture Development Board and Planning Board.

CHAPTER 5: FUTURE FARMLAND PRESERVATION PROGRAM



Preservation Goals

The Borough of Peapack and Gladstone is 5.8 square miles (3,712 acres) in size. Of this, **1,696 acres** are under farmland assessment, which includes croplands, woodlands, farm structures and wetlands/waterways that occur on an agricultural property. Since 1999, the Borough of Peapack and Gladstone has preserved **50 acres** of farmland through farmland easements and there are **297 acres** of agricultural land protected through conservation easements. Thus **1,349 acres** of unprotected farmland remain in Peapack and Gladstone, or 80% of the Borough's agricultural base.

Peapack and Gladstone, through its municipal PIG program, has identified two project areas for farmland preservation: the Raritan Valley and Essex Hunt Club Project Areas. There are a total of 232 acres of farmland in the Borough that are potentially eligible for preservation, based upon the State's Minimum Eligibility Criteria for productive soils and tillable land, which is based on a GIS parcel analysis. Of this potentially eligible farmland, 161 acres falls within the Borough's two identified project areas. Based upon the available funding to purchase and preserve farmland, and the amount of farmland potentially eligible for preservation, the following preservation goals are identified for the Borough of Peapack and Gladstone:

- One year target: 20 acres
- Five year target: 80 acres
- Ten year target: 160 acres

Public Participation

For the development of this *Comprehensive Farmland Preservation Plan*, the Borough of Peapack and Gladstone hosted two public meetings seeking input and direction from local residents, farmers, officials, and representatives of agencies and nonprofit organizations interested in farmland preservation. The first meeting was held towards the beginning of the plan development and the second meeting was held after the comments on the Draft Plan had been received from the SADC by the Borough.

Public Meeting #1 – August 26th, 2008

The first public meeting was held on Tuesday, August 26, 2008 at the Borough municipal building. This meeting was held as part of the regularly scheduled meeting of the Borough Council and noticed in advance of the meeting in the local newspapers. The purpose of the meeting was to present and discuss the proposed plan, seek input from residents and Council and present the draft maps identifying project areas and parcels for preservation.

The Borough Council and residents asked several questions concerning the Draft Plan. The first focused on the Highlands Regional Master Plan (RMP) would affect the Borough in general, and in particular its Farmland Preservation Program. Morris Land Conservancy answered that the Borough is contained entirely in the Highlands Planning Area, and not at all in the restrictive Preservation Area. Therefore, it is "business as usual" for the Borough until such time as if, and when, the Borough adopts the more restrictive Preservation Area Standards. Such adoption is optional for the Borough. In addition there were questions regarding farmland assessment and the draft *Farmland Map*.

The notice, agenda and minutes for this public meeting is included in the *Appendix*.

Public Hearing #2 – September 15, 2010

A second meeting was held to provide the opportunity for local residents and farmers to offer their input on the *Draft Comprehensive Farmland Preservation Plan*. This meeting was held once comments were received on the *Draft Plan* from the Somerset CADB and SADC. The Land Use Board hosted the public meeting where the maps were displayed and reviewed for the members of the Board and public. Questions were raised regarding the recently preserved Dower Farm and how additional farms may enroll in the farmland preservation program.

Project Area Summaries

The Somerset CADB has identified thirteen distinct project areas within the County's Agricultural Development Area for farmland preservation. The Borough of Peapack and Gladstone falls within two of these project areas – Upper Raritan West and Upper Raritan East.

There are two project areas for the Borough of Peapack and Gladstone. The Essex Hunt Club Project Area is located west of U.S. Route 206 and south of Pottersville Road, coinciding with Somerset County's Upper Raritan West Project Area, and a small portion of Somerset County's Upper Raritan East Project Area. The Raritan Valley Project Area stretches from Highland Avenue to Mosle Road, east of Main Street (CR-647) extending to the North Branch of the Raritan River. There are two targeted QFarm parcels in the Essex Hunt Club Project Area (totaling 57 acres) and five QFarm targeted parcels in the Raritan Valley Project Area (totaling 104 acres). The Project Areas and are shown on the *Project Area Map* in this Plan.

The below table summarizes the acreage and parcels within each of the Projects Areas in the Borough of Peapack and Gladstone. The Borough has identified specific farmland parcels for preservation within the two project areas. They are listed within the *Appendix*.

Project Areas	Project Area Acreage	Total Farm Assessed Properties	Unpreserved Farmland	Preserved Farmland*	Farms with Final Approval	Other Deed Restricted Farmland
Essex Hunt Club	710	570	331	-	-	205
Raritan Valley	1,222	1,000	834	54	-	92
Total Acreage	1,932	1,570	1,165	54		297

*Note: These numbers are from the GIS Parcel Data Analysis and include the entire parcel as “preserved”. Thus this number is slightly higher than the actual recorded data shown in Chapter 4.

Project Area Inventory

For each project area, an analysis was completed to identify the amount and density of preserved farmland, soils and size of the area. The following data was determined:

- i. The total acreage of targeted farms
- ii. The total acreage of farms with final approval
- iii. The total acreage of preserved farmland
- iv. The total acreage of other deed restricted farmland
- v. The total acreage of farms enrolled in the eight-year farmland preservation program or municipally-approved farmland preservation program
- vi. The total acreage of preserved open space compatible with agriculture

For each of the above categories, the land area within each project area is expressed as a ratio between the total acreage for each category and the total acreage of the project area. Also included is the percentage of each category expressed as a percentage of the total project area. The “*other deed restricted farmlands*” in the Borough have been protected through conservation easements are identified on the *Farmland Map*. “*Open space compatible with agriculture*” was determined using the NJDEP land use/land cover data for tillable land. The “*Density of the Project Area*” is presented as the sum of the acreages of items (ii) through (vi) (*see above*), as compared to the total acreage of the project area.

ESSEX HUNT CLUB	Acreage	Density Ratio	Percentage
i. Targeted Farms (2012 Applications)	57	57 : 710	8%
ii. Farms with Final Approval (2011 Applications)	-	- : 710	0%
iii. Preserved Farmland	-	- : 710	0%
iv. Other Deed Restricted Farmland	205	205 : 710	29%
v. Farms Enrolled in 8 Year Program	-	- : 710	0%
vi. Preserved Open Space Compatible with Agriculture	-	- : 710	0%
Aggregate Size of Project Area:	710		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	262	262 : 710	37%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	205	205 : 710	29%

RARITAN VALLEY	Acreage	Density Ratio	Percentage
i. Targeted Farms (2012 Applications)	104	104 : 1,222	8.5%
ii. Farms with Final Approval (2011 Applications)	-	- : 1,222	0%
iii. Preserved Farmland	54	54 : 1,222	4.4%
iv. Other Deed Restricted Farmland	92	92 : 1,222	7.5%
v. Farms Enrolled in 8 Year Program	-	- : 1,222	0%
vi. Preserved Open Space Compatible with Agriculture	-	- : 1,222	0%
Aggregate Size of Project Area:	1,222		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	250	250 : 1,222	20%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	146	146 : 1,222	12%

For all Project Areas, the summary total is as follows:

ALL PROJECT AREAS SUMMARY	Acreage	Density Ratio	Percentage
i. Targeted Farms (2010 Applications)	161	161 : 1,932	8%
ii. Farms with Final Approval (2009 Applications)	-	- : 1,932	0%
iii. Preserved Farmland	54	54 : 1,932	3%
iv. Other Deed Restricted Farmland	297	297 : 1,932	15%
v. Farms Enrolled in 8 Year Program	-	- : 1,932	0%
vi. Preserved Open Space Compatible with Agriculture	-	- : 1,932	0%
Aggregate Size of Project Area:	1,932		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	512	512 : 1,932	26%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	351	351 : 1,932	18%

Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC's rules for farmland preservation and project eligibility (adopted *May 21, 2007*). In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production, and meet minimum tillable land standards. (N.J.A.C. 2:76-6.20) In summary:

For all lands less than or equal to 10 acres:

- The land must produce at least \$2,500 worth of agricultural or horticultural products annually; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, less than 80% slopes of 15% or more); or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For lands greater than 10 acres:

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable; and
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC; or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For a farm application to qualify for SADC cost share, the farm must have at least one parcel listed on the targeted farm list; be comprised of an assemblage of substandard parcels which together meet SADC minimum standards; or have sufficient justification by the Borough Agricultural Advisory Committee (AAC) and the CADB that the parcels were not identified as targeted due to a specific mapping issue or other error.

The Borough may proceed without State funding on projects that do not meet these Minimum Eligibility Standards. In all cases, the Peapack and Gladstone AAC works closely with the Somerset CADB to review and process applications from landowners for farmland preservation. The Peapack and Gladstone AAC follows all County and State procedures to ensure consistency in application review and processing.

Within the identified project areas, the Borough of Peapack and Gladstone has identified candidate farms (or “targeted farms” as referenced in the May 21, 2007 rules) that meet the tillable land and soils minimum eligibility standards. The following queries were made utilizing the ArcGIS 9.2 digital mapping software:

Farmland that meets the SADC Criteria for Agricultural Soils

Soil acreage was determined using the Soil Survey as prepared by the Natural Resource Conservation Service for prime farmland soils, soils of statewide importance and soils of unique importance.

Farm parcels are sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for soils.

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% soils capable of supporting agricultural production
6.667-10 acres	5 acres of soils capable of supporting agricultural production
10-50 acres	50% soils capable of supporting agricultural production
50+ acres	25 acres of soils capable of supporting agricultural production

Farmland that meets the SADC Criteria for Tillable Land

Tillable acreage was determined using the N.J. Department of Environmental Protection 2002 Land Use/Land Cover mapping for agricultural lands. The land categories that are

defined as the “tillable land” based on the 2002 NJDEP Land Use/Land Cover are as follows:

- Agricultural Wetlands (Modified)
- Confined Feeding Operations
- Cropland and Pastureland
- Former Agricultural Wetland
- Orchards/Vineyards/Nurseries/Horticultural Areas
- Other Agriculture

Farm parcels were sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for tillable land.

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% tillable
6.667-10 acres	5 acres tillable
10-50 acres	50% tillable
50+ acres	25 tillable acres

Farmland that meets SADC Criteria for both Tillable Land and Soils

Utilizing the tillable acreage determined from the N.J. Department of Environmental Protection 2002 Land Use/Land Cover mapping for agricultural lands and soil acreage determined using the Soil Survey as prepared by the Natural Resource Conservation Service for prime farmland soils, soils of statewide importance and soils of unique importance, farm parcels were sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for tillable land and soils.

The Project Area Summaries and Minimum Eligibility Criteria analysis for each project area are presented in the tables below and GIS Maps (included within the *Maps Section* of this Plan). As stated earlier, for each category, the land area within each project area is expressed as a ratio between the total acreage for each category and the total acreage of the project area. Also included is the percentage of each category expressed as a percentage of the total project area.

ESSEX HUNT CLUB	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	710		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	213	213 : 710	30%
ii. Total Acreage of Farmland Soils of Statewide Importance	280	280 : 710	40%
iii. Total Acreage of Unique Farmland Soils	-	- : 710	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	284	284 : 710	40%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	67	67 : 710	9%
iii. QFarm Parcels meeting SADC Criteria for Soils and Tillable Land	57	57 : 710	8%

Minimum Eligibility Criteria analysis for each project area: *(continued)*

RARITAN VALLEY	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	1,222		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	229	229 : 1,222	19%
ii. Total Acreage of Farmland Soils of Statewide Importance	302	302 : 1,222	25%
iii. Total Acreage of Unique Farmland Soils	-	- : 1,222	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	369	369 : 1,222	30%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	231	231 : 1,222	19%
iii. QFarm Parcels meeting SADC Criteria for Soils and Tillable Land	104	104 : 1,222	8.5%

For all project areas, the summary total is as follows:

ALL PROJECT AREAS SUMMARY	Acreage	Density Ratio*	Percentage
Aggregate Size of Project Area:	1,932		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	442	442 : 1,932	23%
ii. Total Acreage of Farmland Soils of Statewide Importance	583	583 : 1,932	30%
iii. Total Acreage of Unique Farmland Soils	-	- : 1,932	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	653	653 : 1,932	34%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	298	298 : 1,932	15%
iii. QFarm Parcels meeting SADC Criteria for Soils and Tillable Land	161	161 : 1,932	8%

There are a total of **161 acres** of farm assessed land (QFarm Parcels) that meets both the Minimum Eligibility Criteria for soils and tillable land within the two project areas for Peapack and Gladstone. Including land outside of the project areas, there are **232 acres** of farm assessed land that meet minimum eligibility criteria.

There are **1,696 acres** of total assessed farmland in the Borough of Peapack and Gladstone, of which **232 acres** meet both the soils and tillable land Minimum Eligibility Criteria for farmland preservation. According to the 2005 New Jersey Farmland Assessment, there are **743 acres** of active agricultural land in the Borough, which accounts for 44% of the total assessed farmland. Of the assessed farmland in the Borough, 14% of the existing farmland meets both the soils and tillable land Minimum Eligibility Criteria as defined by the SADC. Of the active agricultural land, **31%** meets both state criteria. Included within the *Appendix* is the complete list of potentially eligible parcels.

In addition to the State’s new Minimum Eligibility Criteria, the SADC has also identified an “Eligible Farm” standard as defined in section 17.2 of the newly adopted rules. In this case, grant funding will be based upon an individual farm having a rank score that is “*equal to or greater than 70% of the county’s average quality score of all farms granted*”

preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years.” The SADC has released this rank score for Fiscal Year 2009 for Somerset County. The minimum score for an Eligible Farm is 46. This new designation only applies to the County Planning Incentive Grant Program. A detailed score listing is included within the *Appendix*.

County and Municipal Ranking Criteria

The Somerset CADB utilizes the state ranking criteria as the basis for calculating the rank of each farm. All farms that apply for preservation must attend a “pre-proposal” meeting with the CADB to review their application. Somerset CADB has always had certain standards that are used when evaluating an application. One such standard is that a parcel must be at least 25 acres in size. The CADB has always used this size and will continue to do so. If an applicant farm is contiguous to an already preserved farm parcel, it is looked upon more favorably. This qualification may impact the potentially eligible farms in the Borough as several are under the minimum acreage of 25 acres. In these instances, the Borough will work with the County and other partners to determine how to preserve and protect these lands.

Another criteria that the CADB will look at under the “Other” section, would be farms of local importance or unique value/characteristic. Many farms do have a historical or local importance for the municipality, or may be a unique agricultural operation. In the event that a unique farm does not meet SADC criteria, the CADB will work with them to request a waiver (if the operation is agriculturally productive) from the SADC and gain support from the municipality.

The CADB will use the SADC provided ranking sheet and ranking policies when evaluating an individual application. The CADB staff will first review the application, create a fact sheet and complete the ranking sheets for the farm. A PIG Subcommittee meeting will then be called where this subcommittee of the CADB will review the information and provide a recommendation to the full CADB. From that point forward, the CADB will work with the applicant, SADC and municipality (where applicable) to close the application in a timely fashion. The application’s viability will depend on the number and quality of other applications, and where the County stands in terms of funding (base grant versus competitive grant). The County will require that the minimum standards and eligibility score are met, but in an instance where many applications rank well and funding is limited, the highest ranked application will move forward (this ranking may also include proximity to preserved land, price negotiations, land donations, etc.). The CADB will try to move as many viable applications as possible through the County PIG. In an instance where the farm does not receive a high enough ranking in comparison to other applications or funding is limited, the CADB will recommend that the application go through an SADC, municipal or non-profit program. The CADB has always looked for ways to preserve a farm if the first method through the County does not work, and will continue to do so.

Peapack and Gladstone’s ranking criteria are consistent with the County and State Ranking

Criteria. Both the Borough and County rely heavily on the State's Ranking Criteria (in *Appendix*) with the exception of the 25-acre minimum required by Somerset County.

The Borough's Agricultural Advisory Committee and Council are committed to preserving as much of the agricultural land base as possible and support innovative funding mechanisms and preservation tools. The focus of the farmland preservation program is to preserve the productive agricultural landscape of the community.

Municipal and County Policies Related to Farmland Preservation Applications

The Borough of Peapack and Gladstone follows the policies established by Somerset County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the *2008 Somerset County Comprehensive Farmland Preservation Plan*. The Somerset CADB follows the SADC's policies regarding these issues and below is a brief summary of the state policies for each issue.

Approval of Housing Opportunities

Agricultural labor housing: Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey. However, the State Agriculture Development Committee understands the need for this type of housing and does have a policy that a landowner must refer to in order to construct labor housing. These applications are reviewed by the State Agriculture Development Committee and the County Agriculture Development Board. The Borough works with the farmland owner to ensure that every preserved farm is preserved with a housing opportunity onsite. In Peapack and Gladstone, most of the farms are smaller and labor housing is not a significant issue for local farmers.

House replacement: The policy of the State Agriculture Development Committee on house replacement is that 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, in order to minimize the impact on the agricultural operation. This is supported by the AAC and CADB.

Residual dwelling site opportunity allocation: Residual Dwelling Site Opportunities (RDSOs) are lingering potential housing prospects located within a deed-restricted farm. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. The maximum RDSO density is one residence per 100 acres including existing residences. The purpose of the building in question must be for "single-family residential housing and its appurtenant uses." (*SADC Appraiser Handbook 2007*)¹ To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and "at least one person residing in the residential unit shall be regularly engaged in common farm site practices." This is supported by the AAC and CADB.

Division of the Premises

The goal of the State Agriculture Development Committee, and supported by the CADB and Peapack and Gladstone AAC, is to preserve large tracts of farmland. Therefore, a division of the premises is not an encouraged practice, however when division occurs it must be for agricultural purposes and must result in agriculturally viable land parcels. 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.

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 SADC and, when they occur, it is recommended that they should be as small as possible. 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.” (*SADC Appraiser Handbook 2007*) 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 “area which is part of an existing Block and Lot owned by the application that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises.” (*SADC Appraiser Handbook 2007*) Unlike a severable exception, a non-severable 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. The CADB and AAC follow the exception policies as identified by the SADC.

Funding Plan

Installment Purchases and Donation/Bargain Sales

The Borough of Peapack and Gladstone is supportive of donation/bargain sales and installment purchases. Both of these tools serve to leverage limited funding resources and are described below:

Donation and Bargain Sale: This mechanism for preserving a farm involves a donation by the landowner. If the landowner donates a portion of the value of the development rights

when an easement is sold, this is called a bargain sale. A bargain sale can result in substantial tax savings for the landowner and can stretch all farmland preservation funds. The landowner donation is a reduction in the amount of gain that is subject to the capital gains tax, and the landowner can take a tax deduction for the amount donated against his or her federal and state income taxes.

Installment Purchase: Through an installment purchase agreement, development rights may be acquired by the Somerset CADB through a payment plan that provides payments to the landowner over time. Receiving the income from the sale in installments may provide the landowner with financial management and/or tax advantages.

Overview of Somerset County Trust Fund and Municipal PIG requirements

The Somerset County Open Space Recreation Farmland Preservation Trust Fund generates approximately \$18.3 million annually. The Borough of Peapack and Gladstone works with Somerset County according to its current cost-share requirements for preserving farms. The County’s policy is that Somerset CADB will fund one-half of the difference between the amount the SADC funded and the total cost for preserving a farm, based upon the Certified Market Value, through the municipal Planning Incentive Grant program. The remainder is funded by the municipality.

Overview of SADC “sliding scale”

As part of the municipal PIG program, the SADC will cost share on an easement which has been, or is being acquired, by a municipality. The SADC will not authorize a grant for greater than 80% of the SADC’s certified fair market value of the development easement. If the landowner’s asking price is greater than the certified fair market value, the SADC’s cost share grant shall be based upon the SADC’s certified fair market value. The landowner can ask for a higher price but the transaction can not be for an amount higher than the higher of two independent appraisals for the SADC to participate. If the landowner accepts less than the certified value, the SADC will apply its cost share “sliding scale” formula to the discounted per acre value and share in a portion of the discount. The SADC percent cost share is based upon the following sliding scale:

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

The state usually pays about 60% under most program options including the county and municipal PIG programs, based on the estimated average easement prices per acre in the region.

Description of Municipal Funding Sources

The Borough of Peapack and Gladstone Open Space, Recreation, Farmland and Historic Preservation Trust Fund (“Trust Fund”) was established in 1999. The Borough Council establishes the rate annually, following a public hearing. In 1999 the limit was set to \$0.02 per \$100 and was raised to \$0.03 per \$100 in 2003. The Fund currently generates \$208,862.49 per year and has a current balance of \$718,261.75.

Borough Open Space Trust Fund		
Established in 1999 by Ordinance #754		
Year	OS Rate	Tax Amount
Tax levy of 1999	\$0.20	\$96,740.00
Tax levy of 2000	\$0.021	\$99,040.00
Tax levy of 2001	\$0.020	\$118,517.22
Tax levy of 2002	\$0.021	\$119,662.66
Tax levy of 2003	\$0.030	\$203,969.64
Tax levy of 2004	\$0.031	\$202,157.57
Tax levy of 2005	\$0.030	\$226,941.90
Tax levy of 2006	\$0.031	\$245,676.96
Tax levy of 2007	\$0.031	\$253,983.33
Tax levy of 2008	\$0.03	\$247,958.73
Tax levy of 2009	\$0.03	\$228,506.16
Tax levy of 2010	\$0.03	\$208,862.49
TOTAL:		\$2,252,016.30

The balance in the Trust Fund is obligated for bond repayment for open space acquisitions projects undertaken by the Borough. To date, as part of their farmland program, the Borough has expended a total of approximately \$10,000 in due diligence costs on the Dower Farm project. The balance has been spent on open space preservation. The Borough does not have a set allocation between open space, historic, and farmland preservation.

The Borough has floated two bonds to purchase open space land. The Trust Fund is used to pay down these bonds. The tables below detail the debt repayment schedule for the two outstanding open space bonds.

Komline - Block 20, Lot 1			
Ord. No.	Date Issued	Outstanding Bond	
871	9/13/2005	\$2,695,781.00	
Date	Interest Paid by Open Space Trust	Principal Paid with Grants	Balance
1/18/2008	\$ 1,236.25	\$ 300,000.00	\$2,695,781.00
12/5/2008	\$ 93,004.44		\$2,695,781.00

Household International - Block 19, Lot 11			
Ord. No.	Date Issued	Amount	Interest Rate
763	9/14/1999	\$500,00.00	1%
Date Due	Interest	Principal	Loan Balance
			\$500,000.00
10/9/2001	\$ 5,000.00	\$10,545.80	\$489,454.20
4/9/2002	\$ 4,894.54	\$10,651.26	\$478,802.94
10/9/2002	\$ 4,788.03	\$10,757.77	\$468,045.17
4/9/2003	\$ 4,680.45	\$10,865.35	\$457,179.82
10/9/2003	\$ 4,571.80	\$10,974.00	\$446,205.82
4/9/2004	\$ 4,462.06	\$11,083.74	\$435,122.08
10/9/2004	\$ 4,351.22	\$11,194.58	\$423,927.50
4/9/2005	\$ 4,239.28	\$11,306.52	\$412,620.98
10/9/2005	\$ 4,126.21	\$11,419.59	\$401,201.39
4/9/2006	\$ 4,012.01	\$11,533.78	\$389,667.61
10/9/2006	\$ 3,896.68	\$11,649.12	\$378,018.49
4/9/2007	\$ 3,780.19	\$11,765.61	\$366,252.88
10/9/2007	\$ 3,662.53	\$11,883.27	\$354,369.61
4/9/2008	\$ 3,543.70	\$12,002.10	\$342,367.51
10/9/2008	\$ 3,423.68	\$12,122.12	\$330,245.39
4/9/2009	\$ 3,302.45	\$12,243.34	\$318,002.05

Source: Mary Robinson, Borough CFO, July 22, 2008²

Cost Projections and Funding Plan Associated with Preservation Goals

The Borough of Peapack and Gladstone Open Space, Recreation, Farmland and Historic Preservation Trust Fund (“Trust Fund”) generates \$247,958.73 annually. Based upon the recent preservation of the Dower Farm the estimated per acre value of a farmland easement in the Borough is \$35,000. The Borough of Peapack and Gladstone currently has nearly \$3 million in loan and bond payments due for several past open space acquisitions. The Borough determines on an annual basis whether to pay this debt service out of the Open Space Trust Fund or the Borough’s general fund. Currently, the debt is reduced from both the Open Space Trust Fund and the Borough’s general funds.

The following assumptions were made regarding the Peapack and Gladstone’s Open Space Trust Fund, the rate of increases in land prices and the cost-share between the municipality, Somerset County, and the State of New Jersey. These are described below:

1. Assume annual allocation for the Borough’s Trust Fund is \$247,959
2. Assume there is a 5% funding growth for the Borough’s Trust Fund
3. Assume municipal funding is reduced by 3% for administrative costs (for due diligence)
4. Assume 50% of the Trust Fund is encumbered for prior acquisitions
5. Assume the average price per acre is \$35,000
6. Assume a 7% increase in land costs (average per acre cost)
7. Assume the Borough is purchasing land in partnership with the county and state (no direct purchase by the Borough)
8. Assume the municipal cost share is on average 15%, but for this analysis a variety of percent costs shares are used
9. Assume the Borough only spends what comes in annually in the Trust Fund, that is they are not accruing a balance that is carried over annually
10. Assume the Borough spends their annual allocation each year
11. Assume the existing balance in their Trust Fund is used to pay down the current bond

Based upon the above assumptions, the following analysis was completed to calculate the funding available to Peapack and Gladstone for farmland preservation:

Year	Annual Funding Available	Funding Available Less Administrative Costs	Funding Available Less Debt Service	Average Cost per Acre
1	\$247,958.73	\$240,519.97	\$ 120,259.98	\$35,000.00
2	\$260,356.67	\$252,545.97	\$ 126,272.98	\$37,450.00
3	\$273,374.50	\$265,173.26	\$ 132,586.63	\$40,071.50
4	\$287,043.22	\$278,431.93	\$ 139,215.96	\$42,876.51
5	\$301,395.39	\$292,353.52	\$ 146,176.76	\$45,877.86
6	\$316,465.16	\$306,971.20	\$ 153,485.60	\$49,089.31
7	\$332,288.41	\$322,319.76	\$ 161,159.88	\$52,525.56
8	\$348,902.83	\$338,435.75	\$ 169,217.87	\$56,202.35
9	\$366,347.98	\$355,357.54	\$ 177,678.77	\$60,136.52
10	\$ 384,665.37	\$373,125.41	\$ 186,562.71	\$64,346.07

Using the above funding formula, and the average cost per acre in Peapack and Gladstone, an analysis was completed to calculate the amount of land that could be purchased in Peapack and Gladstone. The analysis was run at 5% intervals. At a 20% municipal cost share with the county and state, the Borough could preserve 17 acres in the first year, 83 acres within five years, and 158 acres after ten years.

Year	15% Borough Cost Share (acres preserved)	20% Borough Cost Share (acres preserved)	25% Borough Cost Share (acres preserved)	30% Borough Cost Share (acres preserved)	35% Borough Cost Share (acres preserved)	40% Borough Cost Share (acres preserved)	45% Borough Cost Share (acres preserved)
1	23	17	14	11	10	9	8
2	22	17	13	11	10	8	7
3	22	17	13	11	9	8	7
4	22	16	13	11	9	8	7
5	21	16	13	11	9	8	7
6	21	16	13	10	9	8	7
7	20	15	12	10	9	8	7
8	20	15	12	10	9	8	7
9	20	15	12	10	8	7	7
10	19	14	12	10	8	7	6
	211	158	126	105	90	79	70

Cost Projections Associated with Preservation Goals

An estimate was also completed to determine the cost share funding from the County and State. Based upon the average easement values and the SADC sliding scale, it is assumed that the Borough's cost share will be between 15% and 20%. Using this as a basis, and assuming the available funding from the Borough is limited as determined above, the following analysis was completed:

Year	Acres Preserved at 15% Borough Cost Share	15% Borough Cost Share	15% County Cost Share	70% State Cost Share	Total Project Cost
1	23	\$ 120,259.98	\$ 120,259.98	\$ 561,213.26	\$ 801,733.23
2	22	\$ 126,272.98	\$ 126,272.98	\$ 589,273.92	\$ 841,819.89
3	22	\$ 132,586.63	\$ 132,586.63	\$ 618,737.62	\$ 883,910.88
4	22	\$ 139,215.96	\$ 139,215.96	\$ 649,674.50	\$ 928,106.43
5	21	\$ 146,176.76	\$ 146,176.76	\$ 682,158.22	\$ 974,511.75
6	21	\$ 153,485.60	\$ 153,485.60	\$ 716,266.13	\$ 1,023,237.34
7	20	\$ 161,159.88	\$ 161,159.88	\$ 752,079.44	\$ 1,074,399.20
8	20	\$ 169,217.87	\$ 169,217.87	\$ 789,683.41	\$ 1,128,119.16
9	20	\$ 177,678.77	\$ 177,678.77	\$ 829,167.58	\$ 1,184,525.12
10	19	\$ 186,562.71	\$ 186,562.71	\$ 870,625.96	\$ 1,243,751.38
	211	\$1,512,617.16	\$1,512,617.16	\$ 7,058,880.06	\$10,084,114.37

Year	Acres Preserved at 20% Borough Cost Share	20% Borough Cost Share	20% County Cost Share	60% State Cost Share	Total Project Cost
1	17	\$ 120,259.98	\$ 120,259.98	\$ 360,779.95	\$ 601,299.92
2	17	\$ 126,272.98	\$ 126,272.98	\$ 378,818.95	\$ 631,364.92
3	17	\$ 132,586.63	\$ 132,586.63	\$ 397,759.90	\$ 662,933.16
4	16	\$ 139,215.96	\$ 139,215.96	\$ 417,647.89	\$ 696,079.82
5	16	\$ 146,176.76	\$ 146,176.76	\$ 438,530.29	\$ 730,883.81
6	16	\$ 153,485.60	\$ 153,485.60	\$ 460,456.80	\$ 767,428.00
7	15	\$ 161,159.88	\$ 161,159.88	\$ 483,479.64	\$ 805,799.40
8	15	\$ 169,217.87	\$ 169,217.87	\$ 507,653.62	\$ 846,089.37
9	15	\$ 177,678.77	\$ 177,678.77	\$ 533,036.30	\$ 888,393.84
10	14	\$ 186,562.71	\$ 186,562.71	\$ 559,688.12	\$ 932,813.53
	158	\$1,512,617.16	\$1,512,617.16	\$4,537,851.47	\$7,563,085.78

In summary, the total estimated project costs and partnership costs (Borough, County and State) to achieve the 1, 5, and 10 year goals for the Borough of Peapack and Gladstone farmland preservation program are as follows at 15% and 20% of municipal funding:

Acres Preserved at 15% Borough Cost Share	15% Borough Cost Share	15% County Cost Share	70% State Cost Share	Total Project Cost
23	120,260	120,260	561,213	801,733
110	664,512	664,512	3,101,058	4,430,082
211	1,512,617	1,512,617	7,058,880	10,084,114

Acres Preserved at 20% Borough Cost Share	20% Borough Cost Share	20% County Cost Share	60% State Cost Share	Total Project Cost
17	120,260	120,260	360,780	601,300
83	664,512	664,512	1,993,537	3,322,562
158	1,512,617	1,512,617	4,537,851	7,563,086

Farmland Preservation Program Administrative Resources

Staff resources

The Borough of Peapack and Gladstone has an Agricultural Advisory Committee that meets the third Monday of every month. Judy Silacci, Borough Councilwoman, is the chairman for this Committee, and also developed the Borough's earlier farmland plan for the Borough. Working closely with Morris Land Conservancy, the Borough's Open Space Advisor, the AAC and Borough Clerk (Margaret Gould) track all farmland preservation projects for the Borough, including their applications and status.

Legal support

Legal support for Peapack and Gladstone's farmland preservation program is provided by the municipal attorney, Sharon F. Moore of Gebhardt & Keifer.

Database Development and Geographic Information System Resources

The Land Conservancy of New Jersey, as Open Space Advisor for the Borough, provides Geographic Information System mapping services for the Peapack and Gladstone.

Factors Limiting Farmland Preservation Implementation

Pressures from Development

Development pressure may be the single largest threat to the agricultural economy and integrity of Borough of Peapack and Gladstone. Located in the rolling hills of Somerset County, Peapack and Gladstone is easily accessible to major transportation corridors. This accessibility is enticing for those interested in living in a bucolic farming community within driving distance from the opportunities in New York City. Competition for the available land base is keen in Borough of Peapack and Gladstone and farmers are faced with peaking land values that may pressure them to sell or subdivide their land to help support their agricultural operations. The farmland preservation program is the crucial link in ensuring the permanence and success of farming in Borough of Peapack and Gladstone.

Funding

The Borough of Peapack and Gladstone strongly supports the municipal PIG program and would like to see it grow. Its own municipal funding is obligated by past bond issues for open space. Land values are increasing in the Borough, and due to its location and country-side setting, easement values are significantly higher than those in other parts of the Somerset County. Funding from the state is critical to the integrity of the municipal PIG program. Due to the uncertainty in state funding for farmland preservation, Borough of Peapack and Gladstone's program faces financial challenges as it moves forward in purchasing and preserving land during the next ten years.

¹ New Jersey Department of Agriculture, State Agriculture Development Committee, New Jersey Farmland Preservation Program Appraiser Handbook. May 24, 2007.
<http://www.state.nj.us/agriculture/sadc/appraiserhandbook.pdf>

² Correspondence with Mary Robinson, Chief Financial Officer for the Borough of Peapack and Gladstone. July 22, 2008.

CHAPTER 6: ECONOMIC DEVELOPMENT



Preserving farmland and providing a positive climate for the business of farming has been a focus of municipal planning and development in Peapack and Gladstone. The members of the Borough Council, Planning Board, Agricultural Advisory Committee (AAC), and Environmental Commission support the long-term use of agricultural land in the Borough. They recognize the need to provide an atmosphere in which agriculture can continue to be a viable industry, one that balances the needs for development, open space and quality of life.

The AAC is directly and administratively involved with the preservation and enhancement of farming in the Borough. This involvement is focused not solely on acquisition, but also on assisting with Right to Farm disputes, working with all residents to ensure farm friendly atmospheres, and coordinating with state, county and local government agencies, and numerous organizations, to maximize the agricultural potential of the Borough. This includes an awareness of the need to support agriculture from an economic development perspective. This chapter considers what can be done going forward to strengthen the business of agriculture in the Borough.

It is important to note that overall market values are not compiled on the municipal level. Thus, much of the economic development analysis to follow is based on data reported only every five years at the County level as part of the National Census of Agriculture. The report for the 2007 Census of Agriculture became available in the early part of 2009. (*2007 Census of Agriculture*)¹

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

At the state level, New Jersey offers the Borough of Peapack and Gladstone farmers a number of support services and programs ranging from technical advice to farm loans. One of these is the New Jersey Department of Agriculture (NJDA) *Smart Growth Toolkit*, which provides information to support municipal governments, businesses, non-profit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the NJDA *Agricultural Smart Growth Plan for New Jersey, 2006*. The *Tool Kit* embraces the five components that have been identified by the NJDA as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability, and Natural Resource Conservation. (*Agricultural Smart Growth Tool Kit*)²

As part of this emphasis on the business of agriculture, the NJDA has issued its *2008 Economic Development Strategies*, which identify and propose methods to expand and enhance various subsets of the agriculture industry in New Jersey, including produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, wine, and agritourism. The NJDA observes that “*local access to large affluent markets has long been an advantage for the marketing of (those) products. While our markets are still there, competition for those markets has become tougher. New Jersey’s (produce) industry must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty.*” (*2008 Economic Development Strategies*)³ Peapack and Gladstone is one of the premier farming communities in Somerset County. Local farmers continue to look for ways to reinvent themselves and their products, and to explore new markets and new methods for promoting their businesses.

County-wide, in 2007, 51.5% of Somerset County’s 445 farms had sales of less than \$2,500, another 23.8% reported sales of between \$2,500 and \$9,999, with 14.6% between \$10,000 and \$49,999. Only 4.5% had sales between \$50,000 and \$99,999 and 5.6% had sales of \$100,000 or more. Comparatively, the statewide average for farms with sales of less than \$2,500 was 47.9% and 11.1% for sales of \$100,000 or more. As previously indicated, these sales figures are not available at the municipal level.

While Somerset County boasts a high percentage of farms making a profit, the average net cash returns per farm when averaged across all County farms (including those with net losses) falls to \$4,226, versus a statewide average of \$24,340. One factor contributing to this disparity may be that much of the hay grown in the county is used by the farmer for on-farm animals (such as horses in the Borough). Therefore, this hay never makes it to market, and is therefore not reflected in sales figures.

It is important that the Borough’s focus remains on ways to help farmers increase profitability, to coordinate with federal, state and county agencies, and other organizations both in the public and private sector, to find solutions. These include workshops, newsletters and other opportunities for farmers to continue to educate themselves about:

- Better ways to manage their farm as a business;
- Trends in agriculture;
- Ways to diversify, add value and maximize profitability;
- Technical advice and assistance with choosing and marketing their products; and
- Advances in technology that may help them farm more efficiently and productively.

Using recommendations outlined in the *2008 Economic Development Strategies* report, the Borough of Peapack and Gladstone can investigate ways to expand and/or diversify into more profitable sectors and continue to direct programs to ensure sustainable agriculture practices and profitability.

The following is a brief discussion of each of the sectors of the County's agriculture industry as they relate to the *2008 Economics Development Strategies* report. For each of the sectors, the 2008 report encourages farmers to continually seek new local, state, and interstate markets to strengthen market share. The Borough of Peapack and Gladstone is committed to promoting a sustainable, economic basis for farming. In order to achieve this goal, the Borough will continue to support and work with the Somerset CADB in their efforts to direct agricultural programs, and opportunities to ensure farmers operations are profitable.

Produce

Major efforts by the NJDA are directed at increasing the demand for New Jersey grown produce through branding, agritourism, farm direct sales programs, and farm markets. The NJDA *2008 Economic Development Strategies* include all of these activities. (*2008 Economic Development Strategies*) NJDA is committed to promoting agritourism through the New Jersey Office of Travel and Tourism, the *Jersey Fresh* website, the distribution of printed materials, and other forms of advertisement. Farms with appropriate activities, as well as roadside stands and pick-your-own farms, benefit from this promotion.

NJDA's *Jersey Fresh* and *Jersey Grown* labels program is undergoing strengthening throughout the state. The Department is continuing to promote and grow the *Jersey Fresh* Hospitality Industry Program. The program works closely with the industry to market *Jersey Fresh* produce to the hotel, restaurant, educational, and institutional food service industries. In addition, the NJDA will continue to strengthen the appeal of the *Jersey Fresh* brand to supermarket chains and all other retailers, increase the use of the *Jersey Fresh* brand name and discourage the use of the "Locally Grown" product claim. The Department will also continue to promote New Jersey grown organic products as distinct from, and of higher value than, competing products by establishing the *Jersey Organic* brand. (*2008 Economic Development Strategies*)

Vegetable and fruit crops are a leading agricultural commodity in New Jersey, representing 15% of all farms in New Jersey, according to the *2002 Census of Agriculture*. However, produce farming (fruit, berries, and vegetables) is a minor industry in Peapack and Gladstone, with a total of only 8 acres as of 2005. (*2005 NJDA Farmland Assessment*)⁴ Farmers who focus on other primary crops may wish to consider growing produce to provide supplemental income and visibility by offering products for sale at roadside stands. The NJDA *Jersey Fresh* website does not list any community market, roadside markets and pick-your-owns in the Borough of Peapack and Gladstone. (*Jersey Fresh*)⁵ However, there is one Community Supported Agriculture "pick up" location within the Borough. Successful Community Supported Agriculture indicates strong local and area wide community support for farming and its products.

Strategies to promote local produce, increase marketing opportunities, and encourage farmers include:

- Investigate the feasibility of more farmers diversifying into vegetable and/or fruit production. According to Dr. Ernest Thurlow of the Somerset-Union Soil Conservation District, soils in this area would support this type of production. (*Dr. Ernest Thurlow*)⁶ However, diversifying requires upfront expenses; these include farmstands, greenhouses or other additional infrastructures, implementation of irrigation or drip tape systems, expenses for fertilizers and pest control, possible marketing expenses, and for fruit trees, the ability to carry the expense of maintaining the crop over several years until the trees are ready to bear. In addition, if irrigation is required, this type of water use can conflict with the water demands of others in the community.
- Seek to introduce new outlets such as community events through websites and press releases; coordinate between state, county and regional/association websites and literature to promote local agricultural businesses and products;
- Ensure residents are aware of the farming community, its products and benefits, through publicity and product offerings on a regular basis. Forums can include farmers markets, street fairs, festivals and other public events, with the goal of having urban consumers to depend on and value local farm products and, thus, support its farmers and farming initiatives;
- Explore expansion/diversification into value-added produce products, in concert with the NJDA and Rutgers and provide information to farmers through workshops and direct communications;
- Encourage farmers to explore diversifying into produce crops that serve the diverse needs of growing ethnic populations;
- Communicate to farmers the availability of state promotional campaigns and free signage;
- Investigate availability of free deer fencing programs, as well as other measures for deterrence of wildlife, and promote to County farmers; and,
- Encourage more participation in the *Jersey Fresh Hospitality Program* from local restaurants, specialty and grocery markets, and institutional food services such as schools, help farmers connect with these outlets.

Nursery, Greenhouses, Floriculture, and Sod

This is the highest ranking category of agricultural commodities in Somerset County in 2007, bringing in \$6.3 million, representing 65% of total crop sales and 33% of total agricultural sales, versus 52% and 45% statewide. In 2005, the Borough of Peapack and Gladstone had 109 acres devoted to this type of agriculture (trees and shrubs, 38 acres; sod, 25 acres; Christmas trees 46 acres). (*Somerset County Summary*)⁷

Some strategies to follow are:

- Explore the feasibility of more farmers diversifying a portion of their output into this sector, including ways to deal with the challenges of irrigation needs/expenses, increased labor demands and short-term lease issues versus the start-up costs to change over;
- Support efforts by NJDA to ensure plant health and disease-free material;
- Increase consumer awareness of the *Jersey Grown* brand

- Seek contracts with large box store operations such as Home Depot and Lowes; and,
- Promote “drive up” operations where consumers can buy directly from the nursery or greenhouse.

Dairy

In 2002, dairy ranked as the second highest sales producing sector in Somerset County, at \$1.3 million. This \$1.3 million represents a small percentage of the state’s sales, reported at \$29.1 million. Just five farms in Somerset County were listed as dairy producers on the *2002 Census of Agriculture*, down from nine in 1997 and significantly down from the 1970s when dairy was the dominant form of agriculture, accounting for some 40% of the County’s then 371 farms.⁸ According to Nicholas Polanin of the Somerset County Rutgers Cooperative Research and Extension (RCE), just two dairy farms remain in Somerset in 2007, neither of which is in the Borough of Peapack and Gladstone. (*Nicholas Polanin*)⁹ As of 2005, there were no dairy cattle in the Borough. (*Somerset County Summary*)

Strategies for augmenting the dairy industry in Somerset County, as a general way to support Peapack and Gladstone agriculture, might include:

- Promote *Jersey Fresh* dairy products locally and statewide;
- Explore various additional products and markets for dairy, including local restaurants and grocery markets;
- Work to ensure the health of the dairy industry, and the quality of raw and processed milk;
- Work to bring more livestock veterinarians back to the area; and
- Aggressively market value-added dairy products.

Field and Forage Crops

In 2007, wheat for grain remained into the top five commodities in Somerset County for acreage. Forage crops remained number one, at 8,432 acres versus wheat at 1,179 and corn for grain at 2,378. Soybeans were in third, at 1,345 acres, with corn for silage fifth at 382 acres. The continued decline of soybeans and certain grain crops is, in many cases, attributed by farmers to the increasing battle they must wage against wildlife damage, particularly that of deer.

In 2005, the Borough of Peapack and Gladstone had 376 total acres of field crops, which included corn for grain and silage (75 acres), alfalfa hay (69 acres), and other hay (232 acres). (*Somerset County Summary*) It should be noted that much of the hay grown in the Borough is used to feed its flourishing equine industry.

Strategies for the Borough of Peapack and Gladstone to consider include:

- Educate farmers about any improved management practices and ways to improve yield per acre;
- Alert farmers to any available workshops on pasture and cropland management;

- Encourage diversification to row crops that meet newly emerging markets or markets with increasing demand or lend themselves to value-added marketing opportunities;
- Engage the Somerset County Business Partnership in a campaign to promote the County as a site for construction of biofuels processing plant(s) by connecting with the multi-agency working group that is carrying forward the NJDA initiative to create a biofuels plant. The NJDA sees biofuels – ethanol, biodiesel and biogas – as an excellent opportunity for farmers in New Jersey to develop new markets for their agricultural products, byproducts and waste-stream items; (*Somerset County Business Partnership*)¹⁰ (*NJDA 2006 Annual Report*)¹¹
- Publicize to farmers the availability of state-sponsored grain marketing sessions, when scheduled; and
- Inform producers about the role of crop insurance in mitigating marketing risk.

Livestock and Poultry

Operations include beef cattle, sheep, hogs, goats, and poultry. Livestock historically has been a strong agricultural sector in Somerset County. In 2007, total livestock sales came in at \$9.3 million, versus \$4 million in 1997, and, represented 49% of total agricultural sales for the County. In Peapack and Gladstone in 2005, there were 118 beef cattle, 105 sheep, 10 hogs, 5 goats, 11 meat chickens, 70 egg chickens, and 14 “other” livestock. (*Somerset County Summary*)

To strengthen and expand its place in the County economy, some non-dairy cattle, sheep, hogs, and poultry strategies may include:

- Ensure animal health, including investigating incentives for bringing large animal veterinarians back to the area;
- Explore various additional products and markets, and increased outlets for meat sales at community markets and special events;
- Seek more opportunities for production contracts with poultry and livestock processors;
- Investigate outlets for dairy products for goats, and educate farmers about the benefits of diversifying into this sector, especially considering the development of value-added dairy products for goats; and,
- Assist farmers with farming techniques, regulatory requirements and the latest research for livestock and poultry, including continued and additional cooperation with the Rutgers Cooperative Extension (RCE), New Jersey Department of Agriculture (NJDA), and Natural Resources Conservation Service (NRCS).

Organic Farming

With a base of affluent consumers in the region and increased consumer awareness regarding food production, organic products and the markets that support them should continue to gain a stronghold and become more “mainstream” as people demand high quality, readily accessible and affordable organic products. Certification of organic farms is regulated by the U.S. Department of Agriculture via the Organic Food Production Act

of 1990, but can be somewhat costly and time consuming as compared to non-organic farming. This may dissuade some farmers otherwise amenable to this type of farming. “Natural” farming is a type of farming that seeks to emulate organic farming, but is not overseen by laws or regulations, as is organic farming. Natural farming is somewhat less costly and time consuming than “organic,” and therefore may be a viable option for some farmers, and their potential customers.

Farmers may be encouraged to expand or diversify into this sector and may look to:

- Improve marketing of organic and natural produce;
- Explore various additional markets, including local restaurants and grocery markets and cooperative farm stands at local events;
- Promote agritourism for organic and natural farms stands;
- Promote the *Jersey Organic* Brand when established by the NJDA;
- Educate growers about organic and natural regulatory and certification requirements and about the availability of federal funds to help offset certification costs; and,
- Explore ways to support organic food growing and processing, such as assisting growers, with the help of the NJDA and the Rutgers Extension, to identify products that can benefit as organic (high value/high demand products).

Equine

The *2007 Census of Agriculture* reported some 1,190 horses and ponies on 111 farms in Somerset County. Sales of horses, ponies, mules, burros and donkeys in Somerset County totaled \$420,000, or 2.2% of total agricultural sales. Many of the equine farms in Somerset County consist of pasture and stable horses, some provide riding lessons and others are breeding farms, which can make use of the *Jersey Bred* logo when marketing their animals. There are numerous equine operations in Peapack and Gladstone, engaging in boarding, rehabilitating, and training, and this is the main type of farming industry in the Borough. However the 2005 County summary, the latest available, indicates only 25 horses in the Borough. (*Somerset County Summary*) This number is likely skewed low for several reasons:

- The number of horses may be inadvertently underreported. One reason for this is that reporting of equine is relatively new compared to other data (such as field crops), and therefore some horse farmers may unknowingly not report their horses. Also, some horse boarders are of the opinion that boarding is not really an agricultural use, and therefore do not report equine;
- Some horses may be on farms that are in both the Borough and neighboring Bedminster Township. An example is the U.S. Equestrian Center. Some or all of these horses may be reported as being in Bedminster; and,
- There may have been a dramatic increase in the number of horses since the 2005 summary.
(*Tim Brill*)¹²

To grow its market share in the state and regional equine industry, the Borough of Peapack and Gladstone can:

- Educate farmers about the benefits of the new equine rules, when adopted, to commercial and preserved equine operations, and educate municipalities about the rights of equine farmers; and
- Promote the agritourism aspect of the equine industry through farm tours, horse and pony rides, and boarding and riding lessons.

Agritourism

This sector can benefit agriculture both from an individual farmer's perspective and from the perspective of increased visibility for, and understanding and appreciation of, farming by local residents and visitors. Agritourism can be an important contributor toward the long term sustainability of the agricultural industry. According to the *2008 Economic Development Strategies*, "... agri-tourism offers an important opportunity to generate additional farm income and keep farms economically viable. Agri-tourism presents opportunities for New Jersey growers seeking to add value to their crops and/or capture more of the market price of their products by directly accessing consumers. Many residents consider agriculture a novelty and something to be explored and enjoyed. They desire to share the agricultural experience while increasing farm income at the same time." Agritourism can draw its clientele not only from the county and region, but also from New York and Pennsylvania.

Agritourism in Somerset County is evidenced in its community markets, roadside markets and pick your owns listed on the NJDA *Jersey Fresh* website and in the Christmas tree farms listed on *Things to Do* in Somerset County, New Jersey/Agricultural Activities. (*Jersey Fresh*) The *Jersey Equine* website lists events on its equine calendar, plus several farms offer riding and/or lessons, in addition to boarding and breeding. The U.S. Equestrian Team Foundation (USET) in Peapack and Gladstone hosts lessons, classes and special events throughout the year, bringing visibility to the County and its equine sector.

A few farms in Somerset County offer other on-site activities, such as hay rides, corn mazes and farm tours. Other opportunities for on-site agritourism include hunting and fishing, hiking and festivals.

A highly successful example of agritourism in the County is the three-day Somerset County 4-H Fair held yearly in August at North Branch Park in Milltown. (*County 4-H Fair*)¹³ The fair, which celebrated its 60th birthday in 2007, draws an estimated 60,000 visitors each year. Free to the public, it showcases the accomplishments of more than 1,000 Somerset County 4-H members, as well as County farmers.

The Opportunity for Agritourism Development in New Jersey, a report prepared for the NJDA by two independent consultants and personnel from the Food Policy Institute at Rutgers, defines agritourism as "the business of establishing farms as travel destinations for educational and recreational purposes." The report states that "agritourism represents

an opportunity [for the farmer] to generate supplemental income during periods when land and equipment may be underutilized or idle and afford the opportunity for feedback from consumers regarding preferences for various farm products and services.” In addition it “can create positive interactions between non-farmers and farmers,” helping to “reduce right to farm conflicts and garnering support for farm retention policies”; it “contributes to and enhances the quality of life in communities” and provides consumers with “direct access to fresh, locally-produced farm products”. The New Jersey State Board of Agriculture formally recognized agritourism development as a strategy for “bolstering the viability of New Jersey agriculture” and in 2005, New Jersey’s Secretary of Agriculture, Charles Kuperus, convened the New Jersey Agritourism Industry Advisory Council.

Among the series of recommendations included in the Council’s report are:

- Marketing and Promotion – centralized promotion system, agritourism marketing website, better inclusion and integration of agritourism on the N.J. Division of Travel and Tourism marketing materials; stronger links between farmers and WIC, Senior and school lunch nutritional programs; and assisting counties with funding for agritourism promotion;
- Liability Protection and Insurance – develop a New Jersey Agritourism Limited Liability act modeled after laws in Virginia and North Carolina, and explore ways to reduce cost of liability insurance;
- Establish a state level Agritourism Industry Development program with a capacity to support regional agritourism initiatives and assist operators with marketing and promotion;
- Regulatory Guidance for Operators – include proactive communication about relevant regulations, and education about requirements and protections under the Right to Farm Act; address impediments to signage;
- Municipal Outreach – educate municipalities about building agricultural retention elements and regulations supportive of agritourism into their master plans and ordinances;
- Training and Information Workshops for Farmers – include hospitality training, marketing strategies and other, issue specific workshops such as liability, grant, traffic, signage; offer a forum for farmers getting into agritourism to interact with those who already are involved;
- Role of CADB – examine preservation policies to identify and address any restraints to agritourism development; provide outreach to operators and municipal officials; develop model long-term leases for farmers renting preserved farmland; host open houses and tours at agritourism operations such as those offered by the Somerset CADB and County Board of Agriculture;
- Resources – “how-to” website; innovation fund providing grants or low interest loans; technical assistance for farmers in identifying and obtaining grant funding; and
- School Tours – identify and compile farm-related curriculum for different grade levels (as an example of what can be done, see www.farminstitute.org/. (*The Farm Institute on Martha’s Vineyard’s website*)¹⁴; provide opportunities for

farmers to participate in school programs; and develop “fast facts” to educate farm visitors.

The study concludes that farmers have, over the years, adopted a range of agritourism activities; that agritourism is financially beneficial to both the farmer and the economy; and, farmers need specific assistance and resources in order to be successful at integrating agritourism activities into their operations.

Local strategies may include:

- Implementing a permanent signage program to alert and direct tourists and local residents to agritourism destinations may help increase business and income for those farming establishments; and,
- Working with schools and farmers to develop and promote an expanded curriculum of opportunities for school tours to farms and for farmer visits to schools, maintaining a list of available farmers, and acting as a clearinghouse or coordinating link between schools and farmers.

General Economic Development Strategies

“Many different agencies, councils, and organizations, working through a variety of programs, have the common goal of assisting New Jersey’s agricultural community,” according to the *2008 Economic Development Strategies*. “Strengthened communication and coordination between agencies and programs can result in multiple benefits for the agricultural community. In 2008 the Department will continue working on broad strategies and reaching out to better coordinate efforts with other agencies...to ensure the economic viability of the state’s agricultural industry.”

Ways to communicate to farmers include press releases to local papers and handouts developed for distribution at venues where farmers congregate, such as public meetings, farm organization meetings, fairs, workshops. Some of the general strategies that can be helpful to farmers include:

- New Market Opportunities – Organizations at the local and County level, can supplement the state’s efforts, by providing other vehicles for communicating the availability of this list to the farmers;
- Labor Issues and Worker Training – Through press releases and/or handouts at venues where farmers congregate, the RCE can promote the availability of programs such as the Agricultural Leadership Development Program and the availability of training, agricultural and business development resources on the NJDA website;
- Farmland Assessment and Crop Insurance and Technical Assistance – Publicizing these programs also will help improve farmers’ financial health; and,
- Processed Foods – Connecting growers with processors who are seeking local sources of food and agricultural products, as well as on publicizing state outreach programs that educate farmers about government grants and services.

Agricultural Industry Retention, Expansion and Recruitment Strategies

Institutional

Farmer Support

Farmers at all levels can benefit from support, from the experienced farmer who owns a multigenerational farm and is concerned about farm succession, to a tenant farmer who seeks ways to maximize his profitability, to a young would-be farmer looking for guidance on how to break into agribusiness. There are a variety of resources at the state level, published on the State Agriculture Development Committee (SADC) website. One such program, *Farm Link*,¹⁵ serves as a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans.

Farm succession is also a concern. The County *2007 Census of Agriculture* reported the average age of farmers in Somerset County as 57.8, slightly above the average age of 54.9 reported in the State *2007 Census of Agriculture*. When farmers express an interest in entering the farmland preservation program, the CADB advises them to consult with their financial and tax advisors about estate planning to be sure they understand the implications and find the best solutions for their particular situations. In addition, the SADC's Farm Link website offers Estate Planning Tools. The Farm Link website has a page devoted to Web resources for new farmers, a critical component in the ongoing success of farming in the county as well as the state. There are also resources that provide helpful information and guidelines for established farmers and landowners interested in creating tenure agreements. (*SADC, Farm Link, Resources for Resources for Estate, Farm Succession, and Farm Transition Planning*)¹⁶

The NJDA website offers a variety of technical and financial resources for agritourism assistance including First Pioneer Farm Credit, deer fencing, and farmers' market assistance. (*NJDA Technical and Financial Services*)¹⁷

In addition, the NJDA's Strategic Plan through June 2006 lists among its objectives to increase the profitability of New Jersey's agricultural industry through new market opportunities and to create additional income for farmers, specifically by:

- Providing information to a minimum of 100 agricultural and horticultural producers on a variety of available grant opportunities through news releases, the NJDA website and one-on-one contacts. Assist and encourage produce participation by answering questions and in drafting grant applications; and
- Assisting a handful of producers with application submissions for Value-Added producer grants through USDA Rural Development or with in-depth evaluation for developing and producing value-added specialty products. (*New Jersey Department of Agriculture Strategic Plan*)¹⁸

Another opportunity is the New Jersey Agricultural Leadership Development Program sponsored by the New Jersey Agricultural Society, “a two-year professional development opportunity, which is designed specifically for individuals in farming and agribusiness. Through a series of seminars and interactive workshops, NJALDP participants explore various agricultural topics, debate key issues, sharpen communications skills, particularly public speaking, and establish and cultivate an extensive agricultural network throughout the State.” (NJALDP)¹⁹

Marketing / Advertising / Public Relation Support

Marketing and advertising are critical to profitability. According to the 1999 Survey of Somerset County Farmland Owners, some Somerset County farm operations market their crops to regional wholesale outlets (grain elevators, such as Perdue in south Jersey and Penfield in New York State and the Livestock Cooperative Auction in Hackettstown, which deals in crops and eggs, as well as livestock). Many more market directly to consumers from farm stands, or through participation in community markets.

Advertising. According to survey results and direct conversations with farmers, few farmers take the route of individually advertising their product in print, although many of those involved in on-site direct marketing do maintain websites. This is an area where the County and the state can help by communicating to farmers the availability of various free promotional channels such as the *Jersey Fresh*, *Jersey Bred*, *Jersey Grown* and *Jersey Equine* websites, *Visit NJ Farms* website, the *Skylands* website and *Things to Do in Somerset County/Agricultural Activities* and by cross referencing those sites to make sure they are up to date and inclusive. (*Visit NJ Farms website*)²⁰ (*Skylands website*)²¹

Direct Marketing. For those direct marketers who want to consider paid advertising and garner media coverage, Web resources can help with the planning.

Visibility at community events. Events such as street fairs, craft fairs, equine events and, of course, the 4-H Fair are also valuable and valid marketing tools. A cooperative “farm stand” can be set up at various community events. For farmers who do produce their own brochures or flyers, these events could be a valuable distribution point for disseminating this information.

Signage. The 2001 ARDMP stated “Increasing the visibility of tourism opportunities in Somerset County is one of the Somerset County Master Plan’s primary economic goals....The county plan for tourism must include farm businesses along with other kinds.... There is a critical need for this in Somerset County since the visibility of agriculture is apparently so low.” Signage promotes visibility as well, and for farmers who qualify for the *Jersey* series of marketing programs, signage is free. Jersey Fresh point-of-sale signs and other materials, both free and fee-based, can be ordered from the NJDA’s *Marketing and Development* Web pages. (*NJDA Marketing and Development*)²²

Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Signs that give directions to the farm stand and let customers know what’s available

are vitally important. The Borough of Peapack and Gladstone can review their ordinances to ensure they make allowances for farm signage. Having farm friendly ordinances in place can make it easier for farmers to promote their products and can minimize right-to-farm complaints in cases where farmers run up against opposition to their signage, whether from neighboring residents or municipal officials. Farm signage can also benefit the municipality by drawing more visitors, and thus more dollars, to the area, benefitting other business in the community as well.

Community Farmers Markets

- Explore with local farmers the feasibility of starting new markets. The New Jersey Council of Farmers and Communities, a non-profit organization serving as a liaison between New Jersey Farm families and 35 market members, probably can help with logistics of startups, ongoing management. (*NJ Council of Farmers and Communities*)²³
- Explore organizing a pool of farmers who would be interested in cooperative stands at local events.

Community Supported Agriculture

Economic support of the Somerset County, as well as Peapack and Gladstone, agricultural communities also comes from local grass roots groups. This support is embodied in Community Supported Agriculture (CSA) which consists of:

- A community of individuals who pledge support to a farm operation so that the farmland becomes the community's farm. In such an arrangement, the growers and consumers provide mutual support, and share the risks and benefits of agriculture.
- Members or “share-holders” of the farm pledge in advance to cover the anticipated costs of the farm operation and farmer’s salary.
- Members receive shares in the farm's products throughout the growing season.
- Members also receive the satisfaction gained from reconnecting to the land and participating directly in food production.
- Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests.
- Generally, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.

(*National Agricultural Library*)²⁴

Additional advantages of CSA include time efficiency, labor and transportation costs of selling at community markets, or the time and labor of running a farm stand. A CSA farmer can control scheduling of pick-ups to utilize existing farm personnel in labor downtimes (e.g. family members, one day a week, etc.). There is one reported CSA farmer in the Borough of Peapack and Gladstone.

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 pilot project in 2004 to help New Jersey farmers get their products into new retail locations, such as white-table restaurants and grocery chains. Less than a month after a kickoff meeting that brought New Jersey growers face-to-face with noted New Jersey chefs, national chain grocers and multi-state distributors, these new relationships had already turned into critically needed new sales.

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. (*Jersey Fresh Information Exchange*)²⁵

Rutgers School of Environmental and Biological Sciences

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

Businesses

Input Suppliers and Services

Local farmers obtain farm supplies from a number of sources in and near the County, such as Belle Mead Farmers Coop; Neshanic Home & Garden; Somerset Grain, Feed & Supply, Bernardsville; and the Raritan Agway. Additional Agways are nearby in Clinton, Flemington, and Washington. Feed and hay supplies for livestock and equine often come from the farm itself or from other farms in the County. In its 2006 Directory of Facilities, the NJDA *New Jersey Equine* Advisory Board offers three listings in Somerset County for saddle shops and feed supply: The Horse and Rider Shop, Peapack and Gladstone; Coach Stop Saddlery, Ltd., Bedminster; and Raritan Agway. In addition, four Somerset County operations are listed on the *Jersey Grown* website as certified suppliers of nursery product.

For new machinery, local farmers generally look out of county, to Tractor Supply in Washington, to New Holland dealers in Lawrenceville or Washington, or to a dealer over the state border in Elizabethtown, Pennsylvania, who will deliver and pick up. In-county, the Storr Tractor Company is located in Somerville, and nearby, in Middlesex County, Binder Machinery is located in South Plainfield. Several farmers noted that they have bought “remotely,” ordering equipment and parts either over the phone or by Internet, getting delivery by UPS or FedEx.

For equipment repairs, about half of the farmers often choose to “do it themselves” although that becomes increasingly more difficult as the new equipment becomes more sophisticated. A few offer repair services to other farmers, and D&R Equipment in Ringoes, Hunterdon County, does repairs and sells used machinery, short line machinery, mowers, balers, sheep wranglers, etc. A farmer in Jugtown (Hunterdon County) also does repairs and will come to the farm or have the farmer drop off the equipment.

When it comes to needing the services of a veterinarian, both livestock and equine operations find that large-animal veterinarians are few and far between. Local farmers mentioned one in Hopewell (Mercer), one in Belle Mead (Somerset), several in Warren County, and a major equine hospital in Ringoes. (*Mark W. Kirby and Peter Staats*)²⁶ The Equine Board’s 2006 Directory of Facilities lists many equine practitioners in Somerset County, although several appear to be associated with companies such as Ethicon and Johnson & Johnson, and probably service their private farms.

Product Distributors and Processors

Hay and other forage crops are often sold locally, to other farms, equine operations, landscapers and nurseries as baled straw, or used for the farmer’s own livestock and other uses. Some grain crops also are sold locally to small farmers with a few animals. In addition, there are three in-county feed outlets that process their own feed -- one does just feed; two are combination feed mill and garden center; all are located in Peapack and Gladstone. (*Mark W. Kirby*)²⁷ Generally, however, grains are sold to large grain brokers, such as the one in Yardville, also out of county. Other outlets include the Perdue grain elevators in Bordentown and Bridgeton or Penfield in New York State. Another potential outlet is an ethanol plant in Pennsylvania, which can process up to 30 million bushels of corn and needs to draw from beyond its own area. Construction of biofuels facilities in New Jersey is a state initiative, and an opportunity for the Somerset County Business Partnership to promote the County as a site for such a facility.

For livestock sales, there are two options in the state: the popular Livestock Cooperative Auction in Hackettstown, or a more distant opportunity at Cowtown, in Swedesboro. At the Hackettstown auction, farmers sell one on one to other farmers or in lots to wholesalers.

Those wishing to directly market their meat products must use a federally licensed processor. The nearest facility is in Green Village, Morris County. (*Peter Staats*)²⁸

Anticipated Agricultural Trends

Market Location

Certainly from a market location perspective the Borough of Peapack and Gladstone is in a strong position. In the 1990s Somerset County was one of the fastest growing counties in the state and the second most affluent county in the United States according to the U.S.

Census Bureau's *2004 American Community Survey*. In 2005 it boasted a median household income of \$88,532, and a population of 315,000 people in 114,000 households, predominantly single unit structures (71%). Many of these housing units are fairly new, with fully 28% having been built since 1990. (*2005 American Community Survey*)²⁹ In addition, the County is centrally located in a metropolitan area that includes New York and Philadelphia, and other affluent New Jersey counties.

Product Demand

In Somerset County, crop sales in 2007 were up from those in 2002 (a drought year), which were down from 1997, a peak year, but higher than 1987. In 2007, livestock sales were up from 2002, which was not as high as in 1997. Nursery, greenhouse and sod represented 65% of all crop sales. Looking forward, this segment of the agricultural industry should continue to be a healthy, viable sector since it feeds the landscape and garden center industry that serves New Jersey's burgeoning population of homes and businesses that make use of these services.

If biofuel processing becomes a reality in New Jersey, this should serve the local farmers well, since it would serve as an additional outlet for the grain sector. The combination of high crop loss from wildlife damage and high input costs for fertilizers would have to be addressed before farmers might be willing to invest more acreage in such crops.

If the trend toward more equine farms continues, this could provide additional outlets for hay producers, a popular low-intensity crop that requires little in the way of fertilizers or irrigation, and possibly an opportunity for more large-animal veterinarians to locate in Somerset County. Sheep and goats may offer the advantages of value-added marketing opportunities as well, in the form of goat cheese and products made from sheep's wool. Another opportunity for expansion may be in the area of supplying goat meat, which has seen a rise in demand due to the growing ethnic populations in the County and region.

Agricultural Support Needs

As part of the *2001 Agriculture Retention and Development Master Plan* several conclusions were drawn as to how the local municipality can support agriculture. These include:

- A positive municipal regulatory environment.
- Supporting agricultural economic development activities.
- The effective use of municipal marketing and advertising can raise farm sales and productivity while also increasing the visibility of local farms.
- Municipal support for irrigation and greenhouse additions as ways to intensify farm production. Financial and regulatory support will be necessary to bring about suggested changes.
- Connection needs to be made between state value-added agricultural programs and local farm operations.

- Educate other business leaders about the extent and character of agriculture in the County, and the potential business activities that might be created or attracted to serve these farm operations.

Agricultural Facilities and Infrastructure

The infrastructure farmers most need are on the regulatory and technical assistance side. Increase of municipal support through flexible land use regulations and ordinances that take into consideration the special needs of the agricultural operations are also helpful. In addition, help with financial and planning matters through workshops and other educational and counseling services provided by the state.

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

Flexible Land Use Regulations

The Borough can work with other local municipalities toward understanding the importance of agriculture to the economy and the importance of an agriculture-friendly environment in support of the agricultural sector of the community. Right to Farm Ordinances, accommodations for agricultural vehicle movement, the building of an awareness of, and provisions supportive of agriculture, into municipal master plans and zoning ordinances, are 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.

Agriculture Representation in Economic Development Organizations

The following Somerset County organizations support the agricultural community in the Borough of Peapack and Gladstone:

- Somerset County Business Partnership – A main focus is the biotechnology initiative towards making the County a center for this business sector. The Tourism and Cultural Arts Chamber promotes the County as a destination featuring community events or points of interest. The Economic and Community Development Policy Chamber leads efforts to ensure that smart growth programs/initiatives create economic vitality for Somerset County businesses and communities.
- Somerset County Agriculture Development Board – lead organization in farmland preservation and sustainability and Right to Farm mediation.
- Somerset County Board of Agriculture – composed of volunteers who are individuals, or representatives of corporations and associations, willing to promote sustainable agriculture in Somerset County.
- Rutgers Cooperative Extension Service.
- Somerset-Union Soil Conservation District.
- Municipal Agriculture Advisory Committees.

Agricultural Support Implementation

Some suggestions for future agricultural support have been discussed through this chapter and document, including workshops and other educational opportunities at the state, county and local level that may require funding through the many grant opportunities available from state and federal programs. In addition, support for farmland preservation comes from the local and county open space trust funds, SADC monies through programs such as Planning Incentive Grants, and federal soil and water conservation grants from programs such as the Farm and Ranch Lands Protection Program.

Listed below are County organizations that support, or potentially can offer support, to the business of agriculture. This is as outlined in the 2007 Citizens' Guide to Somerset County Services, accessible from the County website³⁰.

Planning Division and CADB

- Develop direct marketing strategies for agritourism and agricultural products grown in Somerset County
- Participate in new County Agricultural Planning Incentive Grant Program
- Hold a workshop for local farmers, municipalities and non-government organizations to explain the Farmland Preservation Plan and the new County Planning Incentive Grant Program.

Rutgers Cooperative Extension

- Continue to support the agricultural community with technical assistance and educational programs.

Soil-Conservation District

- Accomplishments for 2006 included assisting 165 agricultural operators, assisting with conservation farm plans encompassing 1600 acres, and saving 6724 tons of agricultural soil. In 2007, the SCD offered a similar level of support.

Somerset County Vocational and Technical Schools

- Completed an upgrade to their high-school horticultural facilities in 2006 and planned to introduce an upgraded Horticultural curriculum in 2007 that will provide apprenticeships with local businesses.

Somerset County Business Partnership (SCBP)

- Completing a market demand, facility plan, and funding availability analysis in anticipation of locating a Life Sciences Business Development Center in Somerset County. Such a center could provide additional outlets and contracts for agricultural products, such as growing experimental crops, crops for chemical extraction, and raising of livestock according to specifications provided by the facilities that choose to locate in the County;
- Conducting a forum on the future impacts of industry trends and the likely effect these trends will have on business, work, and society relative to the pharmaceutical, biotechnology, and nanotechnology industries; consideration should be given to including agricultural trends as part of this forum; and
- Revamping the Economic and Community Development section of the Somerset County Business Partnership's website consistent with agriculture business attraction efforts. Consideration also could be given to creating an agricultural presence on this same website. A first step might be to reach out to leaders in the agricultural community, to build an agricultural presence among the SCBP membership.

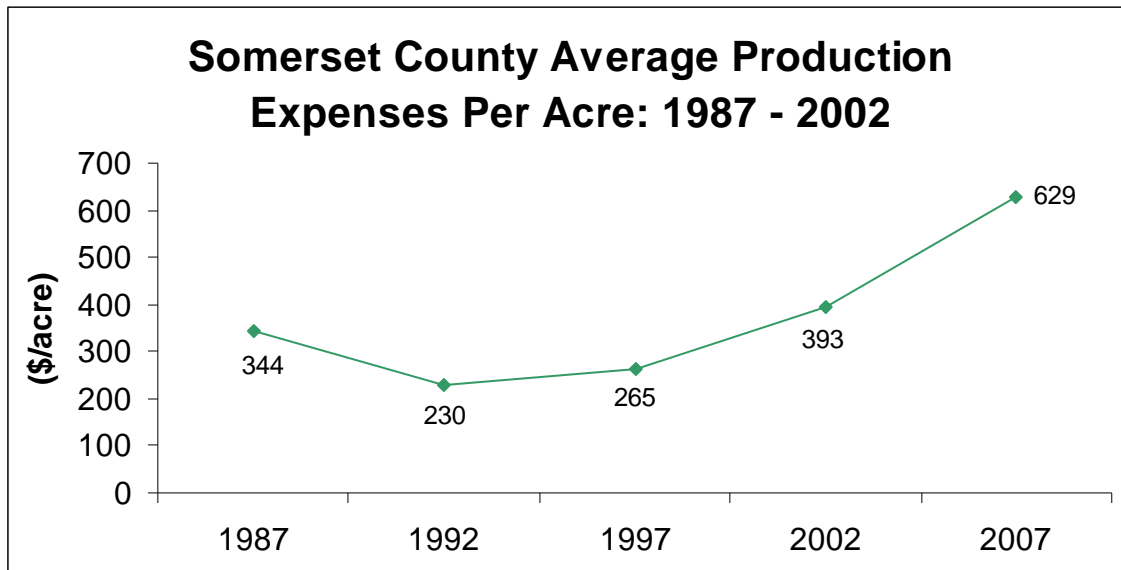
Cultural & Heritage Commission

- In 2006, the Commission initiated and widely promoted a successful new annual collaborative county-wide tourism event: Weekend Journey through the Past, involving 23 historic sites/heritage organizations and attracting hundreds of people from ten New Jersey counties and a total of six states. A goal is to further develop and expand this event. Already the southern tour includes a visit to The Farm Museum in Skillman. Inclusion of other agricultural destinations should be investigated. (*Weekend Journey through the Past*)³¹

Future of Agriculture

The future of agriculture in the Borough of Peapack and Gladstone and Somerset County is being shaped by market forces and social trends that are occurring throughout New Jersey. These trends have already begun to redefine the traditional agricultural industry in Somerset County, and will continue to change the agricultural landscape in the near

future. Among the most substantial trends shaping Somerset County agriculture is the increase in the prices of essential agricultural inputs such as farm labor, property taxes, and fuel energy. Minimum wage increases, as well as rising land, gas, and transportation prices, have combined to make farming in Somerset County more costly than it has ever been before (see *Production Expenses per Acre* chart below). (2002 Census of Agriculture) Additional spikes in energy prices would likely indicate even higher cost per acre expenses.



Source: Somerset County Comprehensive Farmland Preservation Plan Update – May 2008, page 2-10.

For the Borough of Peapack and Gladstone the most critical trends facing local farms is the cost of land, the Borough is home to some of the most highly valued land in the County and local land prices make it prohibitively expensive for young farmers to purchase land in the Borough for farming.

The impacts from rising input prices and higher local land prices will be multifaceted. Full-time farmers, whose primary incomes are from their agricultural operations, may find it increasingly difficult to continue operating due to growing residential and business development throughout the County. Farms will continue to shrink in size, and farmers will rent, instead of own, increasing proportions of the ground that they work. Farmers will also show a growing proclivity for high market value products that do not require large acreages of land, such as nursery crops.

Another challenging trend facing local farmers is accommodating growing amounts of non-agricultural land uses. Somerset County remains very attractive to home buyers, and residential and commercial areas continue expanding into previously agricultural and natural areas. Many County farmers have already capitalized on the influx of new residents by establishing farm stands and similar agritourism attractions on their farms. Farmers have also begun to provide agricultural services that more effectively cater to nearby residents, such as horse boarding and training (prominent in the Borough of

Peapack and Gladstone). These practices are expected to occupy increasing shares of future agricultural sales in Somerset County, and the Borough.

¹ United States Department of Agriculture, National Agricultural Statistic Service, 2007 Census of Agriculture. Accessed August 21, 2008.

² New Jersey Department of Agriculture. Agricultural Smart Growth Tool Kit “Planning for Agriculture.” <http://www.state.nj.us/agriculture/toolkit.htm>. Accessed June 2006.

³ New Jersey Department of Agriculture, 2008 Economic Development Strategies.

⁴ New Jersey Department of Agriculture; New Jersey Farmland Assessment 2005, Somerset County Summary.

⁵ New Jersey Department of Agriculture, *Jersey Fresh* website. <http://www.state.nj.us/jerseyfresh/>.

⁶ Personal communication with Dr. Ernest Thurlow of the Somerset-Union Soil Conservation District, phone conversation, July 18, 2007.

⁷ New Jersey Department of Agriculture, Farmland Assessment, 1983, 1990, 2000, 2004, 2005; Somerset County Summary.

⁸ Agriculture Retention & Development Master Plan. June 2001. Page v.

⁹ Conversation between Consultant Megan Haidet and Nicholas Polanin, Rutgers Cooperative Research and Extension of Somerset County. November 2007.

¹⁰ Somerset County Business Partnership. <http://www.somersetbusinesspartnership.com>.

¹¹ New Jersey Department of Agriculture 2006 Annual Report. *Page 10*.

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- ¹² Personal Communication with Tim Brill, New Jersey Department of Agriculture, State Agriculture Development Committee. August 19, 2008.
- ¹³ Somerset County 4-H Fair. <http://somerset.rce.rutgers.edu/4hfair>.
- ¹⁴ The Farm Institute on Martha's Vineyard. www.farminstitute.org/.
- ¹⁵ New Jersey Department of Agriculture. State Agriculture Development Committee. Farm Link. <http://www.state.nj.us/agriculture/sadc/farmlink.htm>
- ¹⁶ New Jersey Department of Agriculture, State Agriculture Development Committee. Farm Link, Resources for Resources for Estate, Farm Succession, and Farm Transition Planning. <http://www.nj.gov/agriculture/sadc/farmowners.htm#resource2> Accessed August 2007.
- ¹⁷ New Jersey Department of Agriculture. Technical and Financial Services. <http://www.state.nj.us/agriculture/grants/> Accessed August 2007.
- ¹⁸ New Jersey Department of Agriculture Strategic Plan (Through June 2006; Revised December 7, 2004) <http://www.state.nj.us/agriculture/pdf/doaplan.pdf> Accessed July 2007.
- ¹⁹ New Jersey Agricultural Leadership Development Program (NJALDP). <http://www.njagsociety.org/njaldp/njaldp.htm>
- ²⁰ Visit NJ Farms website. www.visitnjfarms.org.
- ²¹ New Jersey's Great Northwest Skylands website. <http://www.njskylands.com/>.
- ²² New Jersey Department of Agriculture, Marketing and Development. *JerseyFresh*. <http://www.state.nj.us/agriculture/divisions/md/prog/jerseyfresh.html#3>.
- ²³ The New Jersey Council of Farmers and Communities.
- ²⁴ United States Department of Agriculture, National Agricultural Library, Alternative Farming Systems Information Center, Community Supported Agriculture. <http://www.nal.usda.gov/afsic/pubs/csa/csa.shtml>. Accessed June 30, 2007.
- ²⁵ Rutgers Agricultural Experiment Station, *Jersey Fresh* Information Exchange. <http://njfarmfresh.rutgers.edu/>.
- ²⁶ Personal communication with Mark W. Kirby, farmer and Chair of CADB and Peter Staats, Vice-Chair, June 27, 2007.
- ²⁷ Phone conversation with Mark W. Kirby, farmer and Chair of CADB, July 18, 2007.
- ²⁸ Personal communication with Peter Staats, Vice-Chair, CADB, July 25, 2007.
- ²⁹ Somerset County, New Jersey, Population and Housing Narrative Profile: 2005 American Community Survey.
- ³⁰ Somerset County website. <http://www.co.somerset.nj.us>.
- ³¹ Cultural and Heritage Commission. Weekend Journey through the Past. <http://64.226.219.208/schistoryweekend>

CHAPTER 7: NATURAL RESOURCE CONSERVATION



Preservation of farmland is the cornerstone of the New Jersey Department of Agriculture (NJDA)'s Agricultural Smart Growth Plan, and the state and County's Farmland Preservation Program. However, there is more to farmland preservation than the retirement of development rights or the outright purchase of farms. One of the cornerstones of a successful, long term Farmland Preservation Program is the conservation of natural resources on farms, without which the long term sustainability and viability of New Jersey's preserved farmland would be in doubt. The Borough of Peapack and Gladstone recognizes the conservation of these natural resources as a long term goal, and a necessary part of farmland preservation.

Natural Resource Protection Coordination

There are numerous entities, both public and private, which administer, fund, and provide technical guidance for Peapack and Gladstone farmers relative to natural resource conservation. These entities are in place to assist farmers with natural resource conservation issues, and are assets for farmers to assist in the management of the land and water upon which their farms depend.

Natural Resource Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). The NRCS "provides assistance to private land owners (including farmers) in the conservation and management of their soil, water, and other natural resources. Local, state and federal agencies and policymakers also rely on (its) expertise." The NRCS provides technical assistance suited to the natural resource issues that are specific to a farmer's needs, with ample opportunity for cost shares and financial incentives for such conservation programs as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP) (both discussed later in this Chapter). (*Information for Farmers*)¹

The local NRCS office serving Somerset County (also Hunterdon and Union) is located at 687 Pittstown Road, Suite 2 in Franklin Township (mailing address of Frenchtown). Peapack and Gladstone farmers may utilize this local NRCS office for technical assistance

with conservation issues. NRCS will also reach out directly to landowners if they know of a farmer who is in need of assistance, or can use the guidance of the NRCS staff. The local NRCS office also helps to prepare Conservation Plans for Somerset County farmers. These Conservation Plans nearly always include strategies to conserve soil and water, but may also include conservation practices for flora, fauna and clean air. If all five elements are included, they are referred to as Resource Management Plans. *(Evan Madlinger)²*

Conservation Plans are required for those who wish to sell their property or sell a development easement via the Farmland Preservation Program, or apply for natural resource conservation program grants such as the WHIP and EQIP. The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and wildlife habitat. Administration of these grant programs includes field visits to prepare the Conservation Plans, preparation of grant program contracts, assistance with installation of contract conservation practices, and inspection of farms to verify contract conservation practices are implemented and maintained. It should be noted that the Somerset County Soil Conservation District gives final approval on all Conservation Plans and program contracts, and the USDA Farm Service Agency (FSA) assists NRCS in administration of an additional natural resource conservation program entitled Conservation Reserve Enhancement Program (CREP). *(Evan Madlinger)*

As indicated, owners of preserved farms are required to enter into a Conservation Plan within one year of selling their development easement. Discussions with the local NRCS office indicate that, though most Conservation Plans are eventually implemented there is often a time delay for numerous reasons, and enforcement of this requirement is inconsistent. Providing a mechanism and staff to ensure that Conservation Plans are prepared and implemented will help guarantee the objectives of the program are put in place, and active stewardship practices are underway. *(Evan Madlinger)*

The phone number for the local NRCS office is (908) 782-4614, and the District Conservationist is Gail Bartok. She can also be reached at gail.bartok@nj.usda.gov. Ms. Bartok and her staff (listed below) can be contacted by the Borough of Peapack and Gladstone farmers for assistance, and more information on the availability of NRCS programs in Somerset County.

- Evan Madlinger – Soil Conservationist
- Bea Sabouathone, Soil Conservationist
- Shirley Sakos – Program Assistant
- Suzanne Ohl – Soil Conservation Technician

An additional resource for the Borough of Peapack and Gladstone farmers is the “Field Office Technical Guide” (Guide), which is published by NRCS. It contains technical information detailing the development and implementation of soil, water, air, flora, and fauna resource conservation practices, and is used to develop Conservation and Resource Management Plans. *(eFOTG)³* Each state has its own Guide, which lists and discusses conservation practices particular to a state. These conservation practices improve water

and soil quality, improve plant condition, and in some instances can improve air quality. (*Gail Bartok*)⁴ Conservation practices discussed in the Guide that are pertinent for, and used in, Somerset County include:

- Riparian buffers, including necessary buffer widths and appropriate plant species;
- No till and minimum till practices;
- Prescribed grazing and pasture rotation;
- Soil erosion control via vegetation stabilization of farm field storm water gullies;
- Nutrient management, including manure and fertilizers; and,
- Animal waste control, including heavy use area concrete protection pads, which keep animal waste off the ground, and use of 3-sided animal waste storage facilities, both of which minimize manure contact with soils, groundwater and surface water.

(*Evan Madlinger*)

Somerset County Soil Conservation District

An additional partner in the conservation of agricultural resources is the New Jersey Department of Agriculture, Division of Agricultural and Natural Resources. Among its responsibilities, the Division implements natural resource conservation programs, administered by the State Soil Conservation Committee (SSCC). These programs “provide engineering services and regulatory guidance to soil conservation districts, homeowners, engineers, planners and virtually all development activities. The Division provides technical standards applicable to construction and mining sites regulated by the Soil Erosion and Sediment Control Act program ...” (*NJDA Agricultural and Natural Resources*)⁵

The SSCC coordinates and supports the work of the state’s 15 local soil conservation districts (SCD), one of which is the Somerset County SCD. The Somerset County SCD is charged with reviewing and approving natural resource conservation and assistance program grants, implementing agricultural conservation planning assistance, agricultural conservation cost-sharing program grants, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, storm water discharge authorization, and soil surveys. (*NJDA Agricultural and Natural Resources*)

The Somerset County SCD office is located in the 4-H Center at 308 Milltown Road in Bridgewater. Somerset County farmers, including Peapack and Gladstone’s, may approach this local SCD office (as well as the local NRCS office) with a Request for Assistance (RFA), to apply for funds from natural resource conservation grant programs such as WHIP and EQIP. If approved, the RFA is forwarded to the local NRCS office in Franklin Township for processing. The administration of the RFA includes preparation of a Conservation Plan and grant program contract, as previously described. The Somerset County SCD is involved in review of Conservation Plans and grant program contracts, and must give final approval to both. (*Ernest Thurlow*)⁶

The phone number for the Somerset County SCD office is (908) 526-2701, and the District Manager is Ernest Thurlow. He can also be reached at thurlow@county.somerset.nj.us, and can be contacted by Peapack and Gladstone farmers for assistance. It is noteworthy that Mr. Thurlow is also an ex-officio member of the Somerset CADB. (*Ernest Thurlow*)

Discussions with Mr. Thurlow covered the following:

- Regarding open space programs, at times towns will purchase open space tracts, but not actively manage or maintain the property (at least temporarily), allowing it to lay fallow and proceed through stages of vegetation succession. This oftentimes provides habitat for nuisance wildlife such as deer, which then cause crop damage to adjacent farms. Damage to nursery, produce, and corn crops are a major problem for Somerset County farmers;
- Often times the general public does not see farmers in Somerset County as business people, and do not give farmers the necessary deference a business person in the community might otherwise garner. This often times leads to conflict between the agriculture community and the general public; and,
- The SCD does public outreach via pamphlets, an exhibit at the yearly 4-H Fair, and through the Rutgers Cooperative Extension (RCE) of Somerset County “Green and Growing” newsletter.

(*Ernest Thurlow*)

The SSCC, NRCS, Somerset County SCD, and RCE of Somerset County, are part of the New Jersey Conservation Partnership. This partnership of agencies strives to further soil and natural resource conservation efforts. (*NJDA Agricultural and Natural Resources*)

River Friendly Certification Program – North Jersey RC&D

The River Friendly Farm Certification Program was developed to address water quality concerns within the Raritan River Basin. Many of the streams within the watershed have been assessed as impaired for phosphorus, which can be attributed to poor management within agricultural areas. The River Friendly Farm Certification Program promotes agricultural best management practices through recognition of those farms that, through good management, help to protect water resources within the watershed. Conservation planning assistance is offered to those farms that do not meet the certifying criteria, but would like to install or adapt the necessary components to become certified as River-Friendly. (www.northjerseyrcd.org)⁷ Becoming a River Friendly Farm provides public recognition for implementing and maintaining best management stewardship practices and:

- Creates an avenue for increased marketing strategies (River Friendly Farm label)
- Improves water quality in streams while maintaining productive farmland
- Promotes more efficient use of fertilizers and pesticides
- Provides a healthier soil structure

Borough farmers and farmland owners take advantage of the various programs, as needed. The programs do meet the local conservation needs. The Borough AAC does support the

North Jersey RC&D River Friendly Certification Program and will provide information, upon request, to local farmers.

Rutgers Cooperative Extension of Somerset County

The Rutgers Cooperative Extension (RCE) of Somerset County provides both field and technical research which is focused on best management practices for farmers, to ensure the long term viability of both the agricultural economy and the natural resources upon which it is based. Peapack and Gladstone farmers should call upon the expertise of the RCE of Somerset County when necessary.

Relative to natural resource conservation, the RCE of Somerset County addresses “agricultural, environmental, and ecological concerns, and promoting the use of science-based knowledge and management techniques, agriculture and resource management agents and specialists provide professional expertise and training through a wide array of programming and outreach.” (*New Jersey Agricultural Experiment Station*)⁸ Furthermore the RCE of Somerset County has the following objectives:

- To provide educational tools necessary for proper resource management decisions;
- To improve the knowledge and appreciation of agriculture and environmental resources;
- To strengthen the relationships between agricultural and residential communities; and,
- To encourage the proper use and development of management strategies.
(*New Jersey Agricultural Experiment Station*)

The RCE of Somerset County office is located in the 4-H Center at 310 Milltown Road in Bridgewater. However, extension agents are regional in location. Names, specialties and contact information include:

Nicholas Polanin – Specialty: forestry, woodland management, Christmas tree production, urban and community forestry
County Agent II (Associate Professor, Rutgers University, N.J. Agricultural Experiment Station, School of Environmental and Biological Sciences)
Rutgers New Jersey Agricultural Experiment Station
Cooperative Extension of Somerset County
310 Milltown Road, Bridgewater, NJ 08807
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New Jersey Department of Environmental Protection

The New Jersey Department of Environmental Protection (NJDEP)'s Division of Parks and Forestry oversees the "Private Lands Management Program." The aim of this program is to foster wise stewardship and management of the state's 270,000 acres of private woodlands currently under Farmland Assessment. (*Private Lands Management Program*)¹⁰ Many properties in Somerset County, including Peapack and Gladstone, that are farmland

assessed include extensive woodland tracts. Such tracts were added as “farm products” in the 1970’s. These woodland tracts, which must be utilized by the farmer as a sustainable “product”, require Woodland Management Plans (WMPs) to receive reduced local property taxes accorded properties in the farmland tax assessment program. *(Jim Barresi)*¹¹

The NJDEP’s Division of Parks and Forestry, Bureau of Forest Management (BFM) reviews applications for WMPs, which are prepared for farmers by private consultants. Once a WMP is in place, a “Woodland Data Form” must be submitted yearly to certify that the WMP is being complied with. However, the NJDEP, BFM, also inspects each site once every three years to verify compliance with WMP conditions. *(Jim Barresi)* Since reduced local property taxes are often critical in keeping active agricultural lands economically viable, the NJDEP, BFM is an important partner for Somerset County and Peapack and Gladstone’s farmland preservation efforts.

Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). So, for example, if 50 acres of a farm are tilled or pastured, and there are 125 acres of woodlands on the farm, 75 acres of woodlands would be non-appurtenant (125 woodland acres minus 50 farmed acres). Non-appurtenant woodlands require a WMP. *(Jim Barresi)* In Peapack and Gladstone in 2005 there were 504 acres of non-appurtenant (or unattached) woodland acres in farmland assessment, up from 2004 when there were 417 acres, but approximately equal to 2000, when there were 500 acres. There were 355 acres in 1990. *(NJDA Farmland Assessment)*¹²

Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. So, in the preceding example, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP. *(Jim Barresi)* Appurtenant (or attached) woodland acreage has steadily declined in Peapack and Gladstone since 1990, when there were 352 acres. By 2005, this had decreased to 227 acres in farmland assessment. *(Somerset County Summary)*

USDA, Forest Service’s Forest Stewardship Program

The United States Forest Service sponsors the Forest Stewardship Program. This program supports landowners whose property has a woodland management plan that recognizes and manages the wetlands, wildlife, aesthetics, soil and water, in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their woodland management plan. In New Jersey, the state farmland tax program and the U.S. Forest Service program have merged to allow one planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period. The minimum is a ten-year management plan. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time. *(Forest Stewardship Program)*¹³

In the Borough of Peapack and Gladstone, there are no properties enrolled in the Forest Stewardship program. (*Jim Haase*)¹⁴

Private non-profit groups and local community support

Agriculture needs not only the broad support of state, county and local governments to help preserve agriculture resources, but also the help of private non-profit groups and local citizens. Indeed, without their support, government programs and support for agriculture would fall short of what is needed to protect the natural resource base of the agricultural landscape. These individuals spend countless hours providing and sharing their expertise, as well as raising and contributing money. They are an invaluable asset to the Somerset County (including Peapack and Gladstone) agricultural community and landscape, for natural resource conservation and stewardship.

Somerset County has the support of a variety of organizations, including the Somerset County Board of Agriculture, New Jersey Farm Bureau, 4-H (including the annual 4-H Fair), and Future Farmers of America.

Local and regional non-profit organizations also contribute to the permanent protection of farmland. These groups include The Land Conservancy of New Jersey, The Nature Conservancy, New Jersey Audubon Society, and New Jersey Conservation Foundation.

Resource Protection Programs and Funding

NJDA Soil and Water Conservation Grants

The New Jersey Department of Agriculture, State Agriculture Development Committee (SADC) has in the past provided soil and water conservation grants to farms that are permanently preserved, or are enrolled in the eight year preservation program, with priority for preserved farms. The eight year program is currently unfunded, but efforts are underway to restore such funding. Funds periodically can become available either through appropriations, or from previously committed projects which are not completed. If a farmer is seeking cost-share in either the permanent easement or eight year programs for installation of conservation practices, they should apply and be put on a waiting list. Then, if funds become available, there is a better chance of receiving such funds. (*Ernest Thurlow*)

The purpose of the grants and program is to protect Somerset County agricultural lands from soil erosion. These grants fund soil and water conservation projects approved by the Somerset County Soil Conservation District (District), with the program administered by both the district and the local NRCS office in Franklin Township. Once the District deems the conservation project necessary and feasible, applications are forwarded to the N.J. State Soil Conservation Committee, which recommends projects to the SADC for funding approvals. (*Soil and Water Conservation Grants*)¹⁵ Traditionally 50% of the costs of

approved soil and water conservation projects are paid with grant funds, but up to 75% has also been approved in the past. (*Ernest Thurlow*) Hopefully these funds will be restored so that conservation projects can continue in Somerset County.

The types of soil and water conservation projects funded by SADC include soil erosion and sediment control systems (terrace systems), control of farmland pollution (stream protection; sediment retention, erosion or water control systems; animal waste control facilities; and agri-chemical handling facilities), the impoundment, storage and management of water for agricultural purposes (diversions; water impoundment reservoirs; irrigation systems; and, drainage systems), and management of land to achieve maximum agricultural productivity (land shaping or grading). (*Soil and Water Conservation Grants*)

Federal Conservation Programs

2002 and 2008 Farm Bills

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) was landmark legislation, with much of its focus on conservation funding and environmental issues. Conservation provisions were designed to assist farmers in being good stewards of the land through grants and technical assistance. Voluntary programs relevant to New Jersey, and Somerset County, included the Conservation Reserve Enhancement Program (CREP), Conservation Innovation Grant Program (CIG), Environmental Quality Incentives Program (EQIP), Farm and Ranch Land Protection Program (FRPP), Grassland Reserve Program (GRP), Wetlands Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP). (*Conservation Programs*)¹⁶ These programs are continued under the May 2008 Farm Bill (Conservation, Food and Energy Act of 2008). However, statutory language changes mean new program rules need to be written by the U.S. Department of Agriculture. These rule changes may impact how New Jersey implements some its programs. Once the new rules are approved for use, and prior to any 2009 funding decisions, all applicants will have ample opportunity to review the rule changes and contract terms, and will be required to comply with all applicable rules and requirements in place at the time of contract obligation. (*NRCS, Farm Bill*)¹⁷ As in the past, the programs will be administered by the local NRCS office in Franklin Township, and the Somerset County Soil Conservation District, as discussed in this section.

The Mid-Atlantic region, of which New Jersey is part, is generally underserved by federal farm programs. The Northeast/Mid-Atlantic region receives on average less than two cents in commodity payments for every dollar in farm sales, in stark contrast to over fifteen cents in some Midwest and Western states. With smaller than average farms, lower profit margins, varied crops, and development pressure, New Jersey has unique farm and food policy needs, which do not match other, larger agricultural states who receive the bulk of commodity payments. (*American Farmland Trust*)¹⁸ The 2008 Farm Bill creates the new “Average Crop Revenue Election” program. This is a revenue guarantee program based on “five-year state average yield and the two-year national average price”. The program is voluntary, but participants would receive payments when their revenue falls below

established levels. (*Farm Bureau Update newsletter*)¹⁹ Such a revenue support system may well have a positive effect for Somerset County Farmers, since it would help specialty crops and niche markets receive their fair share of payment support. (*Jim Baird*)²⁰

Some of the most significant gains in the 2008 Farm Bill were made in the area of conservation practices. Authorized funding increased by over \$4 billion, which should translate into increased stewardship practices, and a healthier environment via cleaner water, reduced erosion and enhanced wildlife habitat. However, many of the programs require annual appropriations from Congress, which often can mean a shortfall in full implementation of these critical conservation programs. The numerous agriculture advocacy groups should lobby Congress for full funding on a yearly basis. Some highlights of the 2008 Farm Bill include:

- Improvement of the Farm and Ranch Lands Protection Program (FRPP) to allow for greater flexibility at the local level. Nationally, authorized funding rises from \$97 million to \$200 million a year by 2012.
- Expansion of the Environmental Quality Incentives Program (EQIP) to allow for innovative approaches that generate public benefits such as water and soil quality improvements, renewable energy production, and wildlife and open space protection. Nationally, authorized funding rises from \$1.2 billion to \$1.75 billion in 2012.
- Establishment of a conservation loan guarantee program to help producers secure low interest loans in order to implement often-costly conservation and environmental practices.
- Creation of a cooperative conservation initiative as a way for producers and community groups to work together on common natural resource concerns.
- Greater flexibility with third party technical assistance providers to identify and implement the most effective conservation practices appropriate for the land.
- Continuation of the Wetlands Reserve Program (WRP) and the Grassland Reserve Program (GRP) to protect water resources and expand wildlife habitat.

(*American Farmland Trust website*)²¹

The following is a synopsis of the natural resource conservation programs to be funded by the 2008 Farm Bill. They will be implemented by NRCS and the Somerset County SCD, and also to a minor degree the Farm Service Agency, which is also part of USDA. These programs are the backbone of natural resource conservation efforts in Somerset County and its municipalities, including Peapack and Gladstone.

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

Through CREP and CRP, agricultural producers voluntarily retire land to protect environmentally sensitive areas, decrease soil erosion, provide and restore wildlife habitat, and protect ground and surface water. (*NRCS Conservation Programs*)²² Examples of conservation practices include riparian buffers and filter strips for water quality, and contour buffer strips to reduce soil erosion. With incentive payments for farmers to fully

implement a CREP contract, payment for this program can be fully funded by NRCS and NJDA. (*Ken Bingham*)²³ Within Somerset County, CREP has been “slow getting started” due to strict eligibility requirements. This includes requirements that the land must have been cropped for 4 of the 6 years between 1998 and 2002, and detailed paperwork documentation when applying. CRP is more widely used in Somerset County than CREP. (*Evan Madlinger*)

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. (*NRCS Conservation Programs*) At present, CIG is used only sparingly in Somerset County. (*Gail Bartok*)

In Andover Township, Sussex County, the AG Choice, LLC compost facility has a CIG grant. Ag Choice is the first NJDEP approved compost facility permitted to collect and receive agricultural waste, such as animal and stall waste, spoiled haylage, and silage, and then compost it for off-farm use. Ag Choice composts agricultural waste into high quality organic, humified compost, which can be safely reintroduced into the environment. (*AG Choice*)²⁴ With the large equine industry in the Borough of Peapack and Gladstone, its farmers may use AG Choice, LLC as a model for future CIG Grants.

Environmental Quality Incentive Program (EQIP)

EQIP is a conservation program in which farmers receive financial and technical assistance with structural and management conservation practices that address soil, water, and grazing land concerns. (*NRCS Conservation Programs*) EQIP is the most popular and widely used conservation program in Somerset County, and is the most well funded of all the programs, receiving approximately \$4 million statewide on an annual basis. (*Jim Baird*) In Somerset County, between 2005 and 2007 there are 2,056 contracted acres, with 10 active contracts. However, newly enrolled acreage has declined from 2005 to 2006, and again from 2006 to 2007. (*Janice Reid*)²⁵ It is reported that the 2008 Farm Bill increases farmers’ funding for energy conservation programs through EQIP. (*Gail Bartok*)

Farm and Ranch Land Protection Program (FRPP)

FRPP provides up to 50 percent matching funds to purchase development rights and conservation easements to keep farm and rangeland in agricultural use. The USDA partners with state, tribal, or local governments, and non-governmental organizations. (*NRCS Conservation Programs*) Farmers accepting funds through this program must adhere to strict impervious surface limitations. In New Jersey, this program receives approximately \$500,000 to \$1 million annually. (*Kent Hardmeyer*)²⁶ The local NRCS office prepares the Conservation Plans used in the Program, which is then administered by

the NJDA. To date, acreage in Somerset County is not available for this report. (*Evan Madlinger*)

Grassland Reserve Program (GRP)

GRP offered landowners the opportunity to protect, restore, and enhance grasslands on their property, which play a vital role in protecting water quality and providing wildlife habitat. This program was coordinated through several federal agencies (*NRCS Conservation Programs*), but has become inactive in Somerset County. (*Evan Madlinger and/or Gail Bartok*)

Wetlands Reserve program (WRP)

WRP offers farmers payments for restoring and protecting wetlands on their property that had been previously drained for agricultural use. Wetlands help reduce flooding, filter pollutants from water, provide critical wildlife habitat, and protect open space. (*NRCS Conservation Programs*) Payment by NRCS is based upon appraised agricultural land value. With appraised values from \$100 to \$2000 per acre, many farmers are not willing to create wetlands on otherwise productive agricultural lands. As a result, the WRP has not been used in Somerset County. (*Tim Dunne*)²⁷

Wildlife Habitat Incentives Program (WHIP)

WHIP provides technical and financial assistance for creating, enhancing, and maintaining wildlife habitat. The State Technical Committee for WHIP in New Jersey awards project contracts for designated wildlife habitat categories. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. (*NRCS Conservation Programs*) WHIP is second only to EQIP in use for Somerset County, with 1,800 contracted acres and 8 active contracts since 2005. (*Janice Reid*)

NJDEP Landowner Incentive Program

The New Jersey Department of Environmental Protection's Nongame and Endangered Species Program administers the Landowner Incentive Program (LIP). LIP works to improve habitat, habitat management, and habitat protection for threatened and endangered species on private lands, some of which are agricultural lands. Project durations must be for a minimum of five years, and the property owner contributes a minimum 25% cost share. (*Landowner Incentive Program pamphlet*)²⁸ Some grain farmers have expressed concern over the use of LIP. This is because it not only provides habitat for threatened and endangered species, but also for such nuisance wildlife as deer and turkey, which are known to cause severe loss to farmer products such as corn.

LIP has been in existence for three years, and funding for the program is competitive due to available funds not being equal to funding requests. In Somerset County there are a total of

235 acres enrolled in LIP on two farms, however neither of these are located in the Borough of Peapack and Gladstone. It is unlikely that LIP funding will be extended beyond fiscal year 2008. (*Kim Korth*)²⁹

Local farmers take advantage of the NRCS programs, as appropriate, when the programs are funded and available to them.

Water Resources

The Importance of the Water Resource

The protection of the water resource as it relates to agriculture and farmland preservation in Somerset County cannot be overstated. Quite simply, without a consistent, plentiful, adequate and clean water source, agriculture cannot exist. In addition, farms are critical as open space areas to provide aquifer water recharge. To a certain extent, some aspects of ensuring clean and plentiful water can be controlled at the individual farm level. These include:

- Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides so as to lessen impacts to groundwater;
- Providing riparian buffers along watercourses, so as to protect streams from the above mentioned synthetic chemicals, and from soil erosion;
- When possible, practicing organic farming methods;
- Practicing appropriate timing of chemical application, so as to minimize its use; and,
- Practicing water conservation techniques, such as drip irrigation and water re-use for certain types of farming where feasible, such as smaller scale vegetable and fruit operations.

Somerset County has become highly developed in the last several decades, and will likely continue to do so for the foreseeable future. As such, competing demands for water will likely increase, as well as conflicts between agricultural and non-agricultural users. Though Somerset County farmers must use water wisely and conserve wherever possible, as an important and vital part of the County's economic vitality and social fabric, they must also be allocated sufficient amounts of water to operate their farming business.

Emphasis is also given to the importance of the water resource, via the New Jersey Department of Agriculture which "... is working with Rutgers Cooperative Extension, the Natural Resources Conservation Services, the United States Geological Survey, the New Jersey Department of Environmental Protection and the farm community to assess the water needs of agriculture and to assist in the development of essential rules, policies and guidelines to ensure an adequate water supply to meet the current and future needs of the agricultural industry." (*2006 Agricultural Smart Growth Plan*)³⁰

Water Supply Characteristics

The physiographic and geologic layout of Somerset County dictates water supply, availability and recharge, as well as location of agriculture. As discussed in the *Natural Resource Inventory for Somerset County, New Jersey*, the County "... exhibits four distinct geologic regions which are reflected in its topography". In brief, these four regions are:

- Somerville Lowlands – These lowlands are a local division of the Piedmont Province. These lowlands are underlain mainly by red shale, sandstone, and lesser areas of limestone. The terrain is generally of low relief, low rolling hills, and wide valleys.
- Watchung Uplands – These uplands are also a local division of the Piedmont Province, and are located southeast of the Highlands. The Watchung Uplands consist of three parallel ridge and valley formations. The ridge areas are the accumulation of extensive basaltic lava flows from at least three of the major periods of volcanic activity. Basalt is a dense, massive rock which allows very little water storage, and is therefore a poor water aquifer.
- Sourland-Rocky Hill Uplands - These uplands are also a local division of the Piedmont Province, and are located in the southern part of the County. These uplands are composed of diabase and argillite, a very hard cemented mudstone. Diabase is similar to the basalt in the Watchung Uplands, since it allows very little water storage, and is therefore a poor water aquifer.
- Highlands – The Highlands are located in the northern portion of the County, and are part of the New Jersey Highlands Province. The Highlands are relatively flat-topped ridges, and valleys. The ridges are underlain by folded crystalline rocks, which are primarily gneiss composed of bands of silicate minerals, and are resistant to erosion compared to rocks which underlay valleys.

The major (water) aquifer in Somerset County is known as the Brunswick Shale. It has a limited capacity for water storage, and is usually filled during periods of normal precipitation. The limited ability of this aquifer to accept and transmit water is exhibited in the extreme differences between minimum and maximum flow in streams overlying the shale. In areas underlain by highly fractured shale containing mineral voids, the groundwater storage capacity is moderately high. Large diameter industrial wells in the Brunswick Formation of the Raritan Valley typically yield over 200 gallons per minute, and can exceed 500 gallons per minute.

Groundwater recharge within Somerset County is derived primarily from the local region. It comes either from precipitation falling on intake or outcrop areas, vertical leakage from nearby runoff, or from infiltration from adjacent water bodies. Variables such as depth to water table, runoff, vegetation, soil type, soil thickness, temperature, and topography can affect the amount of water available and able to enter the aquifer. Most of the natural infiltration in Somerset County occurs between late fall and early spring, when the ground is not frozen and vegetation is in early growth or dormant. It is possible for the prolonged withdrawal of water to exceed the recharge potential in an aquifer, resulting in diminution

of available water which can be economically pumped. Over-development can cause a serious and continuous decline in the water supply.

Natural groundwater quality is considered to be generally good in Somerset County. However, this quality can be affected by infiltration from surface sources, particularly in populated and industrialized areas. Contamination can come from such diverse sources as malfunctioning or improperly designed septic systems; infiltration of agricultural fertilizers such as nitrates, and pesticides; salt run-off from winter road de-icing; gas and oil products from leaking underground storage tanks; leachate from landfills; and, industrial discharges. (*Natural Resource Inventory for Somerset County, New Jersey*)³¹

Water Conservation Strategies

The need for water conservation is growing due to competition for water from population demand and agricultural demand. According to the *Highlands Regional Master Plan*, New Jersey is facing the challenge of protecting a finite drinking water supply while providing for the needs of a growing human population, and growing agricultural demands. An adequate water supply is important to successful agriculture operations in Somerset County, and consequently in the Borough of Peapack and Gladstone. Droughts in recent years have highlighted the precarious nature of the agriculture (and general) water supply, and the need for water conservation systems and regimens. Additionally, the importance of water resources in the Highlands Region is enhanced by seasonal fluctuations of water availability and supply limitations. According to the *Highlands Regional Master Plan*, the region's water resources have long been valued for water supply, ecosystem viability, and recreational and aesthetic uses. Northern New Jersey would have an immensely different character without Highlands Region water resources and the landscapes they support. Degradation or excessive use of these water resources would significantly undermine New Jersey's economic health, quality of life, and environmental integrity.

For a detailed discussion of irrigated land and water sources, see *Chapter 1* of this Plan.

The New Jersey Department of Agriculture, through its Agricultural Smart Growth Plan, encourages farmers to "... work to accelerate the use of efficient water conservation technologies, such as drip irrigation. Identify and promote new and efficient methods to conduct water distribution on farms, utilizing farm ponds and water reuse options." (*2006 Agricultural Smart Growth Plan*)

The dominant field crop in the Borough of Peapack and Gladstone is hay, which is used primarily for feed on horse farms in the Borough. Hay relies on rain and some groundwater for water needs, and as such water conservation strategies per se are difficult to implement. With nursery and greenhouse, sod, and vegetable farming (limited in the Borough), it is possible to implement conservation strategies such as drip irrigation, or watering crops in the cooler parts of the day so as to minimize evaporation. Water re-use is another possible option. For livestock, floats and timers in watering troughs can conserve water by negating the need for constantly running water to keep troughs full. (*Ernest Thurlow*) As competition for water and agricultural demands evolve over time, conservation becomes

important. Peapack and Gladstone farmers should implement water conservation strategies whenever feasible, and include such in Conservation Plans whenever practicable.

Waste Management and Recycling

Management of livestock waste has significant implications for the quality of ground and surface waters. Unchecked, or poorly managed, these wastes can cause serious water quality problems by the introduction of unwanted microorganisms into natural systems. Poor management of animal waste can also cause disease among farm animals. Proper animal waste management is not only required, but is also a sign of good environmental stewardship, as is recycling of farm by-products whenever possible.

Concentrated Animal Feeding Operations & Animal Feed Operations

Concentrated Animal Feeding Operations (CAFO) are defined at N.J.A.C. 7:14A-2.13 (New Jersey Pollutant Discharge Elimination System (NJPDDES)) as: *(New Jersey Discharger)*³²

- Operations with more than 1,000 slaughter or feeder cattle, 700 dairy cattle, 2,500 swine, 500 horses or other animal populations. Somerset County does not have any operations that fit into this category; or,
- Operations with more than 300 slaughter or feeder cattle, 200 dairy cattle, 750 swine, 150 horses or other animal populations, and which discharge pollutants directly to state waterways either through manmade devices or as a result of water passing through the facility or having direct contact with confined animals.

The NJDEP has outlined a statewide strategy to manage and regulate these operations. The strategy calls for NJDEP to administer CAFO permits, and NJDA to administer the appropriate measures for AFOs. *(2006 Agricultural Smart Growth Plan)* The permits and measures require development and implementation of comprehensive waste management plans, utilizing “Criteria and Standards for Animal Waste Management”, proposed by NJDA in March 2008, and scheduled for adoption in late 2008. *(Monique Purcell)*³³ This strategy emphasizes the use of cost-effective voluntary measures, limiting the need for permits. *(2006 Agricultural Smart Growth Plan)*

NJDEP, Division of Water Quality - Concentrated Animal Feeding Operations

To protect the quality of surface and groundwater in and around animal farming operations, the NJDEP has adopted a general permit for managing and regulating Concentrated Animal Feeding Operations (CAFOs). The permit is administered through the New Jersey Pollutant Discharge Elimination System (NJPDDES) regulations at N.J.A.C. 7:14A-2.13, under authority of the Water Pollution Control Act. In general, the permits require CAFOs to comply with the federal effluent limitation guidelines that prohibit discharge to state waters. *(New Jersey Discharger)*

The New Jersey Department of Agriculture, State Soil Conservation Committee, Natural Resources Conservation Service and New Jersey Soil Conservation Districts have

partnered with NJDEP to implement the general permit as part of a statewide strategy to control pollution from CAFOs. (*New Jersey Discharger*)

Recycling

Recycling is an important part of natural resource conservation for the agriculture industry. Recycling saves natural resources, and also saves farmers money through creative reuse, such as using leaves and grass clippings to mulch and fertilize farm fields, and saving on solid waste disposal costs. Recycling reduces the amount of refuse finding its way to limited landfill space. Hay, the dominant field crop in the Borough of Peapack and Gladstone, uses and produces limited products which can be recycled, and as such limit recycling opportunities.

However, the nursery and greenhouse industry in the Borough and Somerset County does offer recycling opportunities for such things as nursery film, and potting and pesticide containers. Discussions with the Somerset County Solid Waste Management Division indicate that the County does not do any type of agricultural recycling, and has no plans to do such. One of the reasons cited is lack of space at County facilities to operate such a recycling program. However, it was indicated that Somerset County may be interested in partnering with a neighboring county if it is logistically feasible to transport materials from Somerset County to the partner county. (*Diana Vigilante*)³⁴

Energy Conservation

Promoting increased energy conservation, and renewable and local energy, is one of the emerging priorities of Somerset County, and an important component of its overall sustainability planning. Setting energy efficiency goals makes sense for all economic sectors, including agriculture, and can be part of a basic business plan. The Somerset County Board of Agriculture, Agriculture Development Board and County Planning Board are poised to work with the County, and Peapack and Gladstone, agriculture communities to bring energy issues to the forefront, and encourage energy conservation and use of renewal energy technologies on site. As a first step, the County can reach out to the farm community and work with the State Department of Agriculture and industry experts to address questions regarding energy usage, methods to reduce energy consumption and other energy-related strategies, including limiting power production to approximate needs of farm operation. There are also a number of promising alternatives ranging from solar to wind turbines, which may provide farmers a balance of economic and environmental benefits. Identifying which technologies make the most sense for Peapack and Gladstone and Somerset County farms, educating farmers, and encouraging their application are important implementation action steps. Creating a stable and predictable regulatory environment, both at the state and local level, is also critical and one that the County should strongly promote. (*Robert Bzik*)³⁵

In its 2006 “*Agricultural Smart Growth Plan*”, the New Jersey Department of Agriculture emphasizes the importance of energy conservation and alternative energy use. The Plan

indicates that it is important to “Promote the use of innovative technologies, recycling, energy conservation and renewable energy systems on New Jersey’s farms” and to “Promote, provide technical assistance for and inform the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs.” Also, the NJDA indicates that “Through (these) numerous efforts coordinated between the state and federal levels, New Jersey’s agricultural community is proving itself to be an important player in protecting our state’s natural resources. Clearly, there is more work to be done, and the agricultural community has shown initiative in pursuing alternative energy sources, such as solar, wind and bio-gas in running farm operations, and by being a leader in the pursuit of ethanol and bio-diesel fuel markets.” (*2006 Agricultural Smart Growth Plan*)

The SADC does not have a formal policy for the use of wind and solar energy on commercial farms. However, discussions with the SADC indicate:

- SADC is supportive of solar and wind energy use on commercial farms as long as the main purpose of the produced energy is for use on the farm. This does not preclude the sale of excess energy production back to the power grid; and,
- Installation of solar panels, wind turbines and other appurtenant equipment must not negatively impact production of the agricultural land, and agricultural land must not be taken out of production. (*Steve Bruder*)³⁶

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. (*Agriculture and Green Energy*)³⁷ This increase is due in large part to a rebate program sponsored by the New Jersey Board of Public Utilities (BPU), and a federal investment tax credit. However, the BPU has altered its rebate program to support less solar power rebates, converting the program, in part, to “solar renewable energy certificates”. The market value of these certificates is not determined, and the federal tax credit is set to expire at the end of calendar year 2008. This uncertainty has caused a slowdown in the interest of farmers to pursue solar energy on their farms. It is hoped that the BPU will again fully fund the rebate program, and the federal tax credit will be extended. (*New Jersey Farm Bureau*)³⁸

EQIP does provide some funding for solar panels. Peapack and Gladstone farmers interested in using this alternate energy source can contact the local NRCS office in Franklin Township for more information.

Other programs available to help agricultural producers take advantage of this technology include U.S. Department of Energy, “Solar Energy Technology Program”, <http://www1.eere.energy.gov/solar/> and the “Solar Energy for New Jersey Agriculture” work and information sheet at <http://www.state.nj.us/agriculture/pdf/solarenergyguide.pdf>. (*Agriculture and Green Energy*) Solar energy is one of the fastest growing sectors in the

alternative energy market, and Somerset County farmers can take advantage of this energy and money saving technology.

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. According to the NJDA the northwestern part of New Jersey, which includes Somerset County, has ample and consistent enough wind power to make turbine energy feasible. (*2006 Agricultural Smart Growth Plan*) One possible roadblock to use of wind turbines, is that few, if any, municipal ordinances allow the use of wind turbines. If this is indeed the case then the Somerset County CADB should work with the county planning department, and local towns, to study and approve wind turbines as an allowed use.

Ethanol

Ethanol is a renewable fuel “made by distilling the starch and sugar in a variety of plants.” (*Agriculture and Green Energy*) 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. Also, unlike the gasoline additive MTBE, Ethanol will not contaminate groundwater. (*Agriculture and Green Energy*) Corn, a dominant field crop in Somerset County (along with hay and soybeans), could position Somerset County farmers to financially capitalize on the spreading movement towards ethanol-blended fuels. More study would need to be done on whether this would be profitable for County farmers, and how it would affect other local agriculture industries (for instance, how it would affect the dairy industry’s supply of, and price for, feed corn). However, since corn does not occupy large acreage in Peapack and Gladstone (only 75 acres in 2005, per the Somerset County Summary), it is unlikely that the use of corn for Ethanol would greatly or directly benefit Borough farmers.

In addition, interest has been shown in utilizing switchgrass to make energy producing pellets. This could add another market for Borough farmers, and another source of clean energy.

Bio-diesel

Petroleum diesel is an emitter of sulfur emissions, a major air pollutant. Bio-diesel, made from the oils of soybeans, is an alternative to petroleum diesel. This organic fuel can be blended and used in unmodified diesel engines. The result is a significant reduction of the harmful fumes produced by pure petroleum diesel. (*Agriculture and Green Energy*) As of 2005, there were 1,177 acres of soybeans that were farmland assessed in Somerset County. However, in 2005 soybeans were not grown in Peapack and Gladstone, and as such the use of soybeans for biodiesel would not directly benefit Borough farmers. (*Somerset County Summary*)

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/. (*NJ's Clean Energy Program*)³⁹

Renewable Energy Systems and Energy Efficiency Improvements Program: As part of the 2002 Federal Farm Bill, this program “funds grants and loan guarantees to agricultural producers for assistance with purchasing renewable energy systems and making energy efficiency improvements”. Final rules for loans and grants were adopted by the U.S. Department of Agriculture in July 2005. The 2008 Farm Bill continues this program. Funding of \$16 million in grants, and \$205 million in guaranteed loans, are authorized for federal fiscal year 2008. Additional information can be found at the following website: www.rurdev.usda.gov/rbs/farbill/index.html. (*USDA, Rural Development Program*)⁴⁰

Biomass Research and Development Initiative Grants: The United States Departments of Agriculture and Energy support development of biomass energy. Grants are available for research, development and demonstrations on bio-based products, bio-energy, bio-fuels, bio-power and additional related processes. In the recent past, grants have focused on development and demonstration projects that lead to greater commercialization. Additional information is available at the following website:

<http://www.state.nj.us/agriculture/news/hottopics/topics060222.html>.

(*Agriculture and Green Energy*)⁴¹

Outreach and Incentives

The Borough's Agricultural Advisory Committee (AAC) is committed to working with the Somerset CADB and regional agencies to assist in outreach and education to farmers and landowners regarding natural resource conservation and agricultural productivity. The Peapack and Gladstone AAC will continue to work with the Somerset CADB to implement programs to aid in natural resource conservation on farms in the Borough. The Borough is also willing to host a regional seminar on conservation, and to provide incentives to encourage participation among local and regional farmers.

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² Personal communication with Evan Madlinger, United States Department of Agriculture, Natural Resources Conservation Service, July 16, 2007.

³ United States Department of Agriculture, Natural Resources Conservation Service. Welcome to eFOTG (Electronic Field Office Technical Guide). <http://www.nrcs.usda.gov/technical/efotg/>. Accessed July 21, 2007.

⁴ Personal communication with Gail Bartok, District Conservationist, USDA, NRCS. August 20, 2007, and/or August 21, 2008.

⁵ New Jersey Department of Agriculture, Agricultural and Natural Resources. <http://www.state.nj.us/agriculture/divisions/anr/>. Accessed April 10, 2007.

⁶ Personal communication with Ernest Thurlow, District Manager, Somerset County Soil Conservation District. July 16, 2007 and/or August 2008.

⁷ North Jersey Resource Conservation & Development Council. www.northjerseyrcd.org. Accessed August 2010.

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- ⁸ Rutgers Cooperative Extension of Somerset County, New Jersey Agricultural Experiment Station. <http://somerset.RCE.rutgers.edu/ag/>. Accessed July 21, 2007.
- ⁹ Personal Communication with Nick Polanin, Rutgers Cooperative Extension of Somerset County. July 12, 2007 and/or August 11, 2008.
- ¹⁰ New Jersey Department of Environmental Protection, Division of Parks and Forestry, Private Lands Management Program. http://www.nj.gov/dep/parksandforests/forest/njfs_private_lands_mgt.html. Accessed April 13, 2007.
- ¹¹ Personal Communication with Jim Barresi, Assistant Director, New Jersey Department of Environmental Protection, Division of Parks and Forestry. June 12, 2007.
- ¹² New Jersey Department of Agriculture, Farmland Assessment, Somerset County Summary, 1991, 2001, 2005 and 2006.
- ¹³ United States Department of Agriculture, Forest Service, Forest Stewardship Program. <http://www.fs.fed.us/spf/coop/programs/loa/fsp.shtml>. Accessed July 21, 2007.
- ¹⁴ Personal Communication with Jim Haase, New Jersey Forest Service, July 31, 2008.
- ¹⁵ New Jersey Department of Agriculture, Soil and Water Conservation Grants. <http://www.state.nj.us/agriculture/grants/soil.html>. Accessed April 14, 2007.
- ¹⁶ United States Department of Agriculture, Conservation Programs Offered In New Jersey, Programs Available in 2006. ftp://ftp-fc.sc.egov.usda.gov/NJ/programs/Conservation_Programs_Offered_in_New_Jersey.pdf. Accessed April 2007.
- ¹⁷ United States Department of Agriculture, Natural Resources Conservation Service, Farm Bill. <http://www.nj.nrcs.usda.gov/programs/index.html#Farm%20Bill>, Accessed July 27, 2008.
- ¹⁸ American Farmland Trust, The Farm, Nutrition and Community Investment Act. http://www.farmland.org/programs/states/me/documents/AFT_FNCIA_S-D-G_Northeast_WebApr07.pdf. Accessed June 9, 2007.
- ¹⁹ “Farm Bureau Update” newsletter. Summer 2008, Volume 5, Number 2.
- ²⁰ Personal communication with Jim Baird, Mid-Atlantic Region Director, American Farmland Trust. June 26, 2007.
- ²¹ American Farmland Trust website, <http://www.farmland.org/search.asp?cx=013768594961239324390%3Aeqdfpceu3bo&cof=FORID%3A11&q=2008+farm+bill&imageField.x=15&imageField.y=12#0>, Accessed July 27, 2008.
- ²² United States Department of Agriculture, New Jersey NRCS Conservation Programs. <http://www.nj.nrcs.usda.gov/programs/>. Accessed April 9, 2007.
- ²³ Personal Communication with Ken Bingham, United States Department of Agriculture, Farm Service Agency. June 11, 2007.
- ²⁴ AG Choice, LLC. <http://www.ag-choice.com/index.html>. Accessed June 24, 2007.

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- ²⁵ Personal communication with Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 26, 2007.
- ²⁶ Personal communication with Kent Hardmeyer, United States Department of Agriculture, Natural Resources Conservation Service, May 15, 2007 and/or July & August 2008.
- ²⁷ Personal communication with Tim Dunne, United States Department of Agriculture, Natural Resources Conservation Service. June 25, 2007, and/or August 2008.
- ²⁸ New Jersey Department of Environmental Protection, Division of Fish and Wildlife. Landowner Incentive Program pamphlet.
- ²⁹ Personal communication with Kim Korth, New Jersey Department of Environmental Protection, Non-game Endangered Species Program. November 15, 2007 and/or July 30, 2008.
- ³⁰ New Jersey Department of Agriculture, 2006 Agricultural Smart Growth Plan <http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf>. Accessed April 9, 2007.
- ³¹ Somerset County Planning Board, Natural Resource Inventory for Somerset County, New Jersey. Undated
- ³² New Jersey Department of Environmental Protection, New Jersey Discharger, Volume 11, No. 2, Fall 2003. New Stormwater General Permit for Concentrated Animal Feeding Operations. <http://www.state.nj.us/dep/dwq/discharg/v11n2h.htm>. Accessed April 17, 2007.
- ³³ Personal communication with Monique Purcell, New Jersey Department of Agriculture, Division of Agriculture and Natural Resources. April 18, 2007.
- ³⁴ Personal communication with Diana Vigilante, Manager, Somerset County Solid Waste Management Division. July 19, 2007.
- ³⁵ Robert Bzik, Director, Somerset County Planning Division.
- ³⁶ Personal communication with Steve Bruder, State Agriculture Development Committee. August 23, 2007.
- ³⁷ New Jersey Department of Agriculture, Agriculture and Green Energy. <http://www.state.nj.us/agriculture/news/hottopics/topics060222.html>. Accessed April 2, 2007.
- ³⁸ New Jersey Farm Bureau, "This Week in Farm Bureau", Volume XLVI, No. 30, July 12, 2008.
- ³⁹ New Jersey's Clean Energy Program. www.njcep.com
- ⁴⁰ United States Department of Agriculture, Rural Development Program. 2002 Farm Bill Initiative: The Renewable Energy and Energy Efficiency Program; USDA Farm Bill Section 9006. <http://www.rurdev.usda.gov/rbs/farmbill/index.html>.
- ⁴¹ New Jersey Department of Agriculture, Agriculture and Green Energy. <http://www.state.nj.us/agriculture/news/hottopics/topics060222.html>.

CHAPTER 8: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION



Sustainable Agriculture

The term “sustainable agriculture” can mean something different to every farmer in the agriculture community. The issue was first referenced in the 1990 Farm Bill, which defined it in terms of an integrated system of plant and animal practices having site-specific applications. Practices such as Integrated Pest Management (IPM), Rotational Grazing, Soil Conservation, Cover Crops, Planting Riparian Buffers, Management of Agriculture Impervious Cover, and Crop/Landscape Diversity are some methods to help farmers protect the quality of the environment and conserve the resources that sustain agriculture. A nationwide “*Sustainable Agriculture and Education Report*” points out that “sustainable agriculture” is more than a set of prescribed practices, since a “key goal is to understand agriculture from an ecological perspective in terms of nutrient and energy dynamics and interaction of plants, animals, insects and other organisms in agri-ecosystems, and then balance it with profit, community and consumer needs”. (*SARE 2003*)¹

Sustainable agriculture is also grounded in the premise of creating an environment that is supportive of agriculture as an industry by blending innovative marketing strategies such as farmers markets, buy local programs and community supported agriculture, with good comprehensive planning, economic development and natural conservation practices. Strategies at the local level including agriculture-friendly zoning, clustering, lot averaging and Transfer of Development Rights.

Existing Agricultural Industry Support

Right to Farm

To ensure farmers have the ability to continue accepted agricultural operations, the Right to Farm Act was enacted by the State Legislature in 1983, and amended in 1998. The Act provides “protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey.” (*Right to Farm Program*)² Another critical piece of legislation to support agriculture was the 1983 Agriculture

Retention and Development Act. This Act created the State Agriculture Development Committee (SADC), and eighteen County Agriculture Development Boards (CADB's). Both the SADC and CADB implement the Right to Farm Act on the State and local levels. (*New Jersey's Great Northwest Skylands*)³

The SADC works to maximize protections for commercial farmers under the Right to Farm Act by developing Agricultural Management Practices (AMPs), tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. In order to qualify for Right to Farm protection a farm must meet the definition of a "commercial farm" in the Right to Farm Act; be operated in conformance with federal and state law; comply with AMPs recommended by the SADC, or site specific AMPs developed by the Somerset CADB at the request of a commercial farmer; must not be a direct threat to public health and safety; and, must be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, must have been an operating farm as of December 31, 1997. (*Eligibility Criteria for RTF Act Protection*)⁴

All Right to Farm complaints or issues that are brought before the Somerset CADB are first handled with fact finding, and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Somerset CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the Right to Farm Act for Right to Farm protection. Once the complaint is returned to the Somerset CADB from the SADC, additional fact finding and technical review occurs and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the Somerset CADB will make a determination as to whether the agricultural activity is protected by the Right to Farm Act, or whether changes to the operation will be required. If the issue is not resolved by the Somerset CADB determination, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Office of Administrative Law. (*Resolving Agricultural-Related Conflicts*)⁵

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

- Adopting comprehensive Right to Farm Ordinances as outlined by the SADC.
- Making agriculture a permitted use in all appropriate zones.
- Where active agriculture occurs on adjacent property, requiring notification of homeowners purchasing a home in a new subdivision.

Right to Farm Ordinances are a necessary item under the SADC's new Municipal PIG regulations if a municipality, or property owner, wishes to enter into the farmland preservation program. Seven of the twenty one municipalities in Somerset County have established a Right to Farm Ordinance, including the Borough of Peapack and Gladstone. Borough Ordinance 799-1 to 799-5 "encourage(s) the continuation and expansion of commercial and home agricultural pursuits by continuing a positive agricultural business

climate and protecting farmers against unjustified private nuisance suits, where recognized methods and techniques of agricultural production are applied and are consistent with relevant Federal and State law and nonthreatening to the public health and safety.”

The following are agricultural practices specifically protected by the Borough’s Right to Farm Ordinance. However, other accepted agricultural practices not listed here, are not necessarily precluded from protection:

- a. The storage, processing and sale of farm products where produced;
- b. The use of irrigation pumps and equipment;
- c. The application of manure, chemical fertilizers, insecticides, pesticides and herbicides;
- d. On-site disposal of organic agricultural waste;
- e. Installation of soil and water conservation practices in accordance with a Conservation Plan approved by the Somerset County Soil Conservation District;
- f. Transportation of slow moving equipment over roads within the municipality;
- g. Utilization of tractors and other necessary equipment;
- h. The employment of farm laborers;
- i. The conducting of farm practices at any and all times when necessary;
- j. The creation of noise, dust, odors and fumes inherently associated with such uses;
- k. The raising and keeping of farm animals including but not limited to: pets, pastoral farm animals (dairy and beef cattle, sheep and goats), swine, fowl, horses, llamas, ponies and mules.

The Borough’s Right to Farm Ordinance is consistent with the SADC Model Right to Farm Ordinance and is in keeping with the intent of the New Jersey legislature as expressed in the Right to Farm Act, N.J.S.A. 4:1C-1. Both the Ordinance and the State statute give farmers protection from nuisance complaints as long as the commercial farm is in compliance with acceptable agricultural management practices and which does not pose a direct threat to public health and safety. The AAC can help to avoid and/or minimize Right to Farm conflicts through direct education and communication between neighbors, landowners, and with all other parties before problems occur. If problems do occur the AAC can provide mediation between two parties or conflict resolution sessions.

The SADC or Somerset County CADB do not report any Right to Farm cases or conflict resolution decisions for the Borough of Peapack and Gladstone, or Somerset County. A copy of Peapack and Gladstone’s Right to Farm Ordinance is included in the Appendix.

Farmland Assessment

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.

Basic eligibility requirements include:

- The applicant must own the land;
- The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year;
- Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year;
- 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 \$500 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.

*(New Jersey's Farmland Assessment Act)*⁶

The Farmland Assessment program does not, however, apply to farm structures, such as barns and storage facilities. It has been proposed that additional tax incentives are necessary which encourage farmers to maintain their buildings in good working order as part of active farm operations, and which do not financially penalize them for renovating, or replacing, old or unsafe structures. Maintained buildings are not only critical to the farmer but also add to farm "aesthetics" for the larger community, helping to support agritourism, an important element of agricultural sustainability in Somerset County.

The Borough of Peapack and Gladstone is 5.8 square miles, or approximately 3,712 acres in size, of which 1,692 acres are farmland assessed. This farm assessed acreage represents 48% of all land in the Borough. General farmland trends for the Borough indicate:

- Harvested cropland in farmland assessment was 557 acres in 1983, which has decreased to a 2005 figure of 505 acres, a 9% decrease.
- Pastured cropland in farmland assessment was at 46 acres in 1983, increasing to as much as 161 acres in 2000, but at only eight acres as of 2005;
- Permanent pasture acreage in farmland assessment increased from a 1983 figure of 187 acres, to 2005 when there were 205 acres, a 10% increase;
- Equine acreage in farmland assessment has had an overall increase since it was first measured in 2000, from 20 acres to 25 acres in 2005;
- The total acreage for active agricultural use, woodlands and equine was steady from 1983 (1,487 acres) to 2005 (1,474 acres); and,
- Overall active agricultural acreage in farmland assessment decreased from 791 acres in 1983, to 743 acres in 2005.

*(NJDA Farmland Assessment)*⁷

It is important to sustain and expand tax incentives such as Farmland Assessment to keep land in farms, and to encourage the development or extension of other tax incentives for the agricultural industry. By making agriculture more profitable and viable, tax incentives will help ensure a steady, permanent source of agricultural lands for the County's farmland preservation efforts. The Borough's AAC supports the extension of farmland assessment tax benefits to agricultural related buildings and/or building improvements as an encouragement to farming. The AAC does not support any increase in "rollback" penalties for farmland conversion.

Additional Strategies to Sustain, Retain, and Promote Agriculture in the Borough of Peapack and Gladstone, and Somerset County

Public outreach

Over the last 50 or more years, Somerset County and New Jersey have transformed from a largely rural and agricultural landscape, to a more urban and suburban landscape. However, farming remains strong and viable in many portions of the state and Somerset County, including the Borough of Peapack and Gladstone. If the Borough and County's remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware and financially supportive of the continuing economic, cultural, scenic and agricultural contributions made by farmers. Public education and outreach will increase the recognition of the farm industry's importance to the non-agriculture resident, and should be continued and expanded whenever possible. Agritourism is one form of public outreach that exists in Somerset County, as is the annual 4-H Fair, and educational programs at schools. These should all be expanded wherever possible, and other public outreach mechanisms should be explored and instituted when feasible.

Regulatory Flexibility

Municipalities play a key role in the preservation of farming as an industry. Without strong and active support from municipal governments, farming can be too costly and burdensome to be profitable or worthwhile. In towns with a sizable acreage of assessed farmland, zoning powers can be utilized to require buffers between agriculture and other uses to minimize conflict. The aforementioned Right to Farm Ordinances are an active example of municipalities' support for agriculture. However, the support of municipal governments must not only be on paper, but also actively practiced so that agriculture is seen as an important and permanent part of the community. An example is enforcing farmers' rights to move slow moving farm vehicles on town roads, which assists farmers in running their agriculture business. Such actions create an atmosphere favorable to agriculture, and its economics and profitability. This importance of municipal support, and a perceived lack of it, is cited in the *Somerset County Agriculture Retention & Development Master Plan, June 2001*, which states that "Currently, municipal actions are cited by survey respondents as a major source of financial and emotional stress and discouragement". (*Master Plan*)⁸

The viability of farming in New Jersey is impacted by many issues, including government regulation, development pressures and the economics of the marketplace. While land preservation is vital for maintaining a sufficient land base suitable for farming, sustaining Somerset County's strong agricultural base requires support on many fronts, one of which is flexibility in government regulation. (*2006 Agricultural Smart Growth Plan*)⁹ The SADC, Somerset County Planning Board, CADB, Board of Agriculture, County Freeholders, Soil Conservation District, Natural Resource Conservation Service, Rutgers Cooperative Extension, municipal planning and zoning boards, Borough Agriculture Advisory Committee, chambers of commerce, private farm preservation groups, and other interested entities and individuals, can work together to present a united front in issues regarding government regulation and permits. The *2006 Agricultural Smart Growth Plan for New Jersey* identified the following as important relative to regulatory flexibility and priority, and which the aforementioned entities can work towards ensuring proper advantage for agriculture in the Borough of Peapack and Gladstone, and Somerset County:

Positive and supportive public policy: This includes legal protection (right to farm), priority in decisions on taxation (farmland assessment), regulation exemptions, and financial incentives (Planning Incentive Grants). These need to be strengthened and modified if, and when, necessary;

Exemptions: State, county and municipal regulations must be responsive to the needs of farmers. Minor changes to, or exemptions from, certain local and state regulations, rules, and ordinances help to buffer agricultural operations from burdensome costs, thereby creating a farmer-friendly environment. Pertinent examples are the strong Right to Farm Ordinances in seven of the twenty one municipalities within the County (including Peapack and Gladstone). At a state level, the Department of Environmental Protection's "Freshwater Wetlands Protection Act Rules" (N.J.A.C. 7:7A-et. seq.), and the "Flood Hazard Area Control Act Rules" (N.J.A.C. 7:13), grant exemptions, permits-by-rule, or general permits for agricultural activities.

Flexibility: State agencies such as the Department of Environmental Protection, Department of Transportation, Department of Community Affairs, Department of Labor, and New Jersey Commerce Commission, should consider the NJDA *2006 Agricultural Smart Growth Plan for New Jersey* when making important decisions regarding existing and proposed infrastructure, developing and amending regulations and programs, and protecting environmental and historic resources. These agencies should coordinate with NJDA, SADC to ensure that regulations and programs are attuned to the needs of Somerset County farmers;

Agriculture-Friendly Zoning: This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way. The desired result is that it encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues. In other words, it seeks to harmonize potentially conflicting land use policies. This strategy would be done mostly at the local and county levels. (*2006 Agricultural Smart Growth Plan*) As enumerated in the 2001 Master Plan, the Somerset

County CADB can "... encourage municipalities to use their planning and zoning powers to promote and enhance agriculture". (*Master Plan*)

Agriculture vehicle movement

In recent years, as many portions of the rural New Jersey landscape have become developed with residential subdivisions and shopping malls, the sometimes conflicting lifestyles of farmers and suburban residents clash. Borough and County farmers need to move heavy, slow moving agricultural equipment over local, county and sometimes state roads to access unconnected fields, barns, etc. The County's residents also need to commute to workplaces, or drive to area destinations for shopping, town sports and social activities, at a pace much faster than the slow moving agricultural equipment. These different paces can, and do, cause conflict between Somerset County's farmers and suburban dwellers. They can also create unsafe road conditions as residents and farmers "compete" for road space.

Since many farm vehicles travel over local municipal roads, municipalities should continue to support local agricultural business' right to do so. The SADC model Right to Farm ordinance recognizes as a specific right the operation and transportation of large, slow moving equipment over roads. Peapack & Gladstone Borough's Right to Farm Ordinance specifically protects the right to transport tractors and slow moving farm equipment on local roads, indicating the Borough's strong support for its farming community. In addition, where feasible, the Somerset County and Borough road departments can consider creating "farm travel lanes" by widening shoulders on key roads used by farmers to transport farm equipment.

Signage alerting fast moving cars as to the possible movement, and road crossing, of slow moving farm vehicles is an additional, effective tool to protect farmer (and automobile passenger) safety. Signage also informs the public at large that agriculture is an important, equal and permanent fixture of Borough and County life. Where absent or inadequate, appropriate signage can be posted. The Peapack and Gladstone Planning Board and Council may consult with farmers as to what adequate signage is, and where it should be posted.

Farm Labor

An adequate labor supply is integral to not only produce farming, but also for operating equine businesses, a growing and thriving segment of the Borough of Peapack and Gladstone, and Somerset County farming community. Measured in farmed acreage, the Borough has a relatively small industry for produce products such as fruits, berries and vegetables (8 acres), compared with field crops such as hay and corn (376 acres). (*2005 NJDA Farmland Assessment*) Harvesting of hay and corn is more mechanized, and/or not as labor intensive as produce. Since the overall portion of agriculture in Somerset County devoted to labor intensive farming is small, farm labor housing, a large issue in counties with high farm labor populations is, for the most part, not a pressing concern in the

Borough of Peapack and Gladstone, or Somerset County. However, the equine industry in the Borough may require reassessment of farm labor issues in the future.

The U.S. Census of Agriculture reports that in 2002 hired farm labor costs in New Jersey were \$186.9 million and rose to \$237.7 million in 2007, representing 28.9% and 28.5% of total farm production costs respectively, a drop of 0.4%. In Somerset County hired farm labor costs for 2002 were \$2.9 million, which increased in 2007 to \$5.1 million, representing 20.5% and 24.6% of total farm production costs respectively, an increase of 4.1%. (*Ag Census*)¹⁰ Rising farm labor costs in Somerset County are not currently impacting agriculture sustainability, which is due at least in part to the continued strong trend of mechanized, non-labor intensive crop farming in the county. (*Nick Polanin*)¹¹ However, as this trend may change over time especially with the growing equine industry in the Borough and County, a brief discussion of the topic is warranted.

The New Jersey Department of Labor recommends the following to address farm labor issues at the state and local levels:

- Work with the U.S. Department of Agriculture’s Rural Development program to reexamine program criteria to enable New Jersey’s rural communities to qualify for more programs related to farm labor. The current focus of the program, such as rural area infrastructure, is not applicable to Somerset County (and New Jersey).
 - Link neighborhood revitalization efforts with housing opportunities for farm workers and, where appropriate, establish on-site housing, to ensure a safe and stable workforce.
 - Develop and promote comprehensive and ongoing training opportunities for farm workers.
 - Work with the New Jersey Department of Labor, Rutgers Cooperative Extension and others to provide farm safety training.
 - Join other agricultural stakeholders in supporting ongoing efforts at the federal level to streamline and modernize the immigration process.
- (*2006 Agricultural Smart Growth Plan*)

In January 2006, the “Agriculture Transition Policy Group” (Group), composed of government and agriculture industry representatives, submitted a report to then Governor-elect Jon Corzine, with recommendations to keep agriculture strong and viable in the Garden State. The Group reported many serious problems facing New Jersey farm employers. Two of these are the impacts of the state minimum wage (now \$7.15 per hour), and the ever looming issue before the U.S. Congress regarding immigration and undocumented workers. The Group reports that the sponsor of the minimum wage legislation has promised to “re-visit the issue for agriculture to find some off-sets that will protect farm viability and keep the industry at a competitive level.” (*Agriculture Transition Policy Group*)¹² The cost of labor in New Jersey is a critical issue for some farming sectors such as produce, and one that needs further consideration for its effect on agriculture in Somerset County and New Jersey. This is because as labor costs increase, so does the cost to farmers producing commodities. Though a farmer may wish to raise his/her prices to cover increased production costs, this is many times not feasible due to competition from

neighboring states with lower production (i.e. labor) costs. The result is lower profits for Somerset County and New Jersey farmers, making the business of farming less profitable, and therefore more difficult.

The New Jersey Department of Agriculture has specified the identification and posting of new markets as a specific strategy in its 2008 Economic Development Strategies report. This effort is a necessary outgrowth of the report's finding that due to the State's high labor rates (in addition to high land values and property taxes) production costs in New Jersey are higher than in most other areas. With commodity prices based on national production costs, yields and demand, it is less profitable to produce commodity items in New Jersey than elsewhere. (*2008 Economic Development Strategies*)¹³

Agriculture Education and Training

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." (*2006 Agricultural Smart Growth Plan*)

One educational link for Peapack and Gladstone agricultural land owners and operators is to collaborate with the Rutgers Cooperative Extension (RCE) of Somerset County (associated with Cook College, Rutgers University). As long as it is farmland assessed, there is not a minimum or maximum size farm to which the RCE will lend assistance. During the growing season, RCE of Somerset 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. (*Nick Polanin*)

Also during the growing season, RCE of Somerset County coordinates with other RCE 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. Somerset County farmers are invited, and do attend. (*Nick Polanin*)

In the winter months, regional and local classes are conducted by RCE 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. Somerset County farmers and the RCE of Somerset County participate in these classes. (*Nick Polanin*)

RCE of Somerset County also provides practical assistance to Borough and County 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” (*Outstanding Young Farmer’s Award*)¹⁴;
- 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 RCE of Somerset County Website, and at the annual 4-H Fair; and,
- Joint publication with the Somerset County Board of Agriculture of the quarterly “Green and Growing” newsletter, which is mailed to County farmers, and is also available at the RCE of Somerset County website (<http://somerset.RCE.rutgers.edu/ag/greenandgrowing.html>). The newsletter covers news and issues for Somerset County farmers.

(Nick Polanin)

The RCE of Somerset County performs applied research on area farms to further knowledge on a wide range of issues pertaining to agricultural plants and animals. Results of any research are used to advise local farmers on an as needed basis. *(Nick Polanin)* All of the aforementioned available programs and assistance offer an individual farm operator the opportunity to gain the latest information on numerous and pertinent agriculture topics, which are important to agricultural sustainability.

Discussions with Raritan Valley Community College (RVCC) indicate that at present agriculture education courses are not offered at the College. However, the College would be willing to explore the possibility of setting up college level and continuing education course(s), or certificate programs, if requested to do so by the Somerset County Agriculture Development Board, or the wider agriculture community. *(Dr. Maxwell Stevens)*¹⁵

The Natural Resource Conservation Program, through the New Jersey Department of Agriculture’s, Division of Agriculture and Natural Resources, 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. (*2006 Agricultural Smart Growth Plan*)

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. (*2006 Agricultural Smart Growth Plan*)

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. (*Training*)¹⁶ 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 aide 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 Somerset County (56.2 years in 2002, as compared to 57.8 years 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 (Farmer ages at the municipal level are not available). (*Somerset County Agricultural Profile*)¹⁷ The importance of this issue was also discussed in the County’s 2001 Master Plan, which urges the Somerset CADB, NJDA, RCE of Somerset County and New Jersey Farm Bureau to “... put more effort into matching up young or new farmers with those ready to retire, as apprentices or farm managers with the potential to buy into the operation.” (*Master Plan*) Education programs in agriculture offered as an optional and viable opportunity for the youth of Somerset County, will assist those who are interested in pursuing such careers. Students need to be ensured of new opportunities via secondary and post secondary education programs in Agriculture, Food and Natural Resources. (*2006 Agricultural Smart Growth Plan*) There are a number of ways to accomplish this.

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.” (*National FFA Organization*)¹⁸ The National FFA Organization was founded in 1928, and currently has 7,242 chapters and nearly 500,000 members. (*National FFA Organization*) Through the local FFA and New Jersey Department of Agriculture’s Office of Agriculture, Food and Natural Resource Education, Somerset

County offers a youth agriculture education class in Horticulture at the Somerset County Vocational Technical School. This same high school also has a local FFA chapter. (*Office of Agriculture, Food and Natural Resource Education*)¹⁹ Erin Noble is the local FFA representative and can be contacted at 1-877-243-3332 for information.

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. (*2006 Agricultural Smart Growth Plan*)

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." (*Agricultural Education*)²⁰

Management of nuisance and crop damaging wildlife

Management of nuisance and crop damaging wildlife is critical to the short and long term sustainability of Somerset County's agriculture industry. Crop damage from wildlife leads to economic loss for the farmer and/or land owner, and is a serious problem in the Borough of Peapack and Gladstone, and Somerset County, with "huge" crop loss in certain instances. Most damage is caused by a multitude of insects, as well as deer, turkey, Canada Geese and other wildlife. (*Nick Polanin*) It is imperative to not only control and manage damage to crops, but also to do it in a manner which causes 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 tracts of land where, for example, hay and corn may be grown. One key way for Somerset 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 (NJDEP)'s 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. Somerset

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. (*2006 Agricultural Smart Growth Plan*) One example of this cooperation is coordinated hunting of nuisance animals on county owned lands. Municipalities may approach the Somerset County Park Commission with a request to stage a hunt on county owned lands, typically when such lands are adjacent to town owned lands. The Park 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 Somerset County Park Commission has been in place for approximately nine years, and has been highly successful in controlling nuisance wildlife, especially deer. Peapack & Gladstone Borough is one of the participating towns, along with Bernards and Bridgewater Townships. Farmers who rent county owned land may conduct hunts in much the same manner, as well as municipalities on town owned lands. (*Dave Denier*)²¹

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. (*Programs*)²² 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 longhorned 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." (*Programs*) Protection of forest resources is important to Borough and 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." (*Gypsy Moth Suppression*)²³ 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. In Somerset County, 108 acres in the Borough of Peapack and Gladstone required aerial spraying in 2007. For 2008, the gypsy moth has been a serious problem in northern Warren County, much of Sussex County, and minor portions of Somerset County. However, gypsy moth defoliation is not reported in Peapack and Gladstone for 2008, and therefore aerial spraying to control the moth's caterpillar stage has not occurred in the Borough. (*Gypsy Moth Aerial Defoliation Survey 2008*)²⁴

Federal Programs

The federal government is a key partner in supporting Somerset County agriculture. There are several federal programs that support, or could support, the agricultural industry in Somerset County. As such a discussion of each is warranted, and follows below.

USDA Rural Development Program

Known as the Rural Development Program, the United States Department of Agriculture (USDA) has an extensive array of loans and grants to assist residents in rural areas of the Country to support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. Through the program, the USDA offers technical assistance and information to agricultural cooperatives, as well as to communities for empowerment programs. With a multi-billion dollar portfolio of loans, loan guarantees, and grants, the USDA is an effective partner to assist the agricultural community. (*Rural Development*)²⁵

Grants and loans are available in three key areas: Rural Business-Cooperative Service, Rural Housing Service, and Rural Utilities Service. Unfortunately, many of New Jersey's rural municipalities may not qualify for many of the program's loans and grants because most are unavailable to cities with more than 50,000 residents, or municipalities with more than 10,000 residents. (*2006 Agricultural Smart Growth Plan*) At a population of approximately 2,500, Peapack and Gladstone may qualify for these loans and grants.

Income Averaging for Farmers

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury's Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as Farm Income Averaging, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging. (*Internal Revenue Service*)²⁶

In the New Jersey Legislature, New Jersey Senate Bill 1425 is presently being considered by the Senate Economic Growth Committee, while Assembly Bill 1692 is being considered by the Assembly's Agriculture and Natural Resources, and Appropriations Committees. (*Ben Kurtzman*)²⁷ These bills would provide income averaging similar to the federal program described above. This would greatly assist Somerset County farmers, and farmers statewide, to remain economically viable.

USDA Farm Service Agriculture Program

Farming is a business which can be cyclical and unpredictable, with factors such as weather and market conditions affecting crops and profitability, both out of the farmer's control. As such, farmers often need assistance to make ends meet, to stay profitable, and to stay in

business. Many times federal government loan programs are available, and Somerset County farmers can take advantage of these loans as a tool in running their farm business.

The United States Department of Agriculture (USDA), Farm Service Agency (FSA) makes “... guaranteed farm ownership and operating loans to (beginning farmers), family-size farmers and ranchers who cannot obtain commercial credit from a bank, Farm Credit System institution, or other lender”, often due to financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations. FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and also for construction of buildings, or to make farm improvements. (*Farm Loan Programs*)²⁸

The FSA also makes "Direct" farm loans. These loans include supervision and credit counseling for farmers so they have a better chance for success. Under this program, farm ownership, operating, emergency and youth loans are the main types of loans available, but there are also minority applicant and beginning farmer loans. (*Direct Farm Loans*)²⁹ These farm loans have not been made in Peapack and Gladstone in recent years. However, in Somerset County farm loans have been as follows:

- Fiscal year 2007 had two loans, with an average loan of \$200,000. They were used to refinance a farm, and to refinance operating debt.
- Fiscal year 2006 had 3 loans, with an average loan of \$107,000. They were used to refinance operating debt, and for lines of credit.
- No loans for Somerset County are reported in 2005.

(*Virginia Brophy*)³⁰

The FSA office for Somerset County is located at 687 Pittstown Road, Suite 2 in Frenchtown, at the same location as the NRCS office discussed in Chapter 7. The County Executive Agent is Doreen Beruck, and she may be reached at (908) 782-4614, or at Doreen.Beruck@nj.usda.gov. Ms. Beruck should be contacted by Borough farmers for assistance in determining whether they qualify for these loans, and assistance in applying. This FSA office also administers the financial aspect of the CREP program, which was discussed in Chapter 7.

Borough of Peapack and Gladstone: Vision for Farmland Preservation

Mission Statement of the Borough of Peapack and Gladstone Agricultural Advisory Committee:

The mission of the farmland preservation program in Peapack and Gladstone is to preserve the agricultural economy, environment and landscape, and ensure the agricultural lifestyle that characterizes the Borough. In accomplishing this mission, the Committee seeks to protect resident's quality of life and the economic integrity of their farming community.

Goals of the Borough of Peapack and Gladstone Agricultural Advisory Committee:

The Agricultural Advisory Committee will meet its mission through education, preservation, and support of the local farmer and by assisting farmers with farmland preservation initiatives including the municipal, county and state programs. To date, there are 50 acres of permanently preserved farmland in Peapack and Gladstone. The goal of the Agricultural Advisory Committee is to preserve an additional 160 acres over the next ten years.

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- ⁴ New Jersey Department of Agriculture, State Agriculture Development Committee, Right to Farm (RTF) Program: Eligibility Criteria for RTF Act Protection. <http://www.state.nj.us/agriculture/sadc/rfcriteria.htm> Accessed March 25, 2007.
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- ⁷ New Jersey Department of Agriculture. Farmland Assessment, Somerset County Summary. 1983, 1990, 2000, 2004 and 2005.
- ⁸ The Heinrich-Brooks-Adelaja Joint Venture. Somerset County Agriculture Retention & Development Master Plan, June 2001.
- ⁹ New Jersey Department of Agriculture, 2006 Agricultural Smart Growth Plan. <http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf>. Accessed March 27, 2007.
- ¹⁰ United States Census of Agriculture, 1987, 1992, 1997, Ag Census. [http://agcensus.mannlib.cornell.edu/county.php?st\[\]=34&imgmap=agri_state](http://agcensus.mannlib.cornell.edu/county.php?st[]=34&imgmap=agri_state). Accessed July 17, 2007.
- ¹¹ Personal communication with Nick Polanin, Rutgers Cooperative Research and Extension of Somerset County. July 12, 2007 and/or August 20, 2007.
- ¹² Agriculture Transition Policy Group, Final Report. January 10, 2006. <http://www.state.nj.us/governor/home/pdf/agriculture.pdf>. Accessed March 11, 2007.
- ¹³ New Jersey Department of Agriculture, Economic Development Strategies, January 2008.
- ¹⁴ New Jersey Department of Agriculture, Outstanding Young Farmer’s Award, New Jersey’s Annual Competition. <http://www.nj.gov/agriculture/about/sba/cover.html>. Accessed July 18, 2007.

¹⁵ Personal communication with Dr. Maxwell Stevens, Interim Senior Vice President for Academic Affairs, Raritan Valley Community College. July 25, 2007.

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¹⁷ New Jersey Department of Agriculture, State Agriculture Development Committee, Somerset County Agricultural Profile. April 2007.

¹⁸ National Future Farmers of America (FFA) Organization, Agricultural Science Education. <http://www.ffa.org/>. Accessed May 27, 2007.

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²³ New Jersey Department of Agriculture, Division of Plant Industry, Gypsy Moth Suppression. <http://www.nj.gov/agriculture/divisions/pi/prog/gypsymoth.html>. Accessed April 1, 2007.

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Personal Communication:

Jim Baird, Mid-Atlantic Region Director, American Farmland Trust. June 26, 2007.

Jim Barresi, Assistant Director, New Jersey Department of Environmental Protection, Division of Parks and Forestry. June 12, 2007.

Gail Bartok, District Conservationist, United States Department of Agriculture, NRCS. August 20, 2007, and/or August 21, 2008.

Ken Bingham, United States Department of Agriculture, Farm Service Agency. June 11, 2007.

Tim Brill, New Jersey Department of Agriculture, State Agriculture Development Committee. August 19, 2008.

Virginia Brophy, United States Department of Agriculture, Farm Service Agency. July 31, 2007 and/or August 12, 2008.

Steve Bruder, State Agriculture Development Committee. August 23, 2007.

Robert Bzik, Director, Somerset County Planning Division.

Richard Coppola, Planner for the Borough of Peapack and Gladstone, August 18, 2010

Dave Denier, Manager, Somerset County Park Rangers Office, Somerset County Parks Commission. August 20, 2007.

Tim Dunne, United States Department of Agriculture, Natural Resources Conservation Service. June 25, 2007, and/or August 2008.

Jim Haase, New Jersey Forest Service, July 31, 2008.

Kent Hardmeyer, United States Department of Agriculture, Natural Resources Conservation Service, May 15, 2007 and/or July & August 2008.

Tara Kenyon, Senior Planner, Somerset County Planning Board. July 26, 2007.

Mark W. Kirby, farmer and Chair of CADB, and Peter Staats, Vice-Chair, June 27, 2007.

Kim Korth, New Jersey Department of Environmental Protection, Non-game Endangered Species Program. November 15, 2007 and/or July 30, 2008.

Ben Kurtzman, Legislative Specialist, American Farmland Trust. April 4, 2007 and/or August 20, 2007.

Evan Madlinger, United States Department of Agriculture, Natural Resources Conservation Service, July 16, 2007.

Nick Polanin, Rutgers Cooperative Research and Extension of Somerset County. July 12, 2007 and/or August 20, 2007.

Monique Purcell, New Jersey Department of Agriculture, Division of Agriculture and Natural Resources. April 18, 2007.

Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 26, 2007.

Mary Robinson, Chief Financial Officer for the Borough of Peapack and Gladstone. July 22, 2008.

Bill Ryden, Peapack and Gladstone Borough Engineer. September 1, 2008.

Dr. Maxwell Stevens, Interim Senior Vice President for Academic Affairs, Raritan Valley Community College. July 25, 2007.

Eileen Swan, Executive Director, New Jersey Highlands Council. September 1, 2008.

Dr. Ernest Thurlow of the Somerset-Union Soil Conservation District, phone conversation, July 18, 2007.

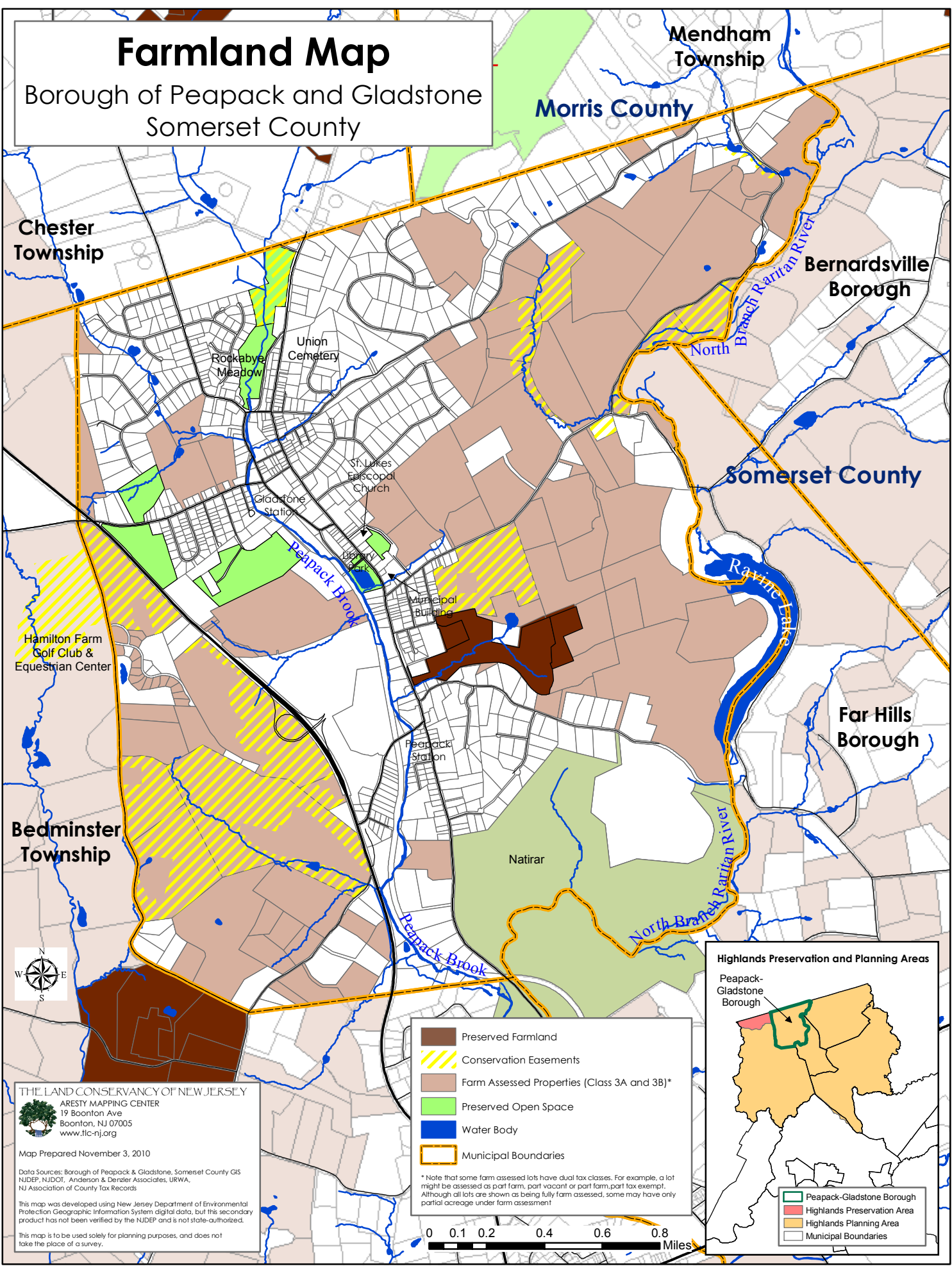
Diana Vigilante, Manager, Somerset County Solid Waste Management Division. July 19, 2007.

Maps

- a. Farmland Map
- b. Agricultural Soils Categories
- c. Project Areas
- d. Farm Parcels that meet SADC Criteria for Tillable Land
- e. Farm Parcels that meet SADC Criteria for Agricultural Soils
- f. Farm Parcels that meet SADC Criteria for both Agricultural Soils and Tillable Land

Farmland Map

Borough of Peapack and Gladstone
Somerset County



Chester Township

Mendham Township

Morris County

Bernardsville Borough

Somerset County

Far Hills Borough

Bedminster Township



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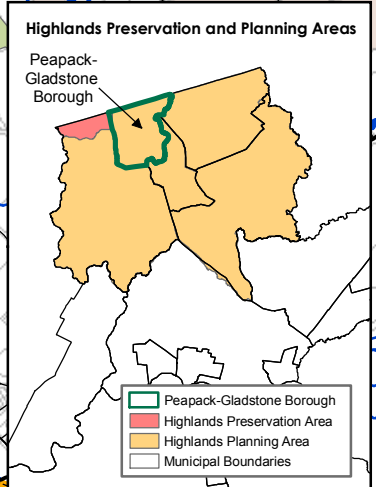
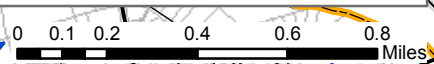
Map Prepared November 3, 2010

Data Sources: Borough of Peapack & Gladstone, Somerset County GIS
NUDEP, NJDOT, Anderson & Denner Associates, URWA,
NJ Association of County Tax Records

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NUDEP and is not state-authorized.

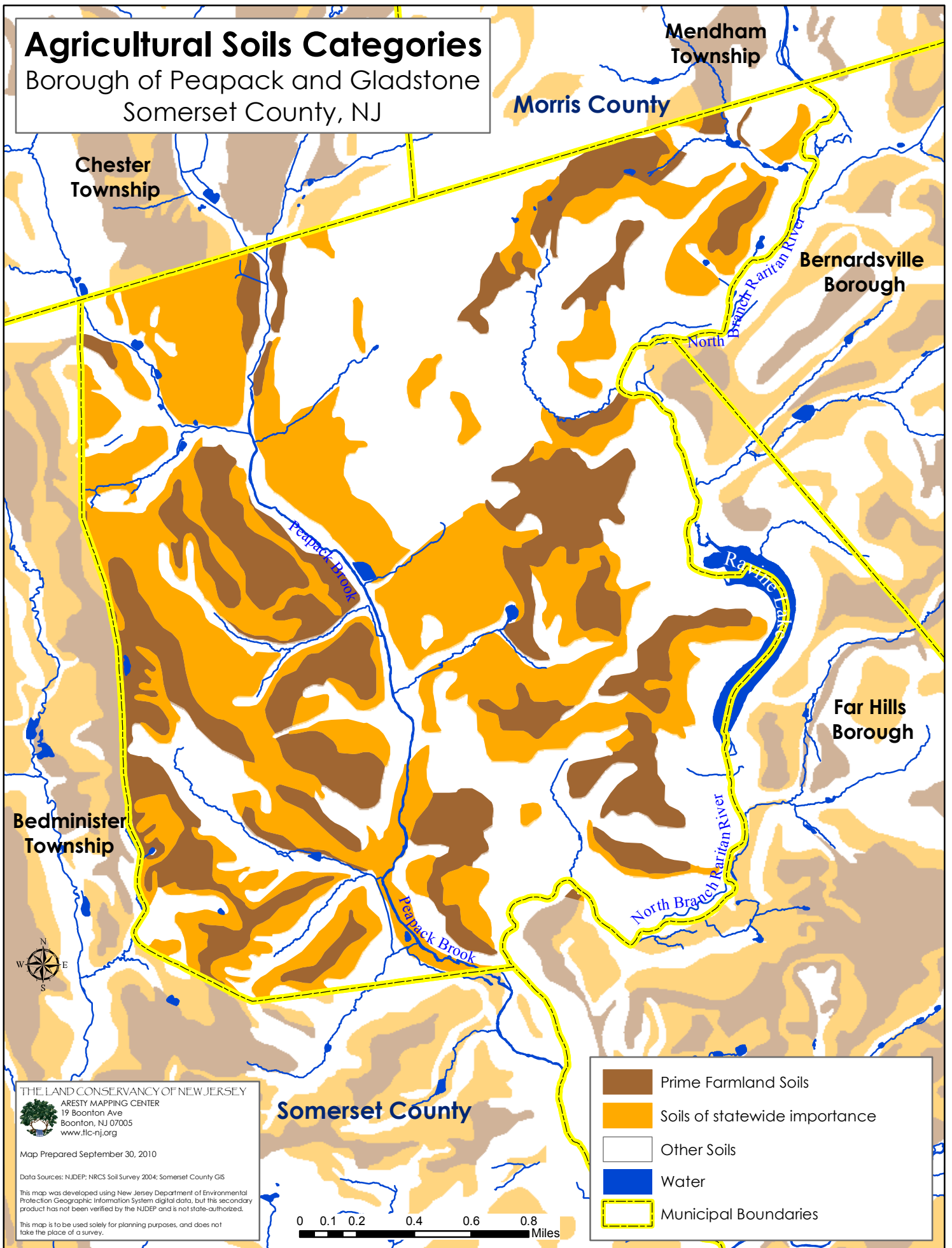
This map is to be used solely for planning purposes, and does not take the place of a survey.

- Preserved Farmland
 - Conservation Easements
 - Farm Assessed Properties (Class 3A and 3B)*
 - Preserved Open Space
 - Water Body
 - Municipal Boundaries
- * Note that some farm assessed lots have dual tax classes. For example, a lot might be assessed as part farm, part vacant or part farm, part tax exempt. Although all lots are shown as being fully farm assessed, some may have only partial acreage under farm assessment



Agricultural Soils Categories

Borough of Peapack and Gladstone
Somerset County, NJ



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Map Prepared September 30, 2010

Data Sources: NJDEP; NRCS Soil Survey 2004; Somerset County GIS

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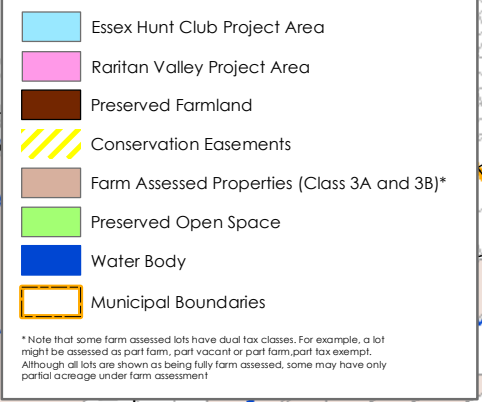
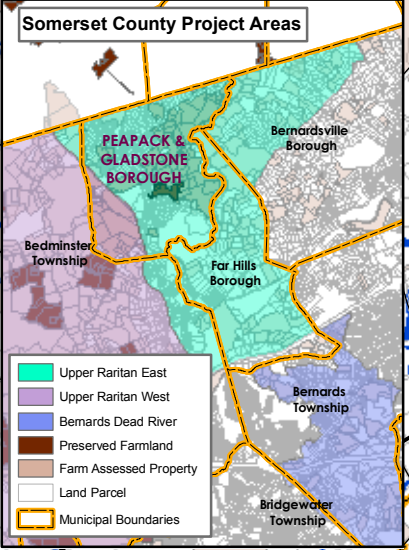
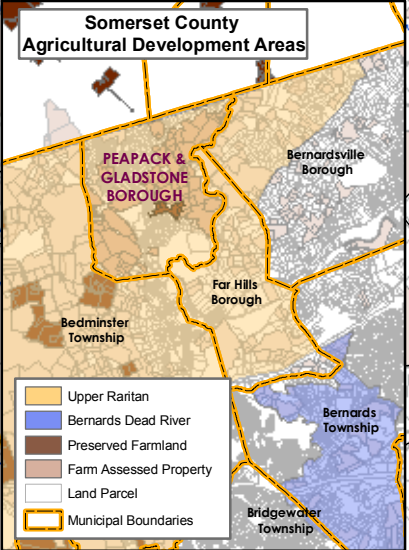
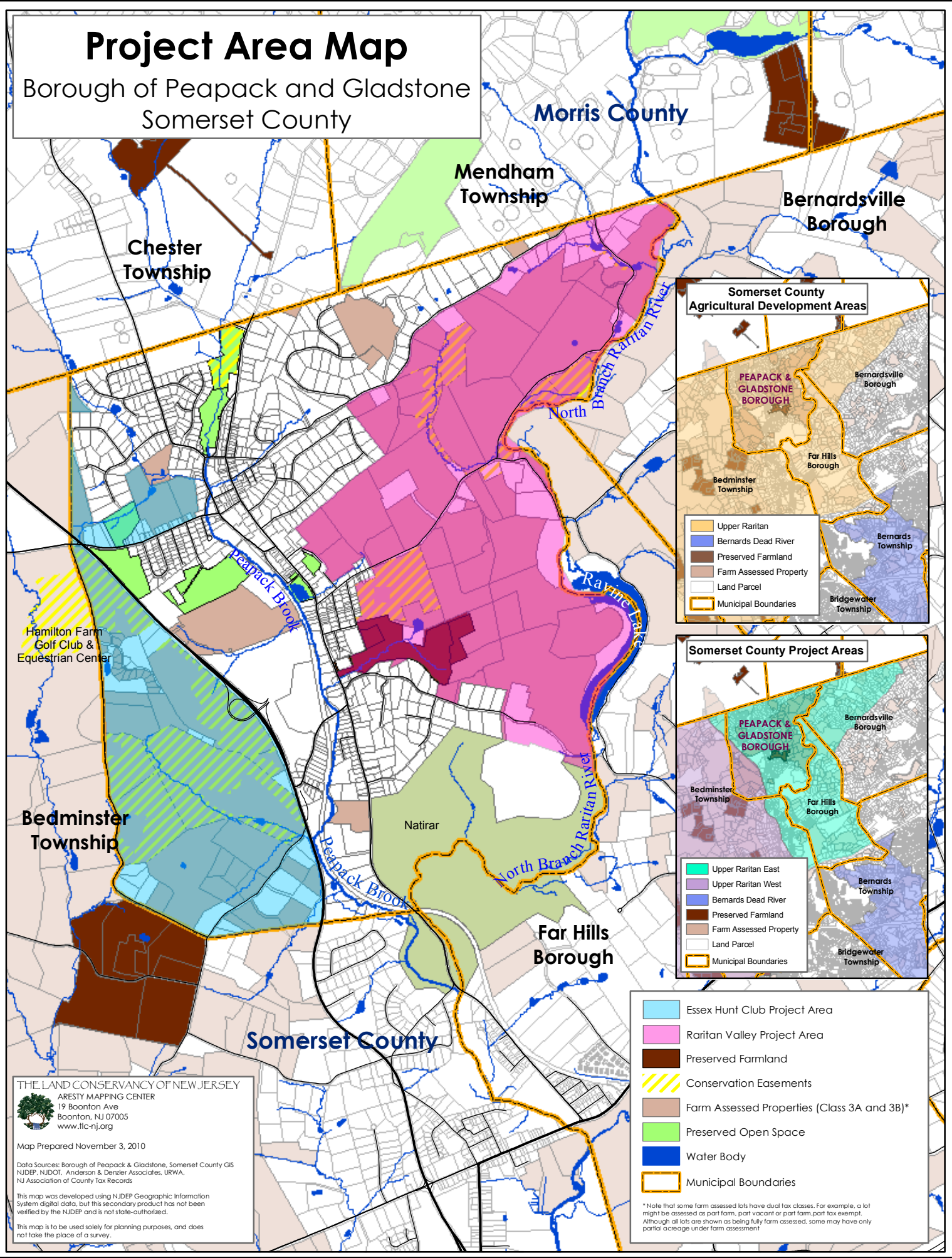
Somerset County

0 0.1 0.2 0.4 0.6 0.8 Miles

- Prime Farmland Soils
- Soils of statewide importance
- Other Soils
- Water
- Municipal Boundaries

Project Area Map

Borough of Peapack and Gladstone
Somerset County



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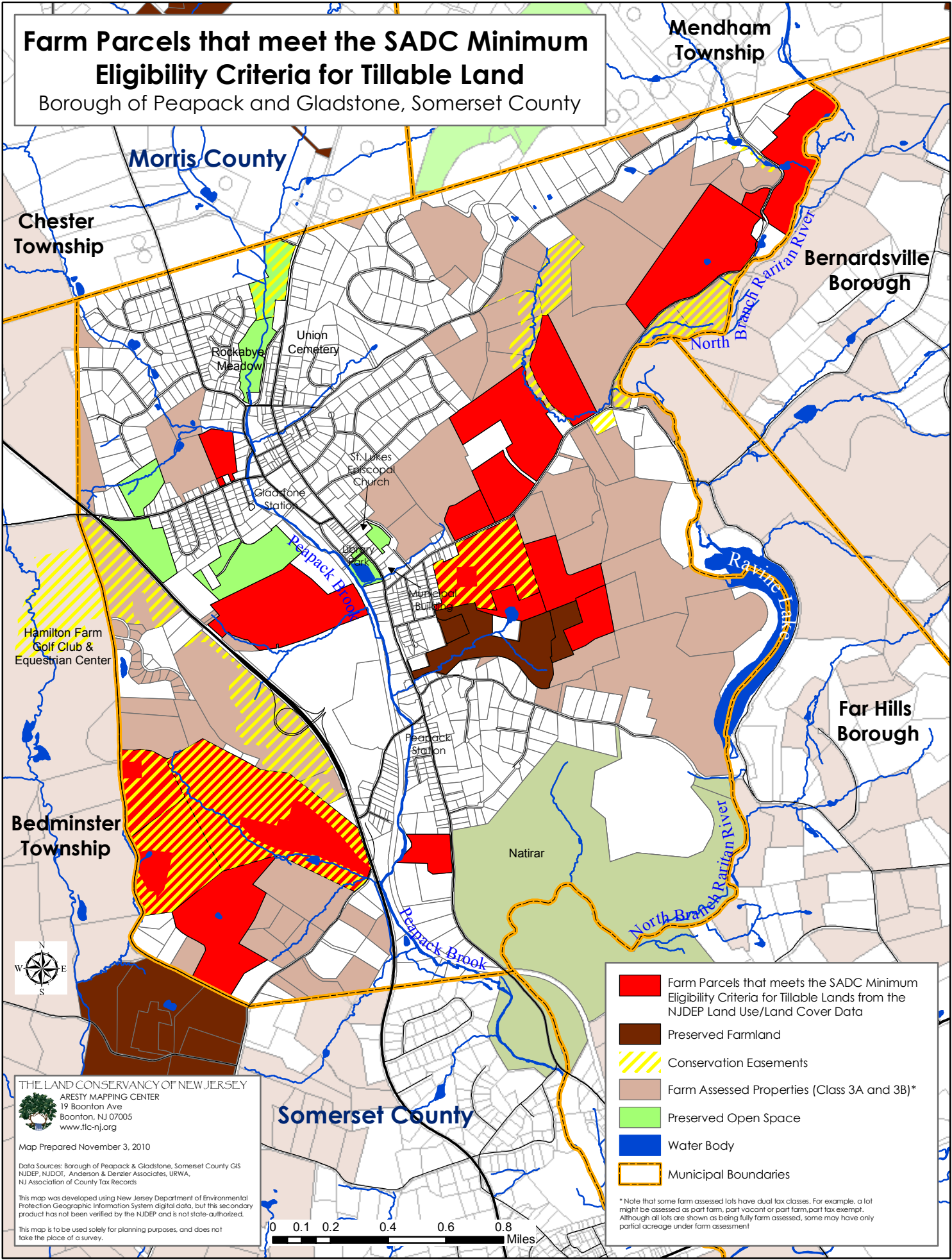
Data Sources: Borough of Peapack & Gladstone, Somerset County GIS
NJDEP, NJDOT, Anderson & Dendler Associates, URWA,
NJ Association of County Tax Records

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Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land

Borough of Peapack and Gladstone, Somerset County



Morris County

Mendham Township

Chester Township

Bernardsville Borough

Rockabye Meadow

Union Cemetery

St. Lukes Episcopal Church

Gladstone Station

Peapack Brook

Peapack Station

Municipal Building

Hamilton Farm Golf Club & Equestrian Center

Far Hills Borough

Bedminster Township

Natirar

North Branch Raritan River

Raymie Lakes



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Map Prepared November 3, 2010

Data Sources: Borough of Peapack & Gladstone, Somerset County GIS
 NJDEP, NJDOT, Anderson & Dentler Associates, URWA,
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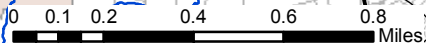
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Somerset County

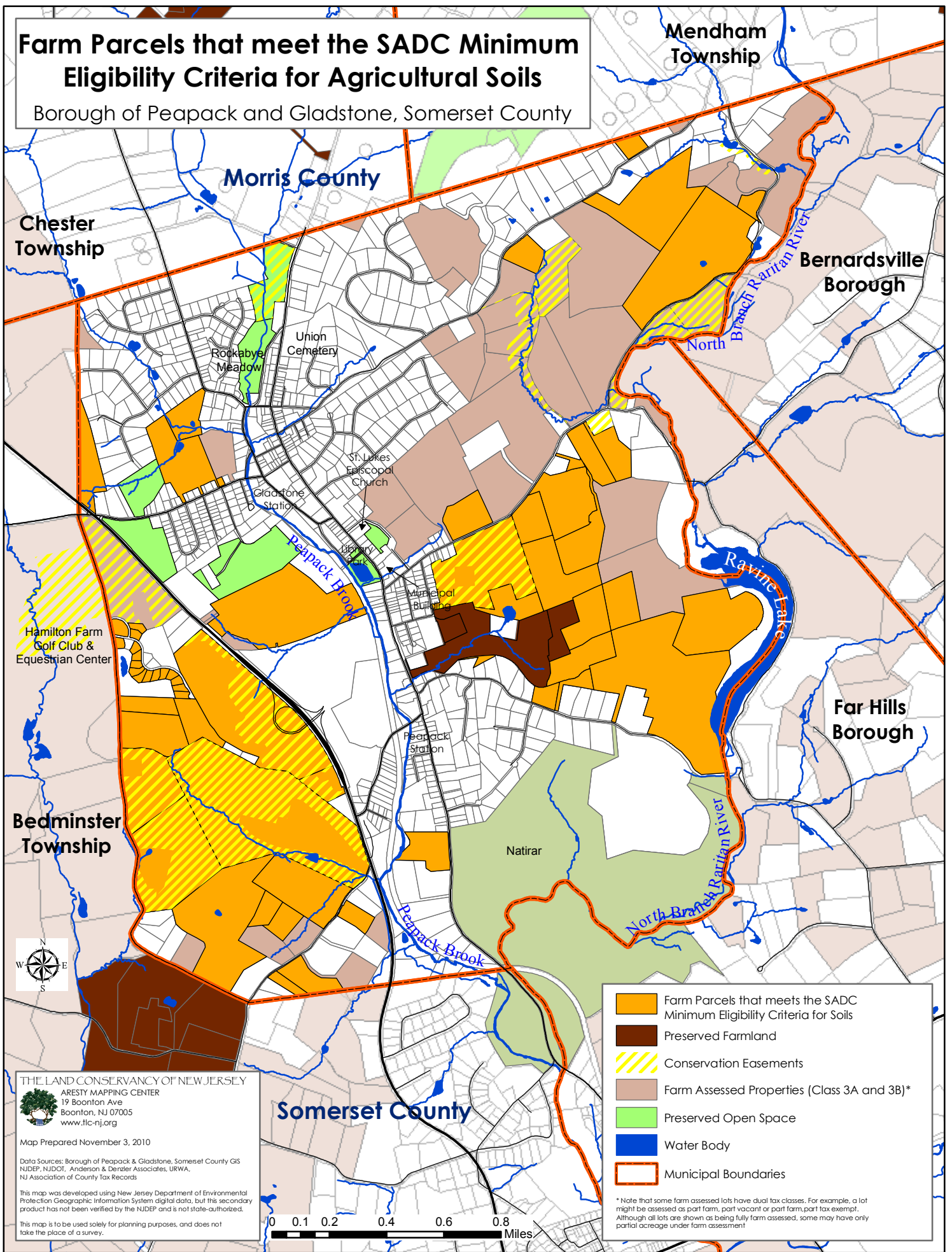
- Farm Parcels that meets the SADC Minimum Eligibility Criteria for Tillable Lands from the NJDEP Land Use/Land Cover Data
- Preserved Farmland
- Conservation Easements
- Farm Assessed Properties (Class 3A and 3B)*
- Preserved Open Space
- Water Body
- Municipal Boundaries

* Note that some farm assessed lots have dual tax classes. For example, a lot might be assessed as part farm, part vacant or part farm, part tax exempt. Although all lots are shown as being fully farm assessed, some may have only partial acreage under farm assessment



Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soils

Borough of Peapack and Gladstone, Somerset County

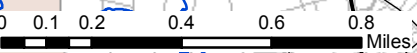


- Farm Parcels that meets the SADC Minimum Eligibility Criteria for Soils
- Preserved Farmland
- Conservation Easements
- Farm Assessed Properties (Class 3A and 3B)*
- Preserved Open Space
- Water Body
- Municipal Boundaries

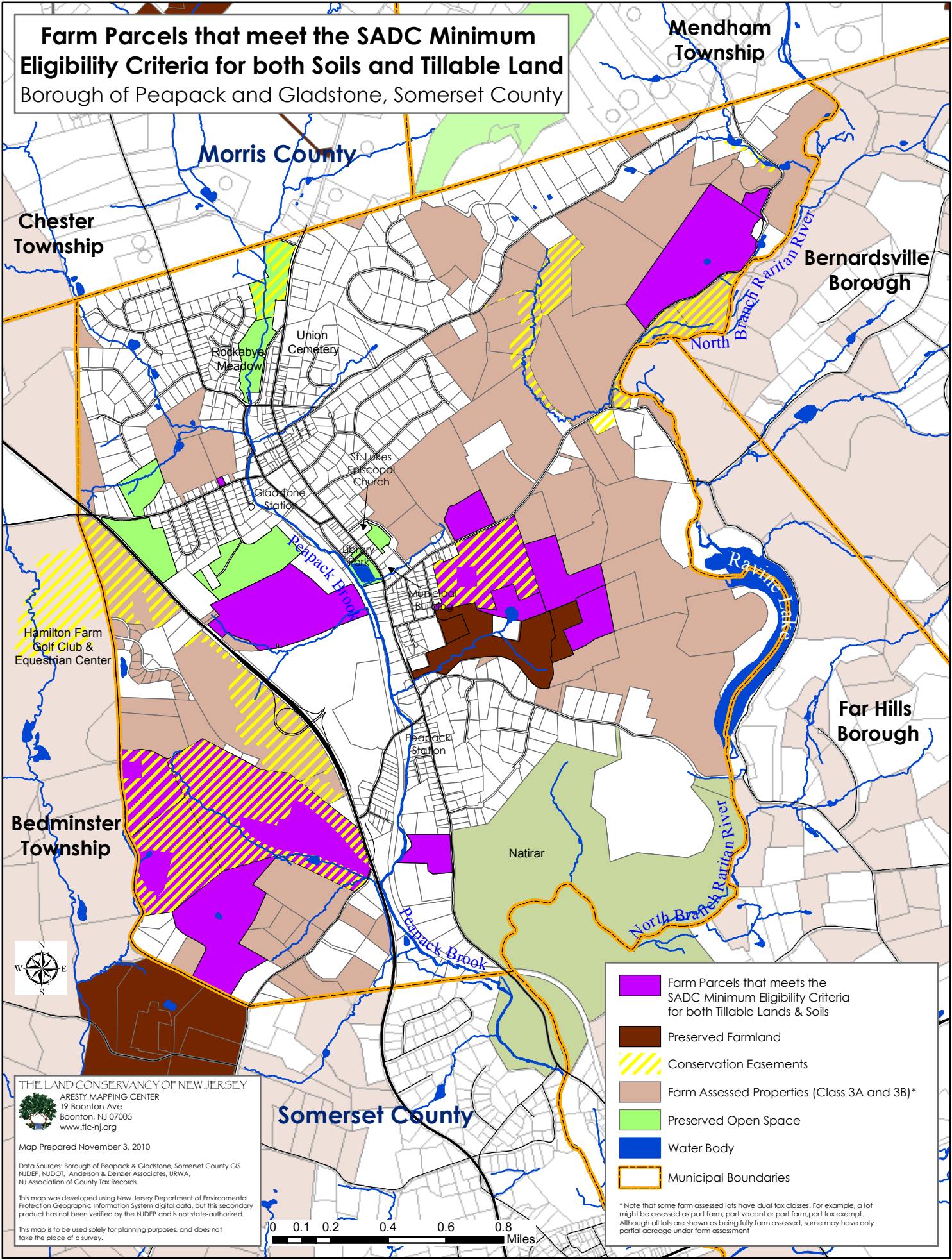
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Map Prepared November 3, 2010
 Data Sources: Borough of Peapack & Gladstone, Somerset County GIS
 NUDOP, NJDOT, Anderson & Dentler Associates, URWA,
 NJ Association of County Tax Records
 This map was developed using New Jersey Department of Environmental
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 This map is to be used solely for planning purposes, and does not
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Farm Parcels that meet the SADC Minimum Eligibility Criteria for both Soils and Tillable Land
 Borough of Peapack and Gladstone, Somerset County

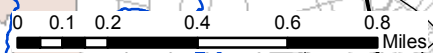


- Farm Parcels that meets the SADC Minimum Eligibility Criteria for both Tillable Lands & Soils
- Preserved Farmland
- Conservation Easements
- Farm Assessed Properties (Class 3A and 3B)*
- Preserved Open Space
- Water Body
- Municipal Boundaries

* Note that some farm assessed lots have dual tax classes. For example, a lot might be assessed as part farm, part vacant or part farm, part tax exempt. Although all lots are shown as being fully farm assessed, some may have only partial acreage under farm assessment.

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Appendices

- a. Public Hearing #1- August 26, 2008– Notice, Agenda and Minutes
- b. Public Hearing #2 – September 15, 2010 – Notice, Agenda
- c. Somerset County: SADC Minimum Score Report
- d. SADC Deed of Easement
- e. Peapack & Gladstone Right to Farm Ordinance
- f. Parcel Data Tables:
 - 1. Farm Assessed Parcels in Peapack & Gladstone
 - 2. Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land:
Targeted Farms
- g. State Ranking Criteria



BOROUGH OF PEAPACK AND GLADSTONE

CLERK/Administrator

TELEPHONE: 908-234-2250
FAX: 908-781-0042

1 SCHOOL STREET
P.O. BOX 218
PEAPACK, NJ 07977

BOROUGH OF PEAPACK AND GLADSTONE

PUBLIC NOTICE

PUBLIC HEARING ON THE BOROUGH OF PEAPACK AND GLADSTONE DRAFT FARMLAND PRESERVATION PLAN 2008 UPDATE

PLEASE TAKE NOTICE that the Borough of Peapack and Gladstone, in the County of Somerset, State of New Jersey, will conduct a Public Hearing at the regularly scheduled meeting of the Mayor and Borough Council on August 26, 2008 in the Council Room of the Borough of Peapack and Gladstone Municipal Building, located at 1 School Street, Peapack, New Jersey. The Public Hearing is set for 8:00 P.M., or as soon as practical thereafter, at which time and place all interested parties will have an opportunity to be heard concerning the Borough's Draft Farmland Preservation Plan - 2008 Update.

BY ORDER OF THE BOROUGH COUNCIL

A handwritten signature in cursive script that reads "Margaret J. Gould".

**MARGARET J. GOULD
BOROUGH CLERK**

Borough of Peapack & Gladstone

Invites the Public

To Provide Comment on the

Draft Comprehensive Farmland Preservation Plan 2008 Update

Tuesday, August 26, 2008
8:00 pm

Borough of Peapack-Gladstone Municipal Building
1 School Street Peapack, NJ 07977

Agenda

- Welcome and Introduction
William Horton, Mayor
Judith Silacci, Chair, Agricultural Advisory Committee
 - Framework of Farmland Planning Process
 - Public Meeting Format
 - Overview of the Peapack & Gladstone Borough Farmland Maps
 - Identification of Project Areas and Land Preservation Goals
Daniel Bello, Morris Land Conservancy
 - Public Comment on Draft Plan and Maps
Audience
-

Why draft an Updated Farmland Preservation Plan?

The primary purpose of completing the Farmland Preservation Plan is to provide a vision and strategy for the preservation of agricultural resources. This Plan will prioritize farmland for preservation based upon input local farmland owners, residents, municipal officials, county board and committees. The Plan will conform to the updated State Agriculture Development Committee (SADC) guidelines and can be used to apply for funding through the Planning Incentive Grant program from the SADC. The Plan is a requirement for eligibility into this Program.

Anticipated Timeline:

August 26, 2008: Public Meeting #1: Vision Meeting for Updated Farmland Plan

September 15, 2008: SADC deadline for submittal of Draft Plan to the county

December 15, 2008: SADC deadline for submittal of Draft Plan to the state

February 15, 2009: SADC deadline for releasing comments on Draft Plan

March 2009: Public Meeting #2: Public Comments on Draft Farmland Plan

April 2009: Final Farmland Preservation Plan delivered to Township and SADC

PRESENTATIONS:

It having been advertised that a hearing would be held at this time and place on the draft of the Borough's Farmland and Preservation Plan 2008 Update, Dan Bello from the Morris Land Conservancy conducted the hearing. In order to qualify to apply for the PIG Grant, an update would have to be made to the Farmland Plan. Mr. Bello requested that those present sign the attendance sheet. Mr. Bello presented the anticipated timetable for compliance as follows:

August 26, 2008	Public Meeting #1: Vision Meeting for Updated Farmland Plan
September 15, 2008	SADC deadline for submittal of Draft Plan to the County
December 15, 2008	SADC deadline for submittal of Draft Plan to the state
February 15, 2009	SADC deadline for releasing comments on Draft Plan
March 2009	Public Meeting #2: Public Comments on Draft Farmland Plan
April 2009	Final Farmland Preservation Plan delivered to Township and SADC

The SADC has new guidelines, as well. There are eight chapters to the plan, and the SADC guidelines must be followed for each chapter. There will be four maps, including the Agricultural Soil Categories, Farm Parcels, Agricultural Soils and Tillable Land and the Project Area Map.

Forty-fifty percent of the land is in Peapack and Gladstone is classified as farmland.

Cm. Seboria asked if the mapping was interactive with the Highlands Map (planning area), and Mr. Bello stated that it was. There were public comments throughout the process.

BOROUGH OF PEAPACK AND GLADSTONE

**LEGAL NOTICE OF PUBLIC HEARING
PROPOSED UPDATE TO THE FARMLAND PRESERVATION
PLAN ELEMENT OF THE BOROUGH OF PEAPACK & GLADSTONE MASTER
PLAN**

PLEASE TAKE NOTICE that on September 15, 2010 at 7:30 p.m. the Peapack & Gladstone Land Use Board will conduct a second public hearing on a proposed Update to the Farmland Preservation Plan of the Peapack & Gladstone Borough Master Plan to be submitted to the SADC as part of the Borough's Planning Incentive Grant.

The public hearing will be conducted at the Peapack & Gladstone Borough Municipal Building, 1 School Street, Peapack, NJ, at which time you may appear in person or by agent and present any comments you may have relative to said plan. A copy of the proposed Update to the Farmland Preservation Plan shall be presented to the Land Use Board at the Peapack & Gladstone Borough Municipal Building.

BY: _____
**Land Use Board-Borough of Peapack & Gladstone
Barbara Osmun, Clerk of the Board**

Borough of Peapack & Gladstone

Comprehensive Farmland Preservation Plan Update 2010: Public Hearing
Municipal Building

Wednesday, September 15, 2010 – 7:30 pm

Hosted by:
Peapack & Gladstone Borough
Agricultural Advisory Committee and Land Use Board

AGENDA

Welcome – Gerald Gunning, Chairman, Land Use Board

Introductions – William H. Horton, Mayor, Liaison Agricultural Advisory
Committee

Framework of Farmland Planning Process

Overview of the Farmland Plan Maps

Identification of Project Areas and Preservation Goals

Barbara Heskins Davis, The Land Conservancy of New Jersey

Public Comment on Plan and Maps

For further information please contact:



The Land Conservancy of New Jersey
19 Boonton Avenue
Boonton, NJ 07005
(973) 541-1010
Website: www.tlc-nj.org Email: info@tlc-nj.org



Borough of Peapack & Gladstone
Open Space Advisory Committee
Municipal Complex, 1 School Street
Peapack, NJ 07977
(908) 234-2250 website: www.peapack-gladstone-nj.gov

Why draft an Updated Farmland Preservation Plan?

The primary purpose of completing the Farmland Preservation Plan for the Borough is to provide a vision and strategy for the preservation of its agricultural resources. This Plan prioritizes farmland for preservation based upon input local farmland owners, residents, municipal officials, county board and committees. The Plan conforms to the updated State Agriculture Development Committee (SADC) guidelines and can be used by the Borough to apply for funding through our Planning Incentive Grant from the SADC. The Plan is a requirement for eligibility into this Program.

Timeline:

August 26, 2008: Public Meeting #1: Vision Meeting for Updated Farmland Plan

September 15, 2008: Submittal of Draft Plan to County and State

July 30, 2010: SADC released comments on Draft Plan

September 15, 2010: Public Meeting #2: Public Comments on Farmland Plan

September 30, 2010: Submittal of Final Plan to County and State

History of the Farmland Preservation Program in White Borough

- ✓ Local Open Space Trust Fund was established in 1999: 3 cents
- ✓ Right to Farm Ordinance was established in 2001
- ✓ Farmland Preservation Plan adopted in 2001
- ✓ 50 acres of farmland have been permanently preserved
- ✓ Borough is enrolled in the SADC Planning Incentive Grant (PIG) program
- ✓ Borough received \$750,000 in August 2010 through the PIG program
- ✓ Plan identifies 160 acres of farmland as potentially eligible for preservation

Project Areas:

- ✓ Essex Hunt Club: 710 acres in size, includes 570 acres of farmland, 57 acres eligible
- ✓ Raritan Valley: 1,222 acres in size, includes 1,000 acres farmland, 104 acres eligible

By the Numbers:

- ✓ 1,696 acres of farm assessed property (46% of the municipality)
- ✓ 3,712 acres: total size of municipality
- ✓ 839 acres are active agricultural land (per 2007 NJDEP Land Use/Land Cover)
- ✓ 743 are in active agricultural land (per the 2005 Farmland Assessment Report)
- ✓ 757 acres of prime farmland soils
- ✓ 1,161 acres of farmland soils of statewide importance
- ✓ 84 acres of active agricultural lands have been lost in the Borough in the last 15 years
- ✓ 50 acres of farmland preserved in 2010
- ✓ 351 acres of farmland is protected through conservation easements

Farming Facts:

- ✓ Hay accounts for 80% of total crop acreage (Corn is the remaining 20%)
- ✓ Livestock and crop sales have recovered from the drought in 2002
- ✓ Horse farms are the predominant forms of agriculture in Peapack & Gladstone

SADC Minimum Standards for "Eligible" Farm			
	*2011 Average Quality Score	70% of Average Quality Score	**70% of Average Quality Score
Atlantic	52.61	36.83	36.00
Bergen			
Burlington	65.06	45.54	45.00
Camden			
Cape May	54.69	38.28	38.00
Cumberland	61.55	43.09	43.00
Gloucester	59.69	41.78	41.00
Hunterdon	62.64	43.85	43.00
Mercer	77.19	54.03	54.00
Middlesex	59.49	41.64	41.00
Monmouth	71.75	50.23	50.00
Morris	60.01	42.01	42.00
Ocean	56.69	39.68	39.00
Passaic			
Salem	69.77	48.84	48.00
Somerset	66.93	46.85	46.00
Sussex	51.24	35.87	35.00
Warren	57.51	40.26	40.00
* Based on preliminary or Green Light quality scores for County '08, '09, and '10 Rounds			
N.J.A.C. 2:76-17.9 (a) and 17.2 (County Planning Incentive Grant Program)			
Effective January 1, 2011 through December 31, 2011			
** all numbers are rounded down to the nearest whole number			
S:\Minimum Standards for Programs\July 2010\FY2011\Minimum Standards July 2010			

E3-E

DEED OF EASEMENT

STATE OF NEW JERSEY AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Deed is made _____, 20 _____.

BETWEEN _____, whose address is _____ and is referred to as the Grantor;

AND _____, whose address is _____ and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of _____, County of _____, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of _____ Dollars.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedule C.

The tax map reference for the Premises is:

Township of _____
Block _____, Lot _____

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of _____ County;

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.
2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.
3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

Prepared by: _____

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

- i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
- ii. No change in the pre-existing nonagricultural use is permitted;
- iii. No expansion of the pre-existing nonagricultural use is permitted; and
- iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

- i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
- ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has existing single family residential buildings on the Premises and residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Area, as described in the attached Schedule C, conditions:

sample conditions:

- a. the Exception Area shall not be severed or subdivided from the Premises
- b. the Exception area may be severed and subdivided from the Premises
- c. the Exception Area shall be limited to one residential unit
- d. (Right to Farm Language if Exception is Non-Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person who is occupying or residing on the Exception Area as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons occupying or residing on the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

- e. (Right to Farm Language if Exception is Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person to whom title to the Exception Area is transferred as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons taking title to the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.
- iii. _____ residual dwelling site opportunity(ies) have been allocated to the Premises pursuant to the provisions of N.J.A.C. 2:76-6.17, "Residual Dwelling Site Opportunity". The Grantor's request to exercise a residual dwelling site opportunity shall comply with the rules promulgated by the Committee in effect at the time the request is initiated.

In the event a division of the Premises occurs in compliance with deed restriction No. 15 below, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement reflecting the reallocation of the residual dwelling site opportunities to the respective divided lots. The Corrective Deed shall be recorded with the County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

In the event a residual dwelling site opportunity has been approved by the Grantee, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement at the time of Grantee's approval. The Corrective Deed of Easement shall reflect the reduction of residual dwelling site opportunities allocated to the Premises. The Corrective Deed shall be recorded with the

County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

(OR)

- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

"Residual dwelling site" means the location of the residential unit and other appurtenant structures.

"Residential unit" means the residential building to be used for single family residential housing and its appurtenant uses. The construction and use of the residential unit shall be for agricultural purposes.

"Use for agricultural purposes" as related to the exercise of a residual dwelling site opportunity and the continued use of the residential unit constructed thereto, means at least one person residing in the residential unit shall be regularly engaged in common farmsite activities on the Premises including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage, water management and grazing.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

- i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, 'heirs, executors, administrators, personal or legal representatives, successors and assigns' have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee (_____) percent of the value of the development rights as determined at the time of the subsequent conveyance.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (/).

Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants on the date of execution of this Deed of Easement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.

_____(L.S.)

_____(L.S.)

_____(Corporate Seal)

Secretary
(For use by corporations only)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

_____ personally came before me and acknowledged under oath, to my satisfaction, this that person (or if more than one, each person):

- (a) is named in and personally signed this DEED OF EASEMENT;
- (b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
- (c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
- (d) the actual and true consideration paid for this instrument is \$_____.

Print name and title below signature

(CORPORATE ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ 20 _____, the subscriber

_____, personally appeared before me, who, being by me duly sworn on his or her oath, deposes and makes proof to my satisfaction, that he or she is the Secretary of _____, the Corporation named in the within Instrument; that _____ is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation, that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his or her name thereto as attesting witness; and that the full and actual consideration paid to purchase a development easement as evidenced by the DEED OF EASEMENT is \$ _____ and the mutual obligations and benefits contained herein.

Sworn to and subscribed before me, the date aforesaid

Print name and title below signature

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the _____ County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this _____ day of _____, 20 ____.

Chairperson
_____ County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

_____ personally came before me and acknowledged under oath, to my satisfaction that this person: (a) is named in and personally signed this DEED OF EASEMENT, (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and (c) is the Chairperson of the _____ County Agriculture Development Board.

Print name and title below signature

(STATE AGRICULTURE DEVELOPMENT COMMITTEE)

The State Agriculture Development Committee has approved the purchase of the development easement on the Premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and has authorized a grant of _____% of the purchase price of the development easement to _____ County in the amount of \$ _____.

Gregory Romano, Executive Director
State Agriculture Development Committee

Date

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this DEED OF EASEMENT,
- (b) signed, sealed and delivered this DEED OF EASEMENT as the Committee's act and deed, and
- (c) is the Executive Director of the State Agriculture Development Committee.

Print name and title below signature

CHAPTER XXI RIGHT TO FARM (PEAPACK/GLADSTONE BOROUGH)

21-1 TITLE.

This chapter may be cited and referred to as the "Right to Farm" ordinance of the Borough of Peapack and Gladstone. (Ord. No. 799 § 1)

21-2 PURPOSE.

The purpose of this chapter is to encourage the continuation and expansion of commercial and home agricultural pursuits by continuing a positive agricultural business climate and protecting farmers against unjustified private nuisance suits, where recognized methods and techniques of agricultural production are applied and are consistent with relevant Federal and State law and nonthreatening to the public health and safety; at the same time, this chapter acknowledges the need to provide a proper balance among the varied and sometimes conflicting interests of all lawful activities in the State of New Jersey. The purpose of this chapter is not to have this chapter in part or in whole supersede any other ordinance of the Borough of Peapack and Gladstone. The retention of agricultural activities is desirable to all citizens of Somerset County because it insures numerous social, environmental and economic benefits including the preservation of open space, atmospheric habitat; the preservation of land as a nonreplenishable resource and as a source for agricultural products for this and future generations; and the protection and maintenance of the aesthetic beauty of the countryside and rural character of the community which includes farm, architecture, and scenic variety. (Ord. No. 799 § 2)

21-3 DEFINITIONS.

Acceptable agricultural management practices shall mean the agricultural management practices recommended and endorsed by the State Agriculture Development Committee

and/or the Somerset County Agriculture Development Board. The agricultural management practices are on file with the Borough Clerk of Peapack and Gladstone.

Agriculture shall mean the production principally for the sale to others of plants, animals or their products, including, but not limited to, forage and sod crops, grain and feed crops, dairy animals and dairy products; livestock including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules and goats; grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products, forestry, fishing and trapping.

Conservation Plan shall mean a set of decisions regarding the use of soil and water resources. The plan is developed by the Natural Resources Conservation Service and approved by the Somerset County Soil Conservation District. A copy of the plan is on file with the Borough Clerk of Peapack and Gladstone.

Farm shall mean an area of land made up of single or multiple joining or nonjoining parcels located in the Borough of Peapack and Gladstone which is organized as a management unit actively devoted to agricultural or horticultural use, including, but not limited to, cropland, pasture, idle or fallow land, woodland, wetlands, farm ponds, farm roads and other farm buildings and other enclosures related to agricultural pursuits, provided that the farm meets the definition of a commercial farm found in the Right to Farm Act N.J.S.A. 4:1C-1.

Nuisance shall mean any private action that unreasonably interferes with the comfortable enjoyment of another's property, which may be enjoined or abated and for which the injured or affected property owner may recover damages.

Ord. No. 799 § 3)

21-4 ZONING AND PERMISSIBLE ACTIVITIES UNDER AGRICULTURAL USES.

The right to engage in agriculture, as defined herein, shall be permitted in accordance with the Land Use Ordinances of the Borough of Peapack and Gladstone, as modified by N.J.S.A. 4:1C-9, in any zone, and it shall be presumed that such uses, activities and structures in connection therewith shall not constitute a public or private nuisance, provided that such agricultural uses are conducted in conformance with the acceptable management practices defined herein.

All uses and structures customarily incidental to agriculture shall be permitted accessory uses in the zones set forth herein above, including, but not limited to:

- a. The storage, processing and sale of farm products where produced;
- b. The use of irrigation pumps and equipment;
- c. The application of manure, chemical fertilizers, insecticides, pesticides and herbicides;
- d. On-site disposal of organic agricultural waste;
- e. Installation of soil and water conservation practices in accordance with a Conservation Plan approved by the Somerset County Soil Conservation District;
- f. Transportation of slow moving equipment over roads within the municipality;
- g. Utilization of tractors and other necessary equipment;
- h. The employment of farm laborers;
- i. The conducting of farm practices at any and all times when necessary;
- j. The creation of noise, dust, odors and fumes inherently associated with such uses;
- k. The raising and keeping of farm animals including but not limited to: pets, pastoral farm animals (dairy and beef cattle, sheep and goats), swine, fowl, horses, llamas, ponies and mules.

(Ord. No. 799 § 4)

21-5 AGRICULTURAL ADVISORY COMMITTEE.

21-5.1 Establishment.

There is hereby established in the Borough of Peapack and Gladstone an Agricultural Advisory Committee. (Ord. No. 799 § 5)

21-5.2 Membership Terms.

a. The Agricultural Advisory Committee shall consist of at least three (3) but not more than five (5) members, appointed by the Mayor, with the advice and consent of the Borough Council all of whom shall be residents of the Borough with a majority of the members actively engaged in farming and owning a portion of the land that they farm, all of whom shall serve without pay.

b. The terms of the members first appointed shall be as follows: one-third (1/3) of the appointees for a year term to end December 31, 2002; one-third (1/3) of the appointees for a term to end December 31, 2003; and one-third (1/3) of the appointees for a term to end December 31, 2004. Thereafter, all appointments shall be effective on January 1 of the year of appointment and shall be for terms of three (3) years and vacancies shall be filled for the unexpired term only. Members shall serve until the appointment and qualification of their successors.

(Ord. No. 799 § 5)

21-5.3 Officers; Report to Land Use Board and Open Space, Recreation, Farmland and Historic Preservation Committee.

a. The Agricultural Advisory Committee shall annually select from its members a Chairperson, who shall ensure that minutes of each meeting are properly kept, and such other officers as it may deem necessary. The Agricultural Advisory Committee may establish rules of order and shall meet at least quarterly and from time to time as necessary to fulfill its responsibilities.

b. The Agricultural Advisory Committee shall report periodically to the Borough of Peapack and Gladstone Borough Council, Land Use Board and Open Space, Recreation, Farmland and Historical Preservation Committee.

(Ord. No. 799 § 5)

21-5.4 Powers.

The Agricultural Advisory Committee shall have the following powers and responsibilities:

a. To identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (N.J.S.A. 4:1C11, et seq.).

b. To compile and maintain an inventory of agricultural lands within the Borough.

c. To render advice and assistance to the Borough of Peapack and Gladstone Land Use Board with regard to preparation of a farmland preservation plan element pursuant to the Municipal Land Use Law specifically, N.J.S.A. 40:55D-28b(13) and with respect to any petition received pursuant to N.J.S.A. 4:1C-21.

d. To render advice to the Open Space, Recreation, Farmland and Historical Preservation Advisory Committee with respect to farmland suitable for acquisition or preservation.

(Ord. No. 799 § 5)

Appendix F.1: Farm Assessed Property in Peapack-Gladstone Borough

Block	Lot	Property Location	Acres	Class	Property Owner Name
1	3	17 OLD CHESTER ROAD	9.52	3A	TRESTLE BROOK, L.L.C.
1	4	16A POTTERSVILLE ROAD	23.56	3A	HILL,II, GARNER F&PAMELA A.%FERRIS
1	18	10 POTTERSVILLE ROAD	0.39	3B	HILL T.LEONARD&JULIA S.TEN.ENTIRETY
1	19	6A POTTERSVILLE ROAD	10.13	3B	HILL II, GARNER F.
1	39	54 ROUTE 206	13.62	3B	THE SEEING EYE INC
1.01	26	16 FARM COTTAGE ROAD	3.20	3B	SEEING EYE INC
4	1.01	GLADSTONE/CHESTER BORDER	1.77	3B	GREENBERG, MICHAEL & KEILEE
4.04	1.01	28 SHEEPHILL DRIVE	3.14	3B	BARRY, MICHAEL & DAVID & LISA
4.04	3	21 SHEEPHILL DRIVE	31.64	3A	JOSEPH & GAIL H. BARRY,TRUSTEES
5	18	107 MOSLE ROAD	3.61	3A	SCHELL, SCOTT R & DAWN J
5	20	113 MOSLE ROAD	1.21	3B	LONGFIELD, R & M
6	3	40 BRANCH ROAD	36.70	3A	SMITH, JOHN CHARLES & ET AL
7	4.03	41 BRANCH ROAD	5.55	3B	WINTERBOTTOM,T.ANDREW & SUSAN
7	4.05	45 BRANCH ROAD	6.54	3A	K.G. REALTY, LLC
7	4.06	37 BRANCH ROAD	3.63	3B	K.G. REALTY, L.L.C.
7	4.07	39 BRANCH ROAD	6.85	3A	DEHOFF,KEVIN & JEANNE
7	7	11 BRANCH ROAD	43.01	3A	POZYCKI, ELAINE
7	7.01	82 MOSLE ROAD	53.78	3A	VAGELOS, DR.P R& D
7	7.03	86 MOSLE ROAD	39.17	3A	VIEIRA,CARLOS & DORES,MARIA
7	8	25 & 27 BRANCH	64.83	3A	CRAFTS, JR.; PUTNAM LEE
7	10	75 BRANCH ROAD	27.09	3B	WILLOW BRANCH, L.L.C.% SJP PROPERTY
7	10.01	74 MOSLE ROAD	16.31	3A	GUIDO, CHRISTOPHER A & CHRISTINA M
7	10.02	72 MOSLE ROAD	9.16	3A	DIAMOND, RICHARD S. & DENISE E.
7	10.03	74 MOSLE ROAD	7.28	3A	GUIDO, CHRISTOPHER A & CHRISTINA M
8	2.02	27-29 WILLOW AVENUE	39.29	3A	NELSON,RONALD L. & JOYCE M.
8	2.03	16 SCHOOL STREET	14.18	3B	NELSON, RONALD L. & JOYCE M.
8	2.05	6 SCHOOL STREET	12.44	3A	GIBSON, DAVID & ELODIE
8	2.06	55 WILLOW AVENUE	18.28	3B	VERNON MANOR, L.P.%GELSON
8	2.07	59 WILLOW AVENUE	44.65	3B	VERNON MANOR, L.P.
8	2.08	33 WILLOW AVENUE	11.34	3B	NELSON,RONALD L.& JOYCE M.
8	3.02	60 MOSLE ROAD	5.09	3B	SINGER,ROBERT & DENNIS,DEBRA
8	3.03	64 MOSLE ROAD	16.94	3B	PEAPACK 3.03,LLC C/O MANDELBAUM
8	3.04	70 MOSLE ROAD	12.00	3B	PEAPACK 3.04,LLC %SCHECHNER&TARGAN
8	3.05	68 MOSLE ROAD	11.10	3B	PEAPACK 3.05,LLC C/O MANDELBAUM
8	3.06	66 MOSLE ROAD	12.37	3B	SUTMAN ASSOCIATES,L.P.
20	7	146 ROUTE 206	0.63	3B	PHARMACIA & UPJOHN% PFIZER INC TAX

Appendix F.1: Farm Assessed Property in Peapack-Gladstone Borough

Block	Lot	Property Location	Acres	Class	Property Owner Name
20	8	144 ROUTE 206	0.39	3B	PHARMACIA & UPJOHN%PFIZER INC TAX
20	9	140 ROUTE 206	60.25	3A	PHARMACIA & UPJOHN%PFIZER INC TAX
20	15	130 ROUTE 206	2.81	3B	PHARMACIA & UPJOHN% PFIZER INC TAX
26	16	2 TODD AVENUE	41.02	3A	DOWER FARM LP
26	16.01	10 TODD AVENUE	10.43	3A	VILLA, PETER L. & ALISON R.
26	16.02	102 WILLOW AVENUE	22.89	3B	VERNON ASSOCIATES, LLC C/O P. VILLA
26	16.03	35 HIGHLAND AVENUE	3.99	3B	DOWER FARM LP
26	16.04	BLAIR DRIVE	0.98	3B	DOWER FARM LP
26	16.05	38 WILLOW AVENUE	46.19	3B	HAND,RICHARD & GERALDINE F MCMANUS
26	16.08	44 WILLOW AVE	10.41	3A	VILLA, NICHOLAS
26	16.09	TODD AVENUE	4.18	3B	DOWER FARM LP
26	16.1	TODD AVE	8.69	3B	DOWER FARM LP
26	17	54 WILLOW AVENUE	23.28	3B	WILLOW AVENUE HOLDINGS LLC
26	17.01	70 WILLOW AVENUE	15.46	3B	CARPENTER, HARRY G & CAROL K
26	17.02		1.50	3A	WILLOW AVENUE HOLDINGS LLC
26	18	72 WILLOW AVENUE	9.68	3A	PETRUCCI, JEANNE P.
26	19	76 WILLOW AVENUE	10.02	3A	DELL'ERMO, JAMES & LISA
26	23	BLAIR DRIVE	40.25	3B	DOWER FARM LP % A VAN DEN BERGH
26	23.01	BLAIR DRIVE	11.82	3B	DOWER FARM LP
26	23.02	96 WILLOW AVE	32.18	3B	VERNON ASSOCIATES, LLC C/O P. VILLA
26	24	30 BLAIR DRIVE	33.72	3A	FOUND.FOR CLASS.ARCH %DRUMMOND&HILL
26	26	75 HIGHLAND AVENUE	91.19	1	WALTER D. MATHENY SCHOOL
26	27.02	43 HIGHLAND AVENUE	3.50	3A	TERRY FAMILY INVESTMENT CO.,L.L.C.
26	28	25 BLAIR DRIVE	13.38	3A	TERRY, WALTER B.
26	29	BLAIR DRIVE	14.08	3B	SCHLEY, G & TERRY, JR W
27	1	26 BRANCH ROAD	16.62	3B	CRAFTS, PUTNAM LEE JR
27	2	12 BRANCH ROAD	11.93	3B	MORANGIE FARM LIMITED LIABILITY CO.
27	4	87 WILLOW AVENUE	4.99	3B	MORANGIE FARM LIMITED LIABILITY CO.
29	32.04	17 MAIN STREET	11.68	3A	MANNION, COLEMAN M.
32	2	19 ROUTE 206	4.53	3A	CALLAHAN,SCOTT& JOANNE
32	3	59 HOLLAND ROAD	4.73	3A	CALLAHAN,SCOTT & JOANNE
32	6	71 HOLLAND ROAD	8.64	3A	MC NALLY, BRIAN J.
32	6.01	75 HOLLAND ROAD	9.00	3A	SCHER, GREGORY K. & LEE L.
32	7	77 HOLLAND ROAD	2.79	3B	SCHER, GREGORY K. & LEE L.
33	2	6 FOWLER ROAD	56.13	3B	ELLISTAN HOLD %QUATERWATCH LLC
33	3	14 FOWLER ROAD	6.20	3A	ELLISTAN HOLD.% QUATERWATCH LLC

Appendix F.1: Farm Assessed Property in Peapack-Gladstone Borough

Block	Lot	Property Location	Acres	Class	Property Owner Name
33	4	66 HOLLAND ROAD	5.78	3A	JACKSON, JOHN W & SUSAN G
33	4.01	66A HOLLAND ROAD	6.42	3B	JACKSON, JOHN W. & SUSAN G.
33	4.02	66B HOLLAND ROAD	8.76	3B	ELLISTAN HOLDINGS % QUATERWATCH LLC
33	4.03	66C HOLLAND ROAD	4.85	3B	ELLISTAN HOLDINGS % QUATERWATCH LLC
33	5	50 HOLLAND ROAD	28.61	3A	JACKSON, JOHN & SUSAN
33	6	36,36A,38 FOWLER ROAD	50.50	3A	MAPLE LEAF HOLDINGS, LLC
33	7	50 FOWLER ROAD	27.67	3A	SALAMA, ALBERT I. & ANYA
33	7.01	54 FOWLER ROAD	18.39	3A	BIEDRON, SCOTT P. & TRACEY
33	8	48 HOLLAND ROAD	122.73	3A	ESSEX FOX HUNT REALTY,L.L.C.
33	10	3 BRADY DRIVE	6.94	3A	JODY'S L.W.,LLC
33	13	125 ROUTE 206	79.95	3B	P-G RESIDENTIAL DEVELOPERS,L.L.C.
33	13.01	72 FOWLER ROAD	37.88	3B	HAMILTON FARM GOLF CLUB LLC C/O MAN
33	13.05	2 BRADY DRIVE WEST	0.77	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.07	6 BRADY DRIVE WEST	0.65	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.08	8 BRADY DRIVE WEST	0.65	3B	HF COTTAGES, LLC%TOWSEND CAPITAL
33	13.09	10 BRADY DRIVE WEST	0.66	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.1	12 BRADY DRIVE WEST	0.75	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.11	14 BRADY DRIVE WEST	0.70	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.12	16 BRADY DRIVE WEST	0.70	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.13	18 BRADY DRIVE WEST	0.67	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.14	20 BRADY DRIVE WEST	0.66	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.15	22 BRADY DRIVE WEST	0.64	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.16	24 BRADY DRIVE WEST	0.66	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.17	26 BRADY DRIVE WEST	0.72	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.18	28 BRADY DRIVE WEST	0.80	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.19	PINE MEADOW LANE	1.82	3B	HAMILTON FARM HOMEOWNERS ASSOC.
33	13.2	PINE MEADOW WAY	0.89	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.21	PINE MEADOW LANE	0.71	3B	HF COTTAGES, LLC %TOWSEND CAPITAL
33	13.24	58 FOWLER ROAD	7.02	3B	AHUJA, ANJU & SANJIV
33	13.25	BRADY DRIVE WEST	9.40	3B	AHUJA, ANJU & SANJIV

total: 1,696.89

Peapack Gladstone Borough: Farms Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land: Targeted Farms

Block	Lot	Property Location	Acres	Class	Owner	Project Area
7	4.06	37 BRANCH ROAD	3.6253	3B	K.G. REALTY, L.L.C.	Raritan Valley
7	8	25 & 27 BRANCH	64.8336	3A	CRAFTS, JR.; PUTNAM LEE	Raritan Valley
8	2.08	33 WILLOW AVENUE	11.3431	3B	NELSON, RONALD L. & JOYCE M.	Raritan Valley
26	16	10 TODD AVENUE	10.4297	3A	VILLA, PETER L. & ALISON R.	Raritan Valley
26	29	BLAIR DRIVE	14.0808	3B	SCHLEY, G & TERRY, JR W	Raritan Valley
Raritan Valley Project Area Subtotal:			104			

Block	Lot	Property Location	Acres	Class	Owner	Project Area
1	18	10 POTTERSVILLE ROAD	0.3889	3B	HILL T. LEONARD & JULIA S. TEN. ENTIRETY	Essex Hunt Club
33	2	6 FOWLER ROAD	56.1337	3B	ELLISTAN HOLD %QUATERWATCH LLC	Essex Hunt Club
Essex Hunt Club Project Area Subtotal:			57			

FARMLAND PRESERVATION PROGRAM

RANKING CRITERIA

Applicant: _____
Block(s)/ Lot(s): _____
Municipality: _____

Density or Contiguous Properties (maximum of 10 points)

Add 2 points for the subject farm: _____
 Add 2 points for each permanently farm indicated: _____
 Add 1 point for each 8-Year farm indicated: _____
Sub Total for this Category: _____

Boundaries and Buffers (multiply percentage as indicated)

Deed Restricted Farmland (permanent) x .20: _____
 Deed Restricted Wildlife Areas x .18: _____
 Streams (perennial) and Wetlands x .18: _____
 Cemeteries x .16: _____
 Parks (limited public access) x .14: _____
 Military Installations x .14: _____
 Golf Course (public) x .14: _____
 8 year programs/EP Applications x .13: _____
 Highway (limited access) or Railroads x .10: _____
 Farmland (unrestricted) x .06: _____
 Woodlands x .06: _____
 Parks (high use) x .05: _____
 Residential Development x .00: N/A
 Residential (< 5 acres w/o infrastructure) x .00: N/A
 Commercial x .00: N/A
 Industrial x .00: N/A
 Schools x .00: N/A
Sub Total for this Category: _____

Tillable Acres (multiply percentage as indicated)

Cropland Harvested x .15: _____
 Cropland Pastured x .15: _____
 Permanent Pasture x .02: _____
 Woodlands x .00: N/A
 Wetlands x .00: N/A
 Other x .00: N/A
Sub Total for this Category: _____

Soils (multiply percentage as indicated)

Prime x .15: _____
 Statewide x .10: _____
 Unique x .125: _____
 Locals x .05: _____
 Other x .00: N/A
Sub Total for this Category: _____

Imminence of Change or Conversion

If the premises is in an estate situation add 3 points: _____
 If the owner has filed for bankruptcy add 4 points: _____
 If subdivision approval has been granted add 2 points: _____
Sub Total for this Category: _____

Local Commitment (maximum of 20 points)

If any question 2a through 2e is "yes" add 5 points: _____

If there is **no** sewer/water indicated add 3 points: _____

If preservation is supported by State/local plans add 2 points: _____

If there is an active CADB liaison add 1 point: _____

If planning board actions support preservation add 1 point: _____

If municipal actions support preservation add 1 point: _____

If any 8-Year municipal programs exist add 1 point: _____

If any easements have been purchased in the town add 1 point: _____

If the town has a Right-to-Farm ordinance add 4 points: _____

If the RTF ordinance requires builder notification add 1 point: _____

Sub Total for this Category: _____

County Ranking

If the property is the County's top ranked farm add 10 points: _____

Sub Total for this Category: _____

General Applicant Information

Up to 10 points can be added to the ranking score depending on the net acres to be preserved in comparison to the average size of a farm in the county. The formula for determining point value for the Size Criterion is:

10 x net acres to be preserved

2 x average farm size in county

(73 acres - from the 2002 U.S. Census of Agriculture)

Points based on above formula: _____

Sub Total for this Category: _____

Exceptions

If exception sum is more than 10% of farm subtract 1 point: _____

If the exception is severable subtract 2 points: _____

If the landowner does not agree to restrict the exception to one house, subtract the number of units in excess of the local zoning requirements: _____

Sub Total for this Category: _____

Amount of all Sub Totals: _____

Final Ranking

Amount of farms submitted in round: _____

Ranking of property based on farms submitted in round: _____