

Township of Woolwich

GLOUCESTER COUNTY



FARMLAND PRESERVATION PLAN

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Delaware Valley Regional Planning Commission

2008

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The Delaware Valley Regional Planning Commission is dedicated to uniting the region's elected officials, planning professionals and the public with a common vision of making a great region even greater. Shaping the way we live, work and play, DVRPC builds consensus on improving transportation, promoting smart growth, protecting the environment and enhancing the economy. We serve a diverse region of nine counties:

Bucks, Chester, Delaware, Montgomery, and Philadelphia in Pennsylvania; and Burlington, Camden, Gloucester, and Mercer in New Jersey. DVRPC is the federally designated Metropolitan Planning Organization for the Greater Philadelphia Region – leading the way to a better future.

Our logo is adapted from the official DVRPC seal, and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole, while the diagonal bar signifies the Delaware River. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey

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Source: DVRPC

A Soybean Field in Woolwich Township

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WOOLWICH TOWNSHIP FARMLAND PRESERVATION PLAN

EXECUTIVE SUMMARY

Woolwich Township has a long history as an agricultural community but it has been undergoing substantial change in recent decades and has become the fastest growing municipality in New Jersey, in terms of residential growth. Its proximity to the Philadelphia metropolitan area, highly buildable lands, and the presence of two major limited-access highways in and next to its borders has made it a target for development.

Remarkably, Woolwich still has a large amount of active agricultural land that is highly productive, with farm-assessed land totaling 7,025 acres or 51% of all land area. This is located within three major areas of the township where farms are contiguous to each other. Soils are very rich in Woolwich with high percentages of prime soils and soils of statewide importance located in these farming districts. The majority of farmland consists of tillable acres, with field crops and vegetable farming predominating. Although the number of farmers has declined over the years, residential farmers are successful at timing and managing crops for the wholesale market.

The pressures of development have led Woolwich's leaders to investigate and utilize all land management tools available to municipalities. In 2003 and 2004, Woolwich concentrated on documenting and planning protection for its natural resources and open space and obtained a Green Acres Planning Incentive Grant. It compiled a new Master Plan and changed some of its zoning. In 2005 the township developed a Farmland Preservation Plan and applied for and was awarded an agricultural Planning Incentive Grant. It also adopted a Conservation Design ordinance to retain open space and agricultural land on sites where development projects were planned. In 2006 Woolwich contracted with the South Jersey Land & Water Trust to work with local farmers on farmland preservation projects and has continued that assistance in 2007 and 2008.

Despite these steps, the number of farm parcels that were under development options or received approvals for development projects continued to grow. In 2005, Woolwich decided to establish a Transfer of Development Rights program and has created a comprehensive plan for a multi-use town center-receiving area with its farming regions as sending areas. The TDR application is now complete and is being reviewed by the New Jersey Office of Smart Growth for adoption.

This 2008 Farmland Preservation Plan builds upon the one developed in 2005 but is intended to work in conjunction with the TDR program. It has three Project Areas – North, East, and South – that accord with the TDR sending areas. The cost of easements on the acreage of all targeted farms in these three areas would be prohibitive if purchase of development easements with State, County and Municipal funding were the only option. An assumption of this Plan is that the TDR program will offset this funding need by at least 60%. The adoption of the TDR program is

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anticipated by local farmers who have enthusiastically endorsed it. Consequently, that percentage seems quite conservative.

Woolwich Township has chosen to include all unreserved farmland of size as target farms in this Plan so as to offer options to its farmers. Farmers may choose to preserve their farms through either funding source, depending on personal needs. In addition, some farms may be preserved through Gloucester County's farmland preservation program. The county is developing a Farmland Preservation Plan and has designated all of Woolwich Township as part of a Project Area at the county level.

Enhancing the strength of the agricultural industry is another direction that Woolwich initiated when it adopted its first Farmland Preservation Plan in 2005. Farmers play an active role in the governance of the township and serve on its economic development committee. Most farmers in Woolwich are highly informed about existing programs to assist them and take advantage of support and marketing programs whenever possible. One direction that Woolwich considers important to its agriculture industry is education for its general population. To that end, the township is planning its first farm festival and is working on other methods of informing residents about the importance of farms and agriculture to Woolwich health, character, and quality of life.

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WOOLWICH TOWNSHIP COMPREHENSIVE FARMLAND PRESERVATION PLAN

1.0 WOOLWICH TOWNSHIP'S AGRICULTURAL LAND BASE

1.1 OVERVIEW

1.1.1 Gloucester County

Farm acreage and farming in Gloucester County and throughout New Jersey changed dramatically during the second half of the 20th century. Farm acreage trends from 1954 to 1997 show a loss of 50% of the state's agricultural land base. Most of that decline occurred between 1954 and 1974 when an average of 35,192 acres of farmland were lost each year. The rate of decline slowed after 1974 and from 1974 to 2002, farmland in the state declined in acreage at an average of 5,561 acres per year.

Gloucester County has followed the state-wide trend of diminishing farmland. Between 1987 and 2002, the county lost 11,375 acres of farms, as seen below in **Table 1: Gloucester County Farms**. This represents an 18% loss in farmland during those years. Looking at recent changes between 1998 and 2002, the total number of farms in Gloucester County increased somewhat, although they have become smaller in size. The Census of Agriculture reports that in 2002 there were 692 farms in Gloucester County, up 6% from the 652 farms the county had in 1997. The average size of farms in 2002 was 73 acres, a decrease of 19% from its 1997 average of 90 acres. The median size of farms in the county in 2002 was 22 acres, the same as in 1997.

Table 1: Gloucester County Farms

	2002	1997	1992	1987
Number of farms	692	652	704	681
Land in farms (acres)	50,753	58,373	61,748	62,128
Average farm size (acres)	73	90	88	91
Median farm size (acres)	22	22	(N)	(N)
<i>(N) Not available</i>				

Source: USDA Census of Agriculture, 1987, 1992, 1997, 2002

Of the 692 farms in Gloucester in 2002, 212 (31%) were 50 acres or greater in size, as seen below in **Table 2: Size of Gloucester County Farms**. About 41% of farms in the county were between 10 and 49 acres in size, and another 28% covered less than nine acres.

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Table 2: Size of Gloucester County Farms

	2002	1997	1992	1987
1-9 acres	197	191	199	134
10-49 acres	283	241	255	261
50-179 acres	151	139	168	196
180-499 acres	39	60	62	67
500 to 999 acres	15	12	14	19
1000 or more acres	7	9	6	4

Source: USDA Census of Agriculture, 1987, 1992, 1997, 2002

According to the 2002 Census of Agriculture, Gloucester County has 50,753 acres of farms, comprising about 24% of the county's total land area. The majority (74%) of farm acreage in the county consists of cropland, as shown in the table below.

Table 3: Types of Farmland in Gloucester County

Category			2002	1997
Total Cropland		farms	578	602
		acres	37,422	46,095
	<i>Harvested Cropland</i>	<i>farms</i>	<i>511</i>	<i>548</i>
		<i>acres</i>	<i>32,892</i>	<i>40,692</i>
	<i>Cropland used only for pasture or grazing</i>	<i>farms</i>	<i>161</i>	<i>190</i>
		<i>acres</i>	<i>2,667</i>	<i>2,142</i>
Total Woodland		farms	313	261
		acres	7,445	5,997
	<i>Woodland pastured</i>	<i>farms</i>	<i>93</i>	<i>46</i>
		<i>acres</i>	<i>1,276</i>	<i>454</i>
	<i>Woodland not pastured</i>	<i>farms</i>	<i>241</i>	<i>231</i>
		<i>acres</i>	<i>6,169</i>	<i>5,543</i>
Pastureland and rangeland (other than cropland and woodland)		farms	188	84
		acres	2,231	2,507

Source: USDA Census of Agriculture, 2002

The Census of Agriculture reports that the average age of farmers in Gloucester County was 54 in 2002, the same as in 1997. Of principal operators in 2002, 140 (20%) are female and 552 (80%) are male. About 53% of principal operators consider farming to be their primary occupation, with the remainder having employment other than farming. Individuals or families, rather than entities such as real estate companies, owned 89% (617) of all farms in Gloucester County in 2002.

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1.1.2 Woolwich Township

Woolwich Township covers 13,702 acres of land, of which 7,877 acres (57%) had Farmland Assessment in 2007. This acreage is found throughout the township on a total of 249 lots, some of which have been approved for development.

The majority of farmland-assessed property in Woolwich Township consists of tillable acres. At the time the assessment data were gathered in the summer of 2007, harvested cropland occupied 5,969 acres and pastured cropland occupied 201 acres. Permanent pasture was found on 258 acres. There were 1,082 acres of attached (appurtenant) woodland and another 170 acres of unattached (non-appurtenant) woodlands on farm properties. Over the past two decades, the amount of total cropland has decreased 22%, and the amount of non-agricultural land on farms has decreased 57%.

Table 4: Types of Farmland in Woolwich Township, 1984-2007

Category		Acreage					
		1984	1990	2001	2005	2006	2007
Total Cropland		7,940	8,311	7,381	6,202	6,259	6,170
	<i>Harvested Cropland</i>	7,878	8,183	7,150	6,031	6,045	5,969
	<i>Cropland Pastured</i>	62	128	231	171	214	201
Total Woodland		1,534	1,820	1,722	1,187	1,174	1,252
	<i>Unattached Woodland</i>	(N)	135	73	88	174	170
	<i>Attached Woodland</i>	(N)	1,685	1,649	1,099	1,000	1,082
Permanent Pasture		207	283	388	338	276	258
Total for Ag Use		9,678	10,413	9,507	7,747	7,716	7,686
Total Non-Ag		444	135	202	127	122	191
Total Farm-Assessed		10,121	10,548	9,709	7,874	7,838	7,877
(N) Not available							

Source: NJDA, 1984-2007

Many acres of farmland are leased to the remaining active farmers in Woolwich and adjoining townships. Some of this acreage is under option for development. Some is owned by farmers who have retired fully or partly, or is held by the heirs of deceased farmers. Because of the extensive opportunity to sell land for development that existed in Woolwich, the Township decided to seek a Planning Incentive Grant (PIG) from the State Agricultural Development Committee in order to promote farming and farmland preservation more actively at the municipal level. The Farmland PIG and the Farmland Preservation Plan developed for it were approved in 2005. Subsequently the township leaders decided to institute a comprehensive Transfer of Development Rights Program, with detailed plans for a town center-receiving area

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completed in 2007. That program was then reviewed by the State of New Jersey and approved in April 2008. Work on aspects of its implementation is actively being pursued.

Some farmers who might have considered farmland preservation through purchase of development rights are choosing to wait until the TDR program is operational. But easement acquisition by the township, or possible fee simple purchase, is an option that the Woolwich leadership believes should be available for Woolwich farmers, especially because it can be utilized immediately. In the long term, a mixture of opportunities for preserving farmland is most likely to ensure the preservation of agriculture and the health of the agricultural industry in Woolwich Township.

1.2 SOILS

Woolwich's soils are very rich in agricultural value and are among the finest, most productive soils in all of New Jersey. In Woolwich Township the soils consist of 28 series types and 42 variations within those series as identified by the Soil Conservation Service. The majority of these township soils (70%) are considered Prime Farmlands (P-1). Prime Farmlands are lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They can sustain high yields of crops when managed with correct farming methods. Prime Farmlands are not excessively erodible or saturated with water for long periods of time and do not flood frequently.

Nineteen percent (19%) of Woolwich's soils are classified as Farmlands of Statewide Importance (S-1). These soils are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed with favorable conditions.

Of the remaining two classifications, 1.6% of Woolwich soils are categorized as Farmland of Local Importance (L-1), which are soils that can support the production of high value, regional crops like horticultural crops or indigenous foods. Seven percent (7.1%) are Unique Farmlands (U-1), which are similar to L-1 soils in that they can support specialized crops only.

Table 5: Classification of Woolwich Township Soils

Designation	Type	Area (in Acres)	%
P-1	Prime Farmland	9,602	70.00%
S-1	Statewide Importance	2,606	19.00%
L-1	Local Importance	220	1.60%
U-1	Unique Farmland	976	7.10%
Other Soil	Wet soils, pits, developed land, etc.	75	0.60%
Water	Water	234	1.70%
Totals		13,714	100.00%

Source: USDA NRCS, 2004

These designations of soils within Woolwich Township are shown on the individual Project Area – Soil Classifications maps, **Maps 4, 6, and 8: North, East, and Southwest Project Area – Soil**

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Classifications, respectively. A complete list of Woolwich soils is shown in the table below and all soils are shown on **Map 10: Soils**.

Table 6: Woolwich Township Soils

Soil Code	Soil Name	Woolwich Acres	Percentage of all Soils	Designation*
Ad	Alluvial land	704	5	NA
AmB	Aura loamy sand, 0-5 percent slopes	5	0.0	P-1
ArB	Aura sandy loam, 0-5 percent slopes	50	0.4	P-1
AsB	Aura-Sassafras loamy sands, 0-5 percent slopes	60	0.4	P-1
AuB	Aura-Sassafras sandy loam, 5-10 percent slopes, Severely eroded	172	1	P-1
Ba	Bayboro loam	13	0.1	S-1
Ck	Colemantown-Matlock loams	57	0.4	S-1
CmB	Collington loamy sand, 0-5 percent slopes	27	0.2	P-1
CnA	Collington sandy loam, 0-2 percent slopes	86	1	P-1
CoB	Colts Neck soils, 0-5 percent slopes	832	6	P-1
DoB	Downer loamy sand, 0-5 percent slopes	72	1	S-1
DsB	Downer sandy loam, 2-5 percent slopes	4	0.0	P-1
Ek	Elkton loam	46	0.3	S-1 (if drained)
Fa	Fallsington loam	140	1	S-1
Fd	Fallsington sandy loam	151	1	S-1 (if drained)
FhB	Freehold loamy sand, 0-5 percent slopes	4,084	30	P-1
FnB	Freehold sand, thick surface variant, 0-10 percent slopes	104	1	S-1
FoA	Freehold sandy loam, 0-2 percent slopes	1,792	13	P-1
FoD3	Freehold sandy loam, 10-15 percent slopes, Severely eroded	158	1	L-1
FsD	Freehold soils, 10-15 percent slopes	182	1	NA
FtE	Freehold, Colts Neck, and Collington soils, 15-25 percent slopes	766	6	NA
Fw	Fresh water marsh	28	0.2	NA
KpB	Keyport sandy loam, 0-5 percent slopes	260	2	P-1
KrB	Kresson sandy loam, 0-5 percent slopes	113	1	NA
LdB	Lakeland sand, 0-10 percent slopes	26	0.2	L-1
LkA	Lenoir and Keyport loams, 0-5 percent slopes	44	0.3	S-1
Mf	Made land, fine materials	17	0.1	L-1
MrB	Marlton sandy loam, 0-5 percent slopes	1,018	7	P-1
MrD	Marlton sandy loam, 10-15 percent slopes	150	1	NA
MrE	Marlton sandy loam, 15-25 percent slopes	98	1	NA
Mu	Muck	12	0.1	U-1
NbB	Nixonton and Barclay soils, 0-5 percent slopes	9	0.1	P-1
Pg	Pits	47	0.3	NA
Po	Pocomoke loam	77	1	S-1 (if drained)
Ps	Pocomoke sandy loam	26	0	S-1 (if drained)
SfB	Sassafras loamy sand, 0-5 percent slopes	210	2	S-1
SrA	Sassafras sandy loam, 0-2 percent slopes	184	1	P-1
SrD3	Sassafras sandy loam, 10-15 percent slopes, Severely eroded	44	0.3	NA
SsD	Sassafras soils, 10-15 percent slopes	58	0.4	S-1

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Soil Code	Soil Name	Woolwich Acres	Percentage of all Soils	Designation*
SsE	Sassafras soils, 15-40 percent slopes	53	0.4	NA
Tm	Tidal marsh	260	2	NA
W	Water	234	2	NA
WaD3	Westphalia fine sandy loam, 10-15 percent slopes, Severely eroded	43	0.3	NA
WhB	Westphalia soils, 0-5 percent slopes	444	3	P-1
WhD	Westphalia soils, 10-15 percent slopes	20	0.1	U-1
WhE	Westphalia soils, 15-40 percent slopes	13	0.1	NA
WnA	Woodstown and Dragston loams, 0-2 percent slopes	19	0.1	P-1
WoB	Woodstown and Dragston loamy sands, 0-5 percent slopes	95	1	P-1
WsB	Woodstown and Dragston sandy loams, 0-5 percent slopes	591	4	P-1
WtB	Woodstown and Klej loamy sands, 0-5 percent slopes	16	0.1	S-1
Total Acreage		13,714	100	
Total Farmland Acreage		10,977		
Total Non-Farmland Acreage		2,735		
Steep Slopes (15%+ Slopes)		930		
* Designations: P-1: Prime Farmland S-1: Statewide Importance L-1: Local Importance U-1: Unique Farmland NA: Land that is not appropriate for farming (e.g. eroded, developed, very steep slopes, pits, permanently wet soils, water)				

Source: USDA NRCS, 2004

1.3 WATER RESOURCES IN WOOLWICH TOWNSHIP

The average precipitation rate in New Jersey is 44 inches a year and, despite some minor variation, all parts of Woolwich Township are near this amount. Some farmers rely solely on precipitation to nourish crops during the growing season. Others depend also on either surface or groundwater to meet their water needs.

The five principal aquifers underlying southern New Jersey's Coastal Plain are the Kirkwood-Cohansey aquifer system, the Atlantic City 800-foot sand, the Wenonah-Mount Laurel aquifer, the Englishtown aquifer, and the Potomac-Raritan-Magothy (PRM) aquifer system. The aquifers are recharged directly by precipitation in outcrop areas, by vertical leakage through confining layers, and by seepage from surface-water bodies. Most farmers in Woolwich who irrigate land from wells are tapping the PRM for their irrigation water.

The Potomac-Raritan-Magothy (PRM) aquifer is also utilized for drinking water in Woolwich Township, both through water supply companies and private wells. This aquifer is rich in water but serves all the communities on the inner coastal plain in southern New Jersey, as well as communities in northern Delaware. Because it serves so many people, there has been a significant decline in its water levels. This became so serious that the NJ Department of Environmental Protection established Water Supply Critical Area #2 in 1986 in which all water supply companies were given annual limits on water withdrawals in the PRM. Usage from the PRM was cut back by over 20 percent and no increases in pumping were allowed. Many

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municipalities were forced to lessen their dependence on the aquifer by using Delaware River water treated by New Jersey American Water Company at its treatment plant in Delran, Burlington County.

Although Woolwich Township is outside Critical Area #2, construction at the Weatherby housing development in Woolwich Township was halted in 2000 over concerns that the development's 4,500 proposed units would have an effect on PRM levels and that it, along with all other surrounding area usage, might be leading to an enlargement of the Critical Area boundaries. DEP imposed a moratorium on construction in Weatherby until an analysis by the U.S. Geological Survey was completed. In 2001, the New Jersey State Congress passed a bill allowing temporary water permits to tap the PRM, enabling construction of Weatherby to proceed. The DEP in 2003 issued a temporary permit to allow Weatherby's water supplier, Aqua of New Jersey, to tap the PRM for five years while a pipeline of water from the Delaware River is constructed.

1.3.1 Irrigation

There are various ways to irrigate a farm. A farm pond may be dug that captures surface water from the surrounding area. The pond may also tap groundwater if the water table is close enough to the surface. Another method is to withdraw water from a stream, especially for irrigating land near the stream. Drilling one or more wells and pumping from groundwater is a more costly, but frequently used, method. Irrigation methods are also variable, with sprinklers distributing water in a variety of ways. Drip irrigation relies on watering the subsurface and is the most efficient in water use.

According to Albert Jarrett of Penn State University, irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires 3 to 7 gpm per acre. Farm ponds can lose 40 % to 60% in volume through seepage and evaporation so a farm pond requires roughly four acres of upland watershed to supply one acre-foot of usable water per year.

Water Allocation rules of the NJ DEP require that farmers must obtain a water use registration or certification to withdraw surface or groundwater in large quantities for agricultural, horticultural or aquaculture use. If an applicant has the capacity to divert and/or withdraw 100,000 gallons per day (equivalent hydraulically to 70 gallons per minute) but does not need to do so, a water use registration is required. If that amount or above is actually proposed to be withdrawn, the applicant must obtain water use certification, which lasts for five years. The forms for applying for these usages are submitted to the Rutgers Cooperative Agricultural Extension Service Agent in the County Extension office and are forwarded to NJ DEP Bureau of Water Allocation. Annual reporting of usage is also a requirement. The program includes the right to construct, repair or reconstruct dams or other structures, the right to divert water for irrigation, frost protection, harvesting and other agriculturally related purposes.

It is becoming more difficult to obtain permissions for water withdrawals so it is important to keep current certifications active and not allow them to lapse. Competition from other land uses and strict environmental regulations are leading to reduced water diversions for agriculture, which is a source of concern to farmers.

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he following table lists the water certifications and registrations for agricultural properties in Woolwich Township.

Table 7: Water Certifications and Registrations in Woolwich Township

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Expiration Date
GL0021	Nicolosi Brothers Farm	AGC030001	Agricultural Certification - Renewal	8/1/2004	7/31/2009
GL0172	Nicolosi Brothers Farm	AGC050001	Agricultural Certification - Renewal	3/1/2006	2/28/2011
GL0183	Racite Farm	AGC060001	Agricultural Certification - Renewal	1/1/2007	12/31/2011
GL239R	Anthony Gattuso Farms	AGR050001	Agricultural Registration - New	5/12/2006	
GL0163	Casella Brothers Inc	AGC060001	Agricultural Certification - Renewal	4/1/2006	3/31/2011
GL0092	Clendining Farm	AGC060001	Agricultural Certification - Renewal	5/1/2007	4/30/2012
GL0120	Clendining Farm	AGC030001	Agricultural Certification - Renewal	1/10/2006	12/31/2010
GL0220	Dibella Brothers Farm	AGC040001	Agricultural Certification - Renewal	5/1/2005	4/30/2010
GL0248	Dominic J Racite Farm	AGC060001	Agricultural Certification - Renewal	1/1/2007	12/31/2011
GL0014	Eastlack Farm	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
GL0221	Eastlack Farm	AGC990001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
GL0216	G & G Stecher	AGC060001	Agricultural Certification - Modification	5/1/2007	4/30/2012
GL0240	Kings View Estates	AGC050001	Agricultural Certification - New	7/1/2005	6/30/2010
GL0240	Kings View Estates	AGC050001	Agricultural Certification - New	7/1/2005	6/30/2010
GL0033	Maccarone Farm	AGC040001	Agricultural Certification - Modification	4/1/2006	3/31/2011
GL0107	Maugeri Farms	AGC050001	Agricultural Certification - Modification	6/1/2006	5/31/2011
GL0097	Musumeci Farm	AGC050001	Agricultural Certification - Renewal	1/19/2006	12/31/2010
GL0145	Rosario Sorbello & Sons Farm	AGC030001	Agricultural Certification - Renewal	6/1/2004	5/31/2009
GL0212	Rosario Sorbello Farm	AGC030001	Agricultural Certification - Renewal	5/1/2005	4/30/2010
GL0158	Russell J Leone Farm LLC	AGC040001	Agricultural Certification - Renewal	7/1/2005	6/30/2010
GL0045	Snyder Farm	AGC050001	Agricultural Certification - Renewal	5/1/2005	4/30/2010
GL0101	Sorbello & Wheeler Farms	AGC040001	Agricultural Certification - Minor Modification	2/1/2005	1/31/2010
GL0046	Sorbello Farm	AGC990001	Agricultural Certification - Renewal	2/28/1999	2/29/2004
GL0085	Viereck Farms	AGC060001	Agricultural Certification - Renewal	5/1/2007	4/30/2012
GL0090	Viereck Farms	AGC070001	Agricultural Certification - Renewal	11/1/2007	10/31/2012

Source: NJDEP, 2007

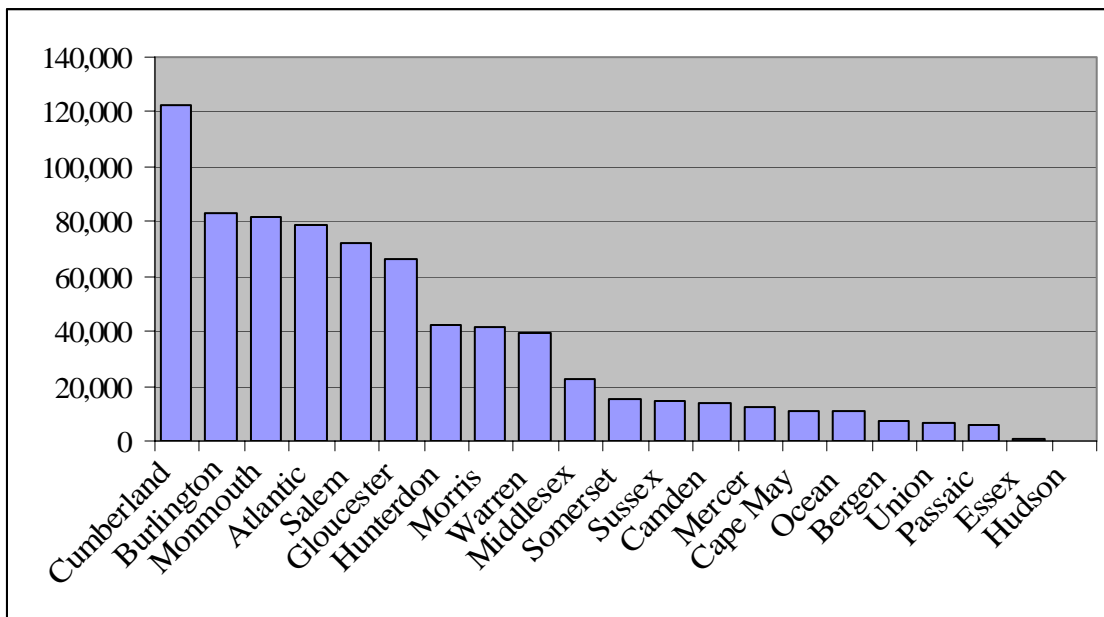
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2.0 AGRICULTURAL INDUSTRY IN THE REGION

2.1 MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD

According to the 2002 US Census of Agriculture, Gloucester is 6th among New Jersey counties in the value of its agricultural products, with a total sales value of over \$66 million. As shown in the chart below, Gloucester County was the 6th highest grossing county in the state, just behind neighboring Salem County, and with neighboring Cumberland County at the top. The US Census of Agriculture provides information on the county-level only, and so agricultural market value information for Woolwich Township is unavailable.

Chart 1: Agricultural Market Value (\$1,000) in New Jersey, 2002

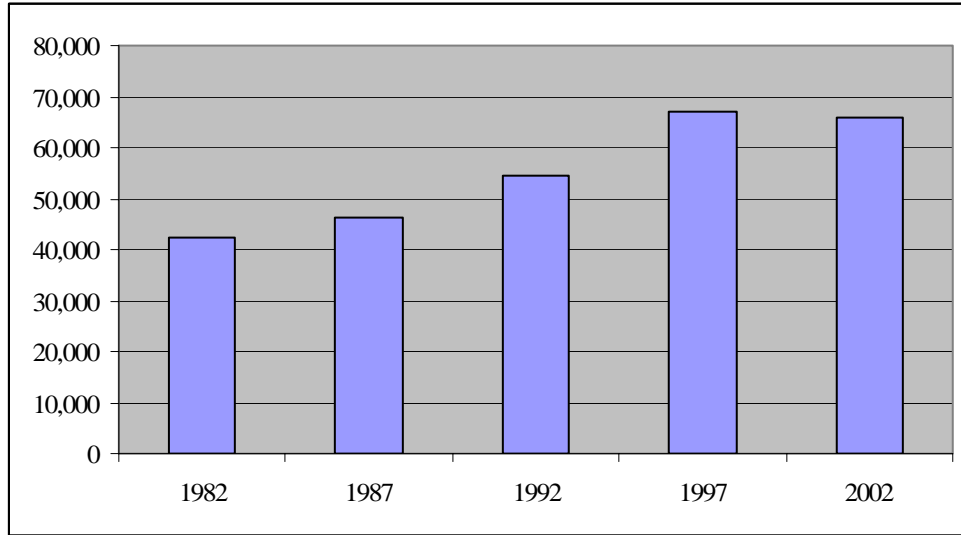


Source: USDA Census of Agriculture, 2002

As shown in the chart below, the agricultural market value in Gloucester County has increased greatly over the past twenty years. The total agricultural market value in the county increased by 55% during this time period, from \$42,476,000 (\$61,828 per farm) in 1982 to \$66,009,000 (\$95,389 per farm) in 2002. In 1997, Gloucester County reached a peak in its agricultural market value with a total of \$66,972,000 (\$102,717 per farm).

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Chart 2: Agricultural Market Value (\$1,000) in Gloucester County, 1982-2002



Source: USDA Census of Agriculture, 1982, 1987, 1992, 1997, 2002

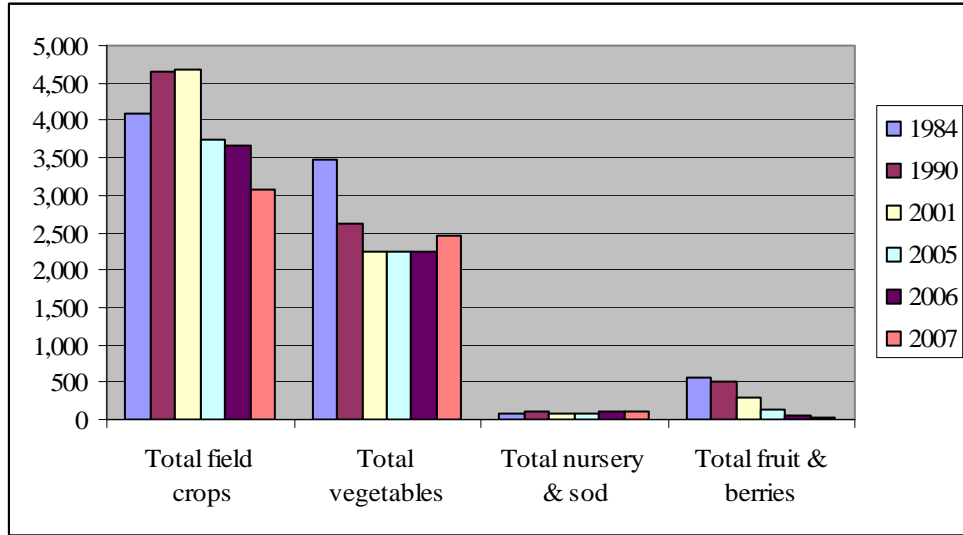
2.2 CROP AND PRODUCTION TRENDS

According to farmland assessment data from 2007, Woolwich Township’s harvested cropland totals 5,969 acres out of a total farm-assessed acreage of 7,877, as compiled from farm assessment applications from 2007. About 2,090 acres of all farm-assessed land in Woolwich Township was held by real estate interests in 2007 and rented to local farmers.

Field crops covered the greatest amount of acreage in Woolwich Township in 2007, followed closely by vegetables. In comparison, nursery & sod and fruit & berries had minimal coverage in the township. Over the past two decades, the land in field crops has decreased 24%, from 4,082 acres in 1984 to 3,083 acres in 2007. Similarly, the land dedicated to growing vegetables has fallen 29% during this time period, from 3,467 acres to 2,467 acres. Nursery & sod crops have increased in acreage 61%, from 67 acres to 108 acres, and fruit & berry crops have plummeted 96%, from 569 acres to just 21 acres.

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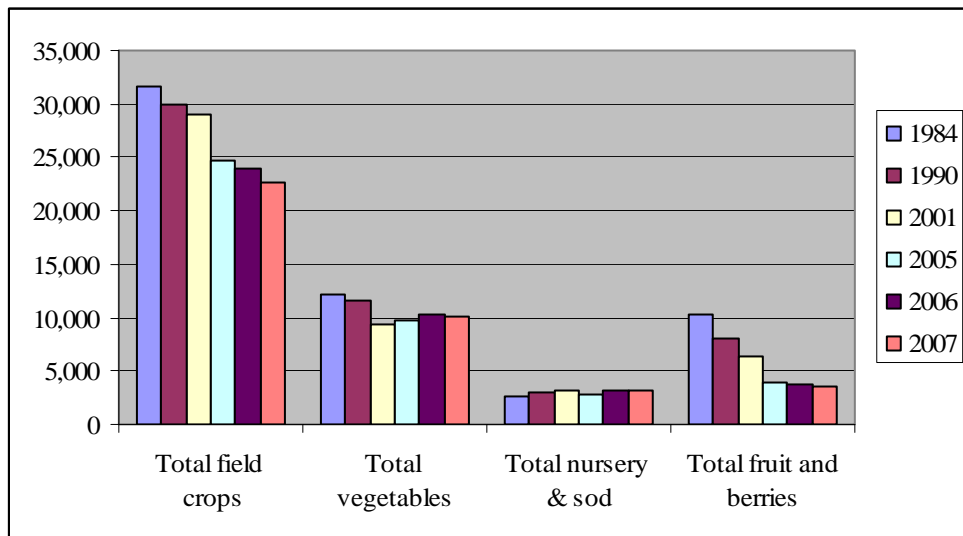
Chart 3: Acres of Crop Types in Woolwich Township, 1984-2007



Source: NJDA, 1984, 1990, 2001, 2005, 2006, 2007

The twenty-year trends of crop types in Woolwich Township generally follow the county-wide trends, seen in the chart below. However, vegetables cover a much larger share of the agricultural land in Woolwich Township than they do for the county as a whole. Between 1984 and 2007, the acreage of field crops in Gloucester County fell by 29%, from 31,719 acres to 22,568 acres. The acreage of vegetable crops fell 17%, from 12,203 acres in 1984 to 10,096 acres in 2007. The acreage of nursery & sod increased 22%, from 2,670 acres in 1984 to 3,258 acres in 2007. The greatest drop in the county percentage-wise was in fruit & berry crops, which fell 65% from 10,321 acres in 1984 to just 3,587 acres in 2007.

Chart 4: Acres of Crop Types in Gloucester County, 1984-2007

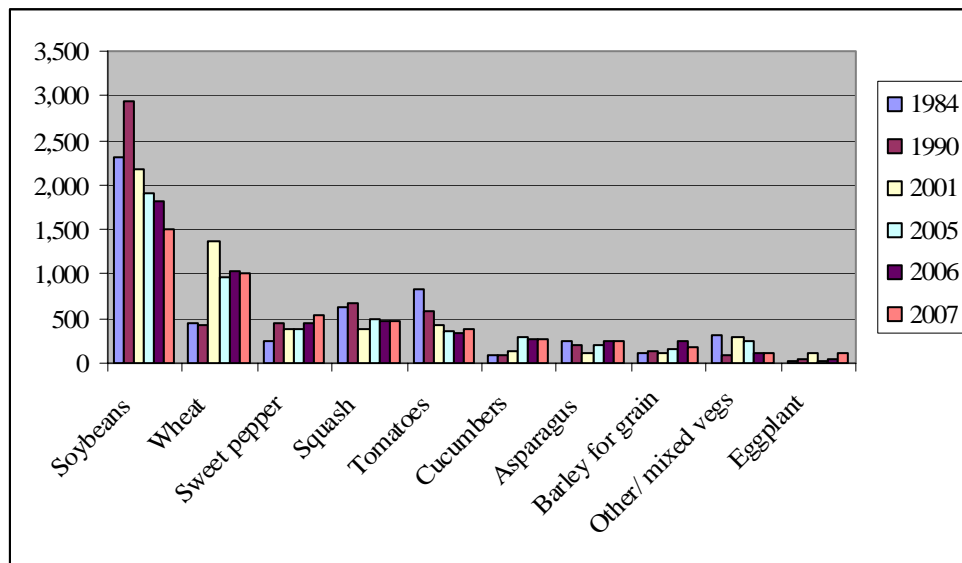


Source: NJDA, 1984 1990, 2001, 2005, 2006, 2007

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Farmland assessment records from 2007 reveal that of the top ten crops that cover the greatest number of acres in Woolwich Township, three were field crops and seven were vegetables. *Chart 5* below shows the top ten crops in Woolwich Township in 2007, as well as their corresponding acreage in the years 1984, 1990, 2001, 2005, and 2006. Soybeans were the number one crop in 2007, covering 1,501 acres. The amount of land in soybeans, however, decreased 35% from the 1984 total of 2,318 acres. The other major field crops are wheat, covering 1,005 acres, and barley for grain, covering 169 acres. Sweet peppers were the number one vegetable crop in Woolwich Township in 2007, covering 535 acres. Other major vegetable crops include squash (464 acres), tomatoes (386 acres), cucumbers (260 acres), asparagus (252 acres), other or mixed vegetables (119 acres), and eggplant (105).

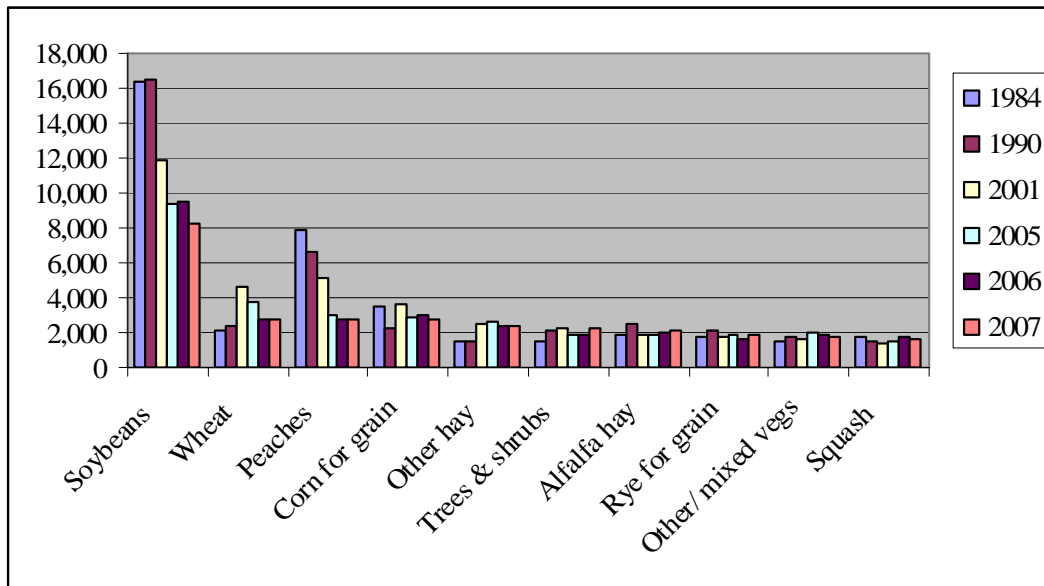
Chart 5: Dominant Crops in Woolwich Township, 2007



Of the top ten crops in Woolwich Township in 2007, only four – soybeans, wheat, squash, and other/mixed vegetables – are also among the top ten crops in the county, as shown in *Chart 6* below. In the county as a whole, soybeans are predominant, with other crops covering far less acreage. Over the past twenty years, the acreage of soybeans fell 49%, from 16,373 acres in 1984 to 8,310 acres in 2007. The acreage of peaches plunged 65%, from 7,913 acres in 1984 to 2,766 acres in 2007.

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Chart 6: Dominant Crops in Gloucester County, 2007



Source: NJDA, 1984, 1990, 2001, 2005, 2006, and 2007

Almost all vegetable farming sells to the wholesale market, with local farmers doing their own packing. These operations are successful due to carefully timed marketing and large investments in the operation. In addition, some of Woolwich’s active farmers maintain subsidiary operations or businesses that are related to farming. The one dairy farm in the township recently ceased operation and only one larger horse farm remains, although some farm-assessed properties less than 20 acres maintain horses and cows. There are two Christmas tree farms in the township. There are two roadside farm markets in Woolwich, but most of their produce does not come from local farms, which sell, by choice, to wholesale markets.

According to 2007 farmland assessment data, animal husbandry in Woolwich Township includes 163 sheep, 146 horses, 72 egg chickens, and 57 meat chickens. There are also 27 beef cattle, 25 goats, 17 young dairy cows, 10 ducks, 10 bee hives, 5 fur animals, 1 swine, and 12 other heads of livestock.

Although there are many active farmers operating in Woolwich Township, some acreage is owned by farmers who have retired fully or partly, or is held by the heirs of deceased farmers. This farmland is leased to other active farmers in Woolwich. Of the 247 parcels that are farmed, 109 are farmed solely by the owner, 131 are rented to a farmer, and 7 are farmed by both the owner and a tenant. See **Appendix A: Inventory of All Farmland Assessed Properties in, Woolwich Township .**

2.3 AGRICULTURAL SUPPORT SERVICES AND RELATED BUSINESSES

The local agricultural industry is served by a number of businesses offering agricultural supplies and services in Gloucester County and adjacent Salem County, particularly in Elmer and

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Woodstown Boroughs, and in Cumberland County. Farmers depend upon these local concerns for farming equipment and supplies, seeds, fertilizer, animal feed, storage, and irrigation systems. None of these businesses are located in Woolwich Township or Swedesboro, although there are a number in nearby Elmer, Woodstown, Mullica Hill (Harrison Township), and other nearby towns. See *Appendix C-1: Agricultural Support Businesses in Cumberland, Gloucester, and Salem Counties*.

Residents of Gloucester County can purchase local produce, flowers, and other agricultural products at one of the 31 roadside markets in Gloucester County or one of the twelve farmers markets in Gloucester, Salem, or Camden Counties. See *Table 22: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties* and *Appendix B-1: Roadside Markets in Gloucester County, New Jersey*. These direct markets attract customers from the entire region interested in purchasing fresh, locally grown produce and are an important source of agritourism. Many of the roadside markets offer customers the opportunity to pick their own produce such as apples or pumpkins and may also include non-agricultural products such as cookbooks or baked goods.

There are many food distributors and brokers in the region surrounding Woolwich Township, as seen in *Appendix C-2: Food Products Wholesale Suppliers and Brokers in Gloucester, Salem, Cumberland, and Camden Counties*. A table of Cold Storage Warehouses in southern New Jersey is also included as *Appendix C-3*. Because of its strategic location between major metropolitan areas, southern New Jersey has the greatest concentration of cold storage warehouses on the East Coast.

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3.0 LAND USE PLANNING

3.1 STATE PLANNING

3.1.1 New Jersey Development and Redevelopment Plan

The *New Jersey State Development and Redevelopment Plan* (the State Plan) is a policy guide to be used by state, regional, and local agencies to increase the consistency of planning efforts. Municipal, county, and regional plans will be reviewed by the State Planning Commission to evaluate consistency with the State Plan. If the Commission finds a plan to be consistent, then the plan will be eligible for priority assistance and incentives. The seven planning areas delineated in the State Plan are, in decreasing scale of development: Metropolitan (PA1), Suburban (PA2), Fringe (PA3), Rural (PA4), Rural Environmentally Sensitive (PA4B), Environmentally Sensitive (PA5), and Parks or Natural Areas (Parks).

Woolwich Township lies within three planning areas of the *New Jersey State Development and Redevelopment Plan* (the State Plan). The eastern third of the township – everything east of the NJ Turnpike – is within the Rural Planning Area (PA4). The western part of the township is divided between the Suburban Planning Area (PA2) and Fringe Planning Area (PA3). PA2 is the designation for the region of Weatherby, up to Raccoon Creek. Everything else is within PA3. The New Jersey Plan is currently undergoing revisions, based on a lengthy cross-acceptance process designed to reconcile differences between the state and the counties and their municipalities. The new plan has not yet been adopted. There are few changes to the plan map in Woolwich Township other than some small areas being designated as environmentally sensitive. None of the Planning Areas has changed in any substantive way.

The agricultural Project Areas (PAs) designated in Woolwich's 2008 Farmland Preservation Plan are located in three areas. The East PA is in the New Jersey Plan Rural Planning Area (PA4) portion of the township, east of the New Jersey Turnpike. It adjoins agricultural areas of South Harrison Township. The North PA is in the Fringe Planning Area (PA3) that covers the northern section of Woolwich. It adjoins Logan and East Greenwich townships and their agricultural areas. The Southwest Project Area is along Woolwich's northwest border, adjoining Oldmans Creek and Logan Township. See **Map13: Existing Zoning and New Jersey State Planning Areas**

In addition to planning areas, the State Plan has designated five types of Centers where growth should be concentrated. These five types of Centers in order of decreasing scale are Urban Centers, Regional Centers, Towns, Villages, and Hamlets. In Gloucester County, there is one Designated Center, which is the Regional Center of Woolwich located in Woolwich Township. This Center, which has received Plan Endorsement, was approved on April 18, 2008 and is set to expire on April 18, 2018. In addition, there are four Proposed Centers in Gloucester County. One of these, the Center Square-Swedesboro Regional Center, is located partially within Woolwich Township, as well as in Swedesboro Borough and Logan Township.

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3.1.2 Agricultural Smart Growth Plan for New Jersey

The State issued an *Agricultural Smart Growth Plan for New Jersey* in April 2006 which applies the principles of smart growth planning to preserve and enhance agriculture in the state. The plan focuses on five components: farmland preservation, agricultural land use planning, economic development, natural resource conservation, and agricultural industry sustainability. The plan emphasizes a more streamlined and strategic process of farmland preservation as well as better coordination with local land use planning. In addition, the plan examined a number of ways to enhance the agricultural industry while protecting environmental quality to ensure a thriving future for farming in New Jersey.

3.2 REGIONAL PLANNING – DELAWARE VALLEY REGIONAL PLANNING COMMISSION (DVRPC)

The Delaware Valley Regional Planning Commission (DVRPC) is the Metropolitan Planning Agency for the Delaware Valley and includes all of Gloucester County in its planning region. It is responsible for developing the long range plan and vision for the nine counties of the Delaware Valley. This Plan, *Destination 2030*, addresses land use and transportation for the Delaware Valley and includes a large section on open space and farmland, natural resources, and recreation areas. These elements are indicated on the land use plan map, along with existing uses and related items. The land use plan map also identifies an interconnected open space network across the region, along with locations that should remain rural and agricultural in character.

The 2030 Conservation Focus Areas are agricultural and natural lands that possess a combination of unique physiographic, vegetative and land use characteristics. These characteristics make each focus area unique and worthy of heightened preservation efforts by government organizations and nonprofit land trusts. The focus areas contain villages and scattered suburban development, but they remain comparatively un-fragmented and their integrity could be maintained through strategic acquisitions and easements, land management, and appropriate forms of growth. In addition to these Conservation Focus Areas, Rural Conservation lands are designated on the land use plan map. These areas are equally important to preserve, but are experiencing more development and are therefore becoming less intact than the Focus Areas. Both the Rural Conservation Lands and the Conservation Focus Areas are not “no-growth zones,” but instead are areas whose natural, agricultural, and recreational values should be protected, while allowing for limited growth that is in character with each region.

Since practically all of Woolwich Township is designated as being within either Conservation Focus Areas or Rural Conservation Lands, the township’s farmland preservation goals are consistent with the regional conservation agenda.

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3.3 COUNTY PLANNING

3.3.1 Gloucester County Farmland Preservation Plan

Adopted by the Gloucester County Freeholders in 1997, the *Gloucester County Farmland Preservation Open Space Protection and Recreational Needs Study* was the official Gloucester County Farmland Preservation Plan and an implementing plan for the Open Space and Farmland Preservation Tax approved by referendum in 1993. The Plan provided data and recommendations for farmland preservation, open space protection, and recreational needs.

The farmland section was a simplified version of the New Jersey state program. It utilized the state's seven measures of relative farmland value to determine areas where a farm preservation application at the state level was most likely to be competitive. One of the three major goals of the plan was the development of a large, contiguous, active, low density agricultural area within the county, with long-term economic viability and visual permanence.

All of Woolwich Township's land was ranked in the Gloucester County plan as either High Priority or Medium Priority for Farmland Preservation. At least 75% of Woolwich's land was ranked as High Priority. All of the remainder, with the exception of some tiny parcels and the high school and golf course sites were ranked as Medium Priority. These Medium Priority lands are clustered in the southeastern corner of the township and in the wetland areas between Swedesboro and the New Jersey Turnpike.

Gloucester County completed a new Farmland Preservation Plan in 2008 in which project Areas were designated for purposes of focusing state Planning Incentive Grant funding for farmland preservation. The Project Area covering Woolwich Township incorporates nearly all of the township's farm-assessed land and thus accords with Woolwich's 2008 Farmland Preservation Plan Project Areas. Other goals and objectives of the 1997 Plan were maintained in the 2008 Plan although the priority ranking system was not utilized directly.

3.4 WOOLWICH TOWNSHIP PLANNING AND REGULATIONS

3.4.1 Municipal Master Plan

In 2004 Woolwich Township completed an *Open Space and Recreation Plan (OSRP)*, which included a section identifying high-priority areas for farmland preservation. This Plan was adopted as an Element of the Master Plan on December 8, 2004. The OSR Element includes among its goals:

“Support of the farmland community in order to preserve rural quality and agricultural viability in the municipality.”

The Action Items for implementation of the OSR Plan and Element includes the following steps for years one, three, and five:

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- Establish a systematic outreach program to farmland owners about farmland preservation, including direct contact of farmers who attended the recent information session on the Gloucester County Preservation Program. (year one)
- Establish an Agricultural Advisory Committee to develop a Farmland Preservation Plan for Woolwich Township, utilizing information and mapping from the Open Space and Recreation Plan. Submit the Farmland Preservation Plan to the State Agricultural Development Committee's Planning Incentive Program. (year one)
- Begin working with neighboring municipalities to coordinate open space and farmland preservation efforts, and to resolve issues about growth corridors. (year one)
- Implement recommendations of the Farmland Preservation section of the Open Space & Recreation Plan regarding methods to support and enhance the farming industry in the township. (year three)
- Explore agritourism options that make preservation of farmland scenery and activity an economic benefit for the township. (year five)

The Open Space & Recreation Plan delineated three areas of farmland preservation interest. These are now proposed as Planning Areas in this 2008 Farmland Preservation Plan and with the Sending Areas established by the recently-completed Transfer of Development Rights application.

Other Action Item steps were completed prior to and following adoption of the Open Space and Recreation Element into the Master Plan. They included appointment of an Agricultural Advisory Committee and development and submission to the state of the 2005 Farmland Preservation Plan and Planning Incentive Grant application, contacting all farmers about farmland preservation options, following up with those farm owners who expressed interest in preservation, strengthening the right-to-farm ordinance, contracting with the South Jersey Land and Water Trust to provide farmland preservation staffing services, incorporating agricultural industry support into economic planning, and generally implementing recommendations of the Plan regarding farmland preservation.

3.5 CURRENT LAND USE

Woolwich Township has suffered a decline in active farmland equivalent to that of Gloucester County, although much of this loss began after 1980, following approval of the large Planned Unit Development of Weatherby that occurred in the late 1970s. Since 1994, the pace of development on former farmland has quickened throughout the township, with 1,659 subdivision lots granted approval between 1994 and 2002, and another 1,511 lots (including 871 townhouse units) approved in 2003 and 2004. During the period 1980 to 2001, Woolwich's harvested cropland dropped by over 1,500 acres, according to the New Jersey State Agriculture Development Committee *Strategic Targeting Project Report*, issued in 2003.

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In spite of this loss of farmland, about 49% (6,586 acres) of land in Woolwich Township was agricultural as of 2005 based on land use data collected by the DVRPC. Another 3,088 acres were categorized as woodland, and residential land covered 2,659 acres. The absence of sewer service in most parts of Woolwich Township has greatly constrained the development of other uses, such as commercial and manufacturing. See **Map 9: DVRPC Land Use 2005**.

3.6 WATER AND SEWER INFRASTRUCTURE

3.6.1 Water Supply

Until recently, public water was available only for a few Woolwich residents, such as those in the Lakeside development on Route 538 adjoining Swedesboro, which could be reached by the Swedesboro Water Department. However, public water is now being supplied to all residential units in the Weatherby developments by the Aqua of New Jersey Water Company under a temporary allocation from NJDEP to pump from the Potomac-Raritan-Magothy aquifer. An extension is planned for the pipeline bringing treated Delaware River water from the New Jersey American Water Company Water Treatment Plant in Delran, Burlington County, which currently runs only to Mantua Township.

All public wells in Woolwich and Swedesboro draw on the PRM aquifer. Most private wells probably do so, too, including agricultural wells. Other water-bearing formations that have their western edges in Woolwich are too shallow for municipal drinking water supply but may be used by individual, private well owners.

The proposed Transfer of Development Rights plan will bring public water to the Woolwich Town Center/Receiving Area, which is located along and above the Route 322 corridor in the township.

No public water is available in Woolwich Township's proposed Project Areas.

3.6.2 Sewer Service

Sewer service in Woolwich Township is currently mainly confined to the region of the Weatherby Planned Unit Development. Already constructed units, and those that will be built, will connect to the Logan Township Municipal Utility Authority treatment plant. Another site that is connected to Logan's sewage treatment system is the Commodore Business Park on Route 322, part of which is in Woolwich and part in Logan Township. All other units, both residential and commercial, rely on septic systems.

Residents of Swedesboro are served by a treatment plant operated by the Swedesboro MUA, located along the Raccoon Creek at the north end of Swedesboro. This plant also serves the Kingsway Regional High School in Woolwich, north of Swedesboro.

In conjunction with the establishment of a Transfer of Development Rights receiving area along the Route 322 corridor, Woolwich has proposed the expansion of a new sewer service area with a new treatment plant to accommodate the residential and business growth of the Woolwich Town Center.

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None of the proposed Farmland Preservation Project Areas is served by sewer or within an existing or proposed sewer service area. See **Map 12: Sewer Service Areas** for the location of the currently approved sewer service area.

3.7 ZONING AND DEVELOPMENT REGULATIONS

3.7.1 Zoning Overview

Various innovative zoning ordinances that provide incentives to preserve farmland can be adopted by a municipality. This includes restrictions on the development of residential housing within the municipality’s Agricultural district. It also includes zoning that is directed at maintaining the agricultural industry. No New Jersey municipalities restrict residential zoning completely in their Agricultural zone but some have established minimum residential densities of 15 acres per residential unit, or more. The ideal zoning density for maintaining agricultural viability is not clear, but appears to be at least 10 acres. This density has been viewed by NJ courts in recent zoning cases as indicative of a municipality’s intention to protect its farming, rather than just to restrict residential growth.

Woolwich Township completed a new Master Plan that was adopted in November 2003. Its zoning ordinance was revised in accordance with the Master Plan in February 2004. All currently active farms in Woolwich are located in either the R-1 or R-2 districts, with the exception of farm parcels located along Route 322. The eastern end of this area has been zoned for a Planned Adult Community that will retain extensive open space, probably maintained as farmland. The balance of the Route 322 corridor is zoned for commercial and mixed use, or is in the Flexible Office Commercial zone around the New Jersey Turnpike interchange. The Agricultural Planning Areas are entirely within the R-1 and R-2 zones. See **Map 13: Existing Zoning and New Jersey State Planning Areas**. The base density is 2 acres in the R-1 zone and 1.5 acres in the R-2 zone. The following table illustrates the differences between the R-1 and R-2 districts.

Table 8: Options for R-1 and R-2 Residential Districts

	R-1 District			R-2 District			
	Option 1: Neutral Density/Basic Conservation	Option 2: Country Properties	Option 3: Conventional Lotting		Option 1: Neutral Density/Basic Conservation	Option 2: Country Properties	Option 3: Conventional Lotting
Density	87,120 SF/du max gross density	10 acres/du	87,120 SF/du	Density	65,340 SF/du max gross density	7 acres/du	65,340 SF/du
Lot Size Max with Min. Lot Width	1.3 acres 150 feet	NA	NA	Lot Size Max with Min. Lot Width	1 acre 150 feet	NA	NA
Lot Size Avg with Min. Lot Width	1 acre; 43,560 SF 125 feet	10 acres 300 feet	NA	Lot Size Avg with Min. Lot Width	32,670 SF 115 feet	7 acres 300 feet	NA

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R-1 District				R-2 District			
	Option 1: Neutral Density/Basic Conservation	Option 2: Country Properties	Option 3: Conventional Lotting		Option 1: Neutral Density/Basic Conservation	Option 2: Country Properties	Option 3: Conventional Lotting
Lot Size Min. with Min. Lot Width	1/2 acre; 21,780 SF 100 feet	5 acres 300 feet	87,120 SF or 2 acres 185 feet	Lot Size Min. with Min. Lot Width	1/2 acre; 21,780 SF 100 feet	3 acres 200 feet	65,340 SF or 1.5 acres 160 feet
Open Space	50%	No Common Open Space	No Common Open Space	Open Space	50%	No Common Open Space	No Common Open Space
Yards: Front Side Rear	30 feet 10 feet; 40 feet between bldgs 40 feet	See Option 2: Country Properties	60 feet 25 feet 50 feet	Yards: Front Side Rear	25 feet 10 feet; 35 feet between bldgs 40 feet	See Option 2: Country Properties	50 feet 20 feet 30 feet
Max Bldg Coverage	NA	NA	10%	Max Bldg Coverage	NA	NA	10%
Max Impervious Coverage	30% on each lot	12%	30%	Max Impervious Coverage	30% on each lot	15%	35%

Source: Woolwich Township, 2009

Farming is permitted in all Woolwich zoning districts. In late 2003, Woolwich completed Phase I of a new Master Plan, which was adopted in October 2003. Phase I included Master Planning Assumptions, and the Land Use and Housing Elements. The Land Use Element included a proposal that a perimeter buffer be required in all residential districts when new dwellings are proposed adjacent to existing, operating farms. A new zoning ordinance adopted in 2004 implemented this agricultural buffer. See **Section 8.1.2: Agricultural Buffers**. The Land Use Element also proposed the voluntary use of conservation subdivisions and the adoption of a Transfer of Development Rights (TDR) program, as the means for conserving open space and farmland. The TDR plan for Woolwich Township estimates that under the TDR scenario, nearly 5,200 additional acres of land may be preserved in the township. Enactment of the proposed TDR ordinance will change the base zoning in the sending area to a minimum of 15 acres per dwelling unit. This change will reduce the allowable density while protecting farmers' equity by selling their development potential based on current zoning.

3.7.2 Innovative Planning Techniques

Cluster Zoning

A zoning ordinance may have a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space, or as farmland. Clustering protects farmland where development is inevitable and does so without the use of public funding. It does

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not reduce the number of residential units that are possible or direct their placement in planned growth areas, however. Clustering is not always a popular technique because of these factors and because density bonuses to encourage clustering have sometimes allowed too many additional units.

Non-contiguous Cluster Zoning

Non-contiguous cluster zoning allows a parcel to be preserved by transferring its development potential to a non-contiguous parcel. This technique, first authorized in 1996 by the New Jersey Municipal Land Use Law, allows a “sending area” parcel to be preserved as open space or farmland, and the “receiving area” parcel is allowed to be developed at a higher density than would otherwise be permitted. This technique is much simpler to administer than conventional TDR programs since it can involve as little as two parcels.

Conservation Design

Conservation Design is a form of clustering that requires careful analysis of the environmental resources and farming potential so that the housing layout is situated to protect these features. The Growing Greener model for conservation design, developed by planner and landscape architect Randall Arendt of the Natural Land Trust in Media, Pennsylvania, lays out a four-step process for such development. Key provisions are that the clustering is mandatory and that there must be at least 50% open space/farmland retained. The number of units that can be built is determined by the underlying zoning for the site, after primary (nonbuildable) areas are deducted from the land area calculation. The deed-restricted open space/farmland is then determined through an interactive process with the town. A key element is that the open space/farmland must link to other land areas, rather than being isolated. Placement of the housing is the third step in the design, again done in conjunction with the township as much as possible. Finally lot lines and other site plan features are determined.

The Conservation Design process mandate that open space and farmland must be linked to contiguous open space and farm parcel lands maintains the integrity of a farming area and makes farming operations easier. It also allows preservation of important scenic views, which in Woolwich are largely across beautiful farmland.

Woolwich Township has adopted a Conservation Design ordinance that preserves the maximum amount of farmland on farm parcels that are about to be developed and that links that preserved land to other farmland. Woolwich Township’s ordinance includes most of the provisions of the Growing Greener model although clustering is not mandatory in the township. This Conservation Design ordinance has been utilized for preserving farmland on those parcels that have already been sold and are in the process of development, through active negotiation by the Planning Board with development applicants.

Lot Size Averaging

Lot size averaging is a way to allow flexibility in lot sizes on relatively smaller parcels (about 10-20 acres) that are slated for subdivision and development. Like cluster zoning, flexible lot sizes can situate development to allow for the greatest conservation of resources.

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3.7.3 Township Development Pressures and Land Value Trends

Woolwich Township is one of the fastest growing municipalities in the nation. Between 1980 and 2000, the population of the township increased 169%, from 1,129 to 3,032 residents. By July of 2006, Woolwich Township had a population of 8,612, close to three times its 2000 US Census population of 3,032. The township's exponential growth is expected to continue into the future. Population projections from the Delaware Valley Regional Planning Commission (DVRPC) estimate that Woolwich Township will increase another 202% between 2005 and 2035, making it by far the fastest growing municipality in the region. In fact, the next-fastest growing municipality is projected to have a growth rate of 97%, less than half of Woolwich's rate.

Employment is also projected to increase greatly in Woolwich Township. The DVRPC projects that employment in the township will increase by 188% between 2005 and 2035, giving Woolwich the second-highest growth rate in the region. Although the number of jobs in Woolwich Township more than doubled between 1990 and 2000 according to the US Census, increasing from 736 to 1488, the number of people employed in agriculture decreased from 78 to 68 between those years. These population and employment figures reflect the general transition of Woolwich Township from a small rural community to a rapidly suburbanizing one.

According to the *Strategic Targeting Project Preliminary Report* and information provided by the Woolwich Township construction code office and the U.S. Census Bureau, residential building permits issued in Woolwich Township in recent years were as follows:

- 2000 225 permits
- 2001 259 permits
- 2002 342 permits
- 2003 200 permits
- 2004 514 permits
- 2005 387 permits
- 2006 102 permits
- 2007 86 permits

The building permits from 2004 include 285 single family houses as well as 229 units in 16 multi-family houses. In all other years, only single family houses received building permits. The list of all farms in the Project Areas is indicative of the development pressure on farmers to sell their land. The comment column for each Project Area table shows that developments were approved for eight farms on 13 parcels in the Project Areas, a serious potential loss of farming in the township because of the size and location of these parcels. These have not yet been built and currently there is some potential for preservation of these properties.

According to the Gloucester County Office of Land Preservation, the average price of development easements in Woolwich Township ranged from \$12,000 to \$18,000 per acre in 2007. The average value of a development easement in 2007 was \$15,760 per acre, although this was skewed downward by two properties with significant wetlands areas. Easement values

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remained relatively unchanged between 2006 and 2007, and were only slightly lower than in 2005, when they averaged \$16,500.

3.8 TRANSFER OF DEVELOPMENT RIGHTS (TDR)

3.8.1 Municipal Transfer of Development Rights

In 2004 the New Jersey legislature authorized the establishment of TDR programs throughout the state. Prior to that, only Burlington County could preserve farmland through this market-based program. Six municipalities, Woolwich included, were selected by the state to develop their own TDR programs as demonstration projects.

A TDR program involves establishment of a geographical sending area within a municipality, where development is to be restricted, and of a receiving area where development is to be encouraged. Sale of the transferred development rights involves establishing a TDR bank or other financial mechanism by which landowners in a sending area are compensated for relinquishing their development rights and where development rights for the receiving area are purchased. The development rights generate greater density of development in the receiving area, which is the principal incentive for their purchase by a developer. Sending and receiving areas must be approximately equal in development potential for the TDR program to work, and the sending area generally needs water and sewer infrastructure in order to support the increased development density.

A TDR program has the distinct advantage of preserving land and containing sprawl development without any expenditure of public funds. It is complicated and somewhat expensive to establish, however, and does not reduce overall growth, although growth is directed to the most appropriate areas. For a town that has the proper infrastructure in place and a sufficiently sized, well-planned receiving area, a TDR program can generate significant land preservation and innovative development.

Woolwich's TDR plan establishes sending areas of large parcels across the township, including a very large area of farmland in the section of the township below Weatherby, along Oldmans Creek. These sending areas are the basis for delineation of the agricultural Project Areas in this 2008 Farmland Preservation Plan. According to the Draft TDR Ordinance amended in July, 2008, the base zoning in the sending area will be changed to one dwelling unit per 15 gross acres if the owner of a sending zone parcel chooses not to participate in the TDR program. This change will reduce the allowable density. The TDR Ordinance will still protect the equity of farmers participating in the TDR Program who will be able to sell their development potential based on current zoning, to developers who build in either of the two receiving areas.

Two receiving areas were established: the Route 322 Receiving Area and the Auburn Receiving Area. The Route 322 Receiving Area, the larger of the two, encompasses 743 acres and is divided into two sections. The largest section of this receiving area has been given the name "Woolwich New Town" and is designed to contain a high-density mix of uses and housing types. The plan calls for, among other things, a section of Swedesboro-Paulsboro Road to be developed

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as a mixed-use main street, and for the area around the exit for the New Jersey Turnpike to be developed into a commercial regional center. This receiving area can accommodate up to 3.6 million square feet of commercial space and is intended to have a connected street network with bike and pedestrian accessibility.

The second receiving area, Auburn Road Village, encompasses a 125-acre parcel on the southern border of Weatherby. The plan for this area involves a combination of single-family units, twins and townhouses as well as a small commercial area to be constructed on Auburn Road. In addition, 30 acres of the Auburn Receiving Area will be designated as open space for passive and active recreation.

3.8.2 Regional Transfer of Development Rights

The TDR legislation enacted by the New Jersey legislature in 2004 allows for regional TDR programs involving more than one municipality. Such programs would be similar to the Pinelands program where “growth areas” are equivalent to receiving areas and “Pinelands Development Credits” are the medium of transfer of development rights and the payment for severing those rights within sending areas.

No group of municipalities has yet developed a regional program, although this would address the difficulties in rural communities that lack infrastructure or that lack sufficient acreage for a receiving area. A regional program would also direct growth to those towns in need of growth or redevelopment. The principal barriers to regional TDR relate to the sharing of costs for the growth to be borne by the receiving municipalities. The New Jersey legislature is considering an impact fee program that would offset these costs. New Jersey law does not permit a transfer of tax revenues between municipalities, which may be needed before such programs can be developed.

Another barrier to regional TDR may exist in the nature and current status of municipalities that would be logical receiving areas. That is, developers may not be attracted to these towns because of their declining infrastructure or services, especially pertaining to schools. Conversely, the increased density benefits, if shared revenues were possible, might offset and actually improve these communities to a degree that would make regional transfer highly attractive.

Woolwich Township has just developed a municipal TDR program, and is the first community outside of Burlington County to receive approval by the State of its TDR plan, under the 2004 TDR legislation. It is therefore less in need of a regional program than many other farming communities.

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Source: DVRPC

A Dairy Herd in Woolwich, 2001

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4.0 FARMLAND PRESERVATION IN WOOLWICH TOWNSHIP

4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA

Gloucester County updated its Agricultural Development Area (ADA) in 2008, which previously had been equivalent to the boundaries of the county. The county-wide ADA comprises no more than 90% of all agricultural land in the county and designates land with the greatest potential for viable and productive agricultural operations. Included in the ADA are nearly all preserved farms and all farms in a municipal or state eight-year program, in addition to all farmland with pending applications for preservation. Also included in the ADA is all farmland in the Woolwich Township Municipal Planning Incentive Grant (PIG) Project Areas. Excluded from the ADA are all farmland-assessed properties currently under development, all farmland located in a Planning Area 1 of the State Plan, and the three receiving areas identified in the Woolwich Township Transfer of Development Rights (TDR) Plan.

4.2 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS

There are several programs and methods for preserving farmland in any community. In Woolwich Township some of these have been extensively used by the Gloucester County Farmland Preservation Program, while others have not been utilized at all, due mostly to lack of opportunity or funding. The following descriptions are intended to provide information to the Agricultural Advisory Committee and township leaders so they may develop a set of steps for additional protection of township farmland and the farming industry generally.

4.2.1 Purchase of Development Easements

This most common of farmland preservation techniques entails the purchase from a landowner of the right to develop his or her land for nonagricultural purposes. Once those rights are purchased, the land is deed-restricted by a development easement while the land continues to be privately controlled. The easement value is determined by two independent professional appraisals and is the difference between the fair market development value of the land and the value of the land as farmland. The land continues to be farmed and can be sold to another farmer in the future at whatever market price is then current for preserved farmland in the area. Land must be farm-assessed to be eligible and taxes continue to be paid on this privately-held land.

Landowners may sell development easements through the Gloucester County program, which is administered by the County Agriculture Development Board (CADB), or directly to the State of New Jersey through the State Agriculture Development Committee (SADC). In both cases, the farmland is ranked on a number of criteria and high ranking farms are approved for purchase of development easements. An offer is made to the landowner who can accept or reject it. Development easements are the principal means of farmland preservation under county and municipal PIG programs, as well.

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Within state and county programs, appraisal rules dictate that the value of an easement, and of land generally, is to be based on comparable recent sales of farmland in the area. This puts the preservation programs at a disadvantage, in relation to the higher, speculative land offers made by developers. In addition, development easement offers are for only part of the value of the land – the easement value.

It can be difficult to compare the financial, as well as the more intangible, benefits of preservation versus development. The advantage of preserving farmland with the easement purchase method is that a landowner gets to continue living on his/her land and can sell it or leave it to heirs, knowing it will remain open and in farming. Sale of development easements nearly always reduces estate taxes, as well. None of this is true with a sale to a developer. A disadvantage of most developer land offers is that there tend to be “contingencies” attached to them – conditions that must be met, such as Planning Board approvals for a proposed development, before the offer will be finalized. This can significantly delay a final sale.

The advantage that a developer has is that an offer for land can be above market value, due to the speculative nature of development. The developer can offer more than land is currently selling for, because the cost can be folded into each future residential housing unit and because the increased amount will not actually be paid out for a few years.

All farmland in Woolwich Township preserved to-date has been protected through acquisition of farmland easements.

4.2.2 Planning Incentive Grants

The SADC has established a farmland preservation planning incentive grant program to provide grants to eligible counties and municipalities as a means of focusing current farmland preservation programs. This funding, referred to as the “PIG” program, has as its goal the protection of large areas of contiguous farmland on good soils because this will enhance the long-term viability of the farming industry in a given area

In order to be eligible for PIG funding, a municipality must adopt a farmland preservation plan element into their municipal Master Plan, appoint an Agricultural Advisory Committee (AAC), and delineate one or more Project Areas where farms are “targeted” for preservation if owners are interested. In addition, the AAC is expected to consider measures that the township could take that would promote the farm industry and remove barriers to farming.

PIG funding allows a municipality to obtain its own state funding and to promote preservation and farming within the community directly, as an addition to the state and county efforts. Targeted farms within the municipal Project Area are “pre-approved” and do not undergo the ranking and competition for preservation dollars that are part of the direct state and county easement purchase program. The municipality can select the licensed appraisers it wishes to use, and can work more directly with farm landowners through its AAC. This tends to strengthen interest in preservation by landowners in the community.

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PIG funding does impose a financial obligation on the municipality, since the state funds must be matched at a ratio of about 60% state to 40% municipal and/or county, depending on land values. A town needs a dedicated source of preservation funding to meet this requirement, so that it can consider bonding for its share of the match, using the dedicated funds for bond financing. However, the PIG funding is like a line of credit from the state – only when a municipal commitment is made for an easement or fee-simple purchase does the funding come into use. It is at that point that municipal and county funding is also required.

Overall, PIG funding increases farmland preservation in a community, but it does require additional effort and financing. For Woolwich Township, Gloucester County is in a position to fund at least half of the non-state share of any municipal PIG project, or up to 25% of the total cost. The County Open Space and Farmland Preservation Trust continues to grow substantially, due to increased ratables and expanding assessment value of total county property.

Recently promulgated procedural rules for the SADC strongly support the use of PIG funding by both counties and municipalities in the future, along with use of other techniques that will support maintenance of agricultural lands and industry viability. A much larger percentage of state funding to counties will be made through county PIG programs. Gloucester County has developed a new Farmland Preservation Plan with delineated Project Areas and targeted farms, for this purpose.

Woolwich Township applied for and was awarded a Planning Incentive Grant in 2005 and launched an active outreach to township farmers in 2006. . To date, at least two farms have been working their way through the process of easement acquisition and are scheduled to close in December 2008..

4.2.3 Fee-Simple Acquisition

Farmland can be purchased outright through a fee-simple sale. This approach is sometimes used when a landowner wishes to retire but has no heirs to continue farming or does not want to go through the process of severing the development rights and then selling the land to another farmer.

Fee-Simple acquisition is available through the Gloucester County Farmland Preservation program but is not used often due to limited financial resources, since it is more expensive than purchase of development rights. The State of New Jersey, through the SADC, does purchase farmland outright, especially in cases where there is a threat from imminent development. After severing the development rights, the State then re-sells the land to interested farmers through an auction.

4.2.4 Nonprofit Organizations

Some nonprofit land trusts are actively preserving farmland in southern New Jersey, either through fee-simple acquisition or purchase of development rights. Funding for nonprofit

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preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Woolwich Township. The South Jersey Land & Water Trust has a Green Acres PIG that covers the watersheds of Raccoon and Oldmans Creeks, in which much of Woolwich is located.

4.2.5 Transfer of Development Rights (TDR)

A Transfer of Development Rights (TDR) program is another method of farmland preservation, and was previously described in **Section 3.8: Transfer of Development Rights**.

4.2.6 Installment Purchase

Development easements may be purchased through an installment purchase agreement that spreads payment over a period of time, typically 20 to 30 years. Payments to the landowner are semi-annual, tax-exempt interest payments and the principal is due at the end of the contract term. A landowner may sell the installment purchase agreement at any time and thus recoup the principal.

There are considerable tax advantages to installment purchase for a landowner. In addition, installment purchase stretches county and other public funding dollars and allows more acquisitions. Almost all farmland preservation purchases in Burlington County are done on an installment basis and Gloucester County is currently investigating the establishment of such a program. Woolwich may benefit from the county's experience in developing this approach.

Where possible, installment purchases of farms, where payments will occur over a five-or six-year, or greater, period should be sought. This would allow the municipality to consider bonding for acquisitions through a capital budget. In addition, some landowners may prefer this method of payment, for tax or other reasons.

4.2.7 Donation

Land, or the development rights to the land, can be donated by a landowner to a public entity or a non-profit organization, either directly or by will. The contribution is tax-deductible and can be used effectively in estate planning. Such a donation will, of course, ensure that the land remains free from development. It can also have major rewards for the donor and donor's family through tax reductions and benefits of estate planning.

4.2.8 Agricultural Enterprise District

An agricultural enterprise district is similar to an Urban Enterprise Zone program, such as exists in Vineland, NJ, in that it is a designated area where businesses (farm operators) have the

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opportunity to voluntarily participate in the program and take advantage of important economic benefits. These can include benefits similar to those provided by the SADC 8-year preservation program, plus streamlined and expedited water allocation certification, cost-free business plans, management and training services, financial and estate planning, expedited approvals on government loans and costs shares, minimum wage offset grants, broader exemption from sales tax, and other incentives. In turn, the farm owner enters into a term agreement during which time the farm is preserved through an agricultural easement and the program has right-of-first refusal if the owner chooses to sell the property.

A Pilot Agricultural Enterprise District has been proposed for the Gloucester, Salem, and Cumberland County region by the Tri-County Agricultural Retention Partnership (TARP), which is a collaboration of farmers and organizations working in support of agriculture and farm preservation in the area. Such a project requires state approval and allocation of funding similar to the state's 8-Year Preservation Program. It also requires approval by the three counties. As of the end of 2007, Salem and Cumberland County's Boards of Agricultural and County Agricultural Development Boards had all approved the concept and Gloucester County approvals were being sought. Such a proposal has been part of the Cumberland County Farmland Plan for some time. Municipalities could opt into such a program if it is approved at the state and county levels.

4.3 CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT

The goals of the Strategic Targeting Project of the SADC are to protect large areas of reasonably contiguous farmland that will promote the long-term economic viability of the agriculture industry through the Planning Incentive Grant (PIG) program. To be eligible for the municipal PIG program, a municipality must establish an Agricultural Advisory Committee, maintain a dedicated source of funding for farmland preservation, establish a farmland preservation plan element, and adopt a right-to-farm ordinance. Woolwich Township has satisfied all four requirements for the municipal PIG program.

The Township Committee established an Agricultural Advisory Committee (AAC) in May 2004 to oversee the development and implementation of a Farmland Preservation Plan and to recommend actions to the Township Committee to support the agricultural industry. To implement the Plan, Woolwich's leaders and the AAC decided to contract with a farmland preservation Coordinator through the South Jersey Land & Water Trust, who came on board in 2006. At that time, all farmers in the Project Areas were contacted by Woolwich's Mayor and notified of the municipal Farmland Preservation/Planning Incentive Grant program. Several farm owners responded with interest. The AAC subsequently decided to continue the relationship with the Land Trust Coordinator through 2007 and into 2008.

A new Agricultural Advisory Committee was established in the fall of 2007 for the purpose of generating a new Farmland Preservation Plan. The AAC is composed of five members including three farmers who farm lands they own, and two others who are members of, and serve as liaison to, the Open Space Committee and the Township Committee. See Acknowledgements page for a

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list of members. All meetings of the AAC are open to the public and dates are published in a newspaper of record for the township, the *Gloucester County Times*.

As will be discussed in **Section 5.6: Funding Plan**, Woolwich Township has a dedicated source of funding for farmland preservation from its Open Space and Farmland Preservation Trust Fund. As noted in **Section 3.4.1 Municipal Master Plan**, the Master Plan of Woolwich Township includes an Open Space & Recreation Plan which identified high-priority areas for farmland preservation. The township also passed a Right-to-Farm Ordinance which is included in **Appendix F**, therefore fulfilling all requirements for the SADC Strategic Targeting Project.

4.4 EIGHT-YEAR FARMLAND PRESERVATION PROGRAM

Farmers can participate in an Eight-Year Farmland Preservation Program to temporarily preserve their land for eight years. This program can serve as a trial period for farmers to see if preservation is the right choice for them. There are two types of Eight-Year Farmland Preservation Programs, the State Eight-Year Program and the Municipal Eight-Year Program. Although this program offers no direct compensation, farmers are eligible to receive grants covering up to 75% of the cost of approved soil and water conservation projects. Participation in the Municipal Program can also offer greater protection for the farmer concerning nuisance complaints, eminent domain actions, and zoning changes (Gloucester County Office of Land Preservation). There are three farms in the 8-Year Program in Woolwich Township.

4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS

In 2003 Woolwich Township prepared an Open Space and Recreation Plan which laid out both a greenway system for potential preservation and also identified three areas for farmland preservation focus. These areas were further described in the Farmland Preservation Plan issued in 2005 where two of the three areas became Project Areas.

Woolwich Township's Open Space Committee has been working to implement the Open Space Plan and is in close collaboration with the Agricultural Advisory Committee, so that efforts of the two committees are synchronized. In addition, the Open Space Plan provided a base for delineation of the TDR Program receiving areas, along with recommendations from the NJ Department of Environmental Protection. In particular, the focus of the Open Space Plan was on protecting areas along the three principal creeks in Woolwich Township.

Both the Landscape Project, produced by the Endangered and Nongame Species Program of NJDEP's Division of Fish & Wildlife, and the Heritage Priority Database were consulted in determining where growth should and should not occur and where farmland preservation will enhance open space protections. The descriptions of the Project Areas in this 2008 Farmland Preservation Plan incorporate information drawn from those sources. See **Section 5.2.1**.

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4.6 PRESERVED FARMLAND IN WOOLWICH TOWNSHIP

Both farmland easement and fee simple acquisition were used to preserve farmland in Woolwich Township through 2007. All preservation occurred through Gloucester County, rather than direct to the State. Woolwich's Planning Incentive Grant has sparked interest by farm landowners in preservation. Two farms for which the township is pursuing municipal easement acquisition through the Planning Incentive Grant program are scheduled to close in December 2008. See **Table 9: Preserved and 8-Year Farmland in Woolwich Township** for a list of permanently preserved farms, along with **Section 4.5: Farmland Preservation Funding in Woolwich Township** and its **Table 10: Cost and Funding of Woolwich Township Preserved Land**. Woolwich's permanently preserved farms occupy 406 acres and are shown in a dark brown color on several maps, including **Map 1: 2008 Project Areas**.

Table 9: Preserved and 8-Year Farmland in Woolwich Township

Block	Lot	Class	Owner	Location	Township	Acreage
Permanent Preservation						
41	5, 5.01, 5.02	3B	BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	29
41	5.06	3A	BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	6.02
41	6.04		BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	12
42	3	3B	GERLACK, MAY L	HARRISONVILLE RD	Woolwich (& So. Harrison)	3.07 (Of 162.4 total)
43	6	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	96.18
43	7	3B	DIBELLA, JOSEPH A	DAVIDSON	Woolwich	15.5
43	8	3B	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	35
43	9.01		DIBELLA, MICHAEL & JANE		Woolwich	27.91
44	1		DIBELLA, CARMEN & JOSEPHINE		Woolwich	36.18
44	6	3A	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	21.01
44	10	3B	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	18.64
46	5.03, 9.01	3B	FINOCCHIARO, JOS/FAMILY TRUST	DAVIDSON RD	Woolwich	29
46	7	3B	LICCIARDELLO, RUSSELL J	DAVIDSON RD	Woolwich	18.74
46	10	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	35.39
46	9	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	17.28
54	16.01	3A	DERSCH, DAN	BACK CREEK RD	Woolwich	14.85
59	3		PUTORTI, ANTONINO		Woolwich	31.7
59	7.02		HANAHAN, JOSEPH & JULIE		Woolwich	6.12
Total Acreage Permanently Preserved						405.95
Number of Parcels in Permanent Preservation						21
8 – Year Preservation						
2	12	3B	MAUGERI, ANNA	OLD FERRY RD	Woolwich	95.2
55	4.02	3B	HORNER, WILLIAM C	FRANKLINVILLE RD	Woolwich	6
47	2, 2.01		HORNER, WILLIAM C		Woolwich	40
Total Acreage in 8-Year Program						141.2
Number of Parcels in 8-Year Program						9

Source: Gloucester County Office of Land Preservation, 2007

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4.7 FARMLAND PRESERVATION FUNDING IN WOOLWICH TOWNSHIP

The Township of Woolwich proposed a dedicated tax for the acquisition of open space and farmland in 1996 through voter referendum. Township residents voted overwhelmingly in favor of the referendum question establishing an “Open Space and Farmland Trust Fund.”

Resolution R-98-73 established an “Open Space, Farmland, Recreation and Historic Preservation Trust Fund.” The Trust as first approved was funded by an amount of one cent (\$.01) per \$100 of assessed value beginning in the year 1997. It soon became apparent that additional funds would be needed to accomplish any significant protection of land. A referendum was placed on the ballot in November 2002 to increase the Fund gradually up to five cents (\$.05) per \$100 of assessed value. Township voters overwhelmingly approved this increase, too.

In 2003 an amount of two cents per \$100 (\$.02) was implemented. In 2004, this went to three cents (\$.03) and in 2005 it went to five cents (\$.05). Expenditures during 2004 toward the acquisition of the Del Monte property, for recreational uses, reduced the balance by a large amount. As of December 31, 2006 the Open Space Trust Fund in the Township had a balance of approximately \$80,662. In 2007, the Open Space and Farmland Preservation Trust generated a total of \$275,000. There is no division between spending on open space versus farmland preservation and the funds may be used for either purpose.

Table 10: Cost and Funding To Date of Woolwich Township Preserved Land

Original Owner	Acres	Total Cost (SADC/GC)	State Cost (SADC/GC)	County Cost	Per Acre Total Cost	State Cost Share	County Cost Share	Type of Acquisition	Date of Purchase
Property 1	10.80	\$43,326.00	\$0.00	\$43,326.00	\$4,011.67	0.00%	100.00%	Cty Buy	7/10/2006
Property 2	5.00	\$87,480.00	\$0.00	\$87,480.00	\$17,496.00	0.00%	100.00%	Cty Buy	7/10/2006
Property 3.	28.82	\$144,100.00	\$0.00	\$144,100.00	\$5,000.00	0.00%	100.00%	Cty IEP	3/21/2003
Property 4	14.85	\$61,627.50		\$61,627.00	\$4,150.00	0.00%	100.00%	Cty Buy	5/6/ 2002
Property 5	44.79	\$291,627.00	\$181,399.50	\$110,227.50	\$6,510.98	62.20%	37.80%	Cty EP	7/15/2003
Property 6.	27.91	\$145,132.00	\$0.00	\$145,132.00	\$5,200.00	0.00%	100.00%	Cty Buy	4/28/2005
Property 7.	33.88	\$559,020.00	\$335,412.00	\$223,608.00	\$16,500.00	60.00%	40.00%	Cty EP	4/19/2006
Property 8.	164.45	\$493,356.00	\$394,684.80	\$98,671.20	\$3,000.00	80.00%	20.00%	Cty EP	10/23/1989
Property 9	44.79	\$282,177.00	\$181,399.50	\$100,777.50	\$6,300.00	64.29%	35.71%	Cty EP	7/15/2003
Property 10	28.07	\$477,462.00	\$0.00	\$477,462.00	\$17,009.69	0.00%	100.00%	Cty Buy	6/1/ 2007
Property 11.	5.76	\$63,360.00	\$0.00	\$63,360.00	\$11,000.00	0.00%	100.00%	Cty Buy	3/19/2006
Property 12.	16.35	\$114,450.00	\$71,940.00	\$42,510.00	\$7,000.00	62.86%	37.14%	Cty EP	8/19/2003
Property 13	28.27	\$288,354.00	\$157,746.60	\$130,607.40	\$10,200.00	54.71%	45.29%	Cty EP	8/8/2006
TOTALS	453.7	\$3,051,471	\$1,322,582	\$1,728,888					
				EP = Easement Purchase		Buy = Fee simple acquisition			
				Cty = Gloucester County					

Source: SADC, 2007

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4.8 MONITORING PRESERVED FARMLAND

Woolwich Township relies on the Gloucester County Farmland Preservation Program to conduct annual monitoring of preserved farmland through its regular monitoring program. Monitoring is performed to ensure that each preserved farm is complying with its deed of easement. The monitoring program checks to make sure that no new non-agricultural buildings have been constructed without prior approval, that pre-existing non-agricultural uses have not been expanded, and that the site appears to be a functioning and viable agricultural operation. The monitoring inspectors also note whether or not the farm has an approved conservation plan. The Gloucester County Farmland Preservation Program is responsible for county-held easements, while the SADC is responsible for those that are state-held. Easements on any farms preserved through Woolwich's municipal program will be held by Gloucester County.

4.9 COORDINATION WITH TDR PROGRAM

The Transfer of Development Rights (TDR) Program in Woolwich has entailed extensive planning and community visioning. There have been several public presentations and numerous meetings with state agencies to arrive at the final plan, which was just approved in 2008. The township has completed requirements for plan endorsement through this process, as well. The TDR program is part of a comprehensive farmland preservation program and Woolwich Township will continue to pursue purchase of development rights from farm owners who are interested, following the enactment of the TDR ordinance.

The determination of Sending Areas in the TDR plan involved use of the 2004 Farmland Preservation Plan and its information and goals. In turn, this updated 2008 Farmland Preservation Plan has depended heavily on the TDR Plan for guidance. Specifically, the "new" Project Areas of the current Farmland Plan are based on the three main TDR Sending Areas.

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Source: DVRPC

Cornfield in Woolwich Township

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5.0 FUTURE FARMLAND PRESERVATION PROGRAM

5.1 WOOLWICH TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES

5.1.1 Preservation Goals and Objectives

The Woolwich Township Agricultural Advisory Committee established the following Goal and Objectives for its Farmland Preservation Plan and Program:

Goal: To retain a viable agricultural industry in Woolwich Township.

Objectives:

- To increase land preservation resources of all types that are devoted to protecting farmland and agriculture
- To permanently preserve those farmlands that are essential to the maintenance and protection of the agricultural industry within Woolwich Township, based on soil quality and land use planning criteria
- To utilize development rights and fee-simple acquisition as the principle means of permanent preservation of farmlands
- To implement regulatory measures, policies, and programs that will protect and enhance agriculture and the agricultural industry within the township
- To educate Woolwich residents about the benefits of farming in the community

5.2 PROJECT AREAS

5.2.1 2005 Plan Project Areas and Preferred Farms

In 2005 Woolwich prepared a Farmland Preservation Plan and applied for and received a Farmland Planning Incentive Grant from the SADC. The grant and plan focused on protecting farmland over the four years remaining in the Garden State Preservation Trust, which was scheduled to expire in 2009. Two farms are in process for preservation under that funding and plan.

In this 2005 Plan, two Project Areas were designated. These were the Northern and Eastern Project Areas and they consisted of 1,173 acres and 2,154 acres respectively.

At the time the Plan was created, Woolwich was under heavy development pressure and many farm parcels were under option for development. Several had received preliminary or final approvals for development. These farms were considered to be less “available” for preservation under the PIG funding. Farms without options or approvals were therefore classed as “Preferred Farms” within the two Project Areas that were delineated in the plan. The Northern Project Area Preferred Farms comprised 990 acres. Those in the Eastern Project Area encompassed 774 acres.

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Circumstances have changed over the past three years. Several options have expired without being exercised and several projects with approvals have not been built. In addition, Woolwich has developed a detailed and comprehensive Transfer of Development Rights program that has been approved. These changes have made several farms available for easement acquisition under either the TDR program or under Planning Incentive Grant funding. Like the “Preferred Farms” of the 2005 Plan, target farms (using the required terminology of the SADC) are those farms within the Project Areas that fit the eligibility requirements outlined in **Section 5.3: Eligibility**.

5.2.2 Project Areas – North, East, and Southwest

The Agricultural Advisory Committee recommended the establishment of three Project Areas (PAs) in the township. The North and East Project Areas are similar to the Northern and Eastern Project Areas in Woolwich’s 2005 Farmland Preservation Plan although the East PA has been expanded to include some farm properties on the southern end of the area. The Southwest Project Area is an addition that incorporates a substantial area of farmland on either side of Oldmans Creek Road. The total area of all three Project Areas is 5,077 acres. All three Project Areas accord with the Transfer of Development Rights program Sending Areas. They are described here and depicted on **Map 1: Project Areas**.

There are a total of 82 targeted farms covering 4,134 acres within the three Project Areas. All tables listing individual target farms are placed at the end of this **Section 5** in **Tables 16, 17, and 18**. Soil classifications of the parcels in each Project Area are listed in **Tables 19, 20, and 21**. All farm-assessed farms in Woolwich, with details on acres of tillable land and forest, are listed in **Appendix A: Crops by Acreage on Woolwich Farmland-Assessed Lands**.

5.2.3 Project Areas – Descriptions

North Project Area:

This Project Area (PA) is nearly the same as in the previous Farmland Preservation Plan dating from 2005 except that one parcel and a small portion of another (Block 14, Lot 3 in full and Block 14, Lot 5.01 in part) have been removed from the earlier Project Area because they are part of the TDR Receiving Area.

The North Project Area encompasses 1,137 acres and is located in the northern section of the Township, adjoining East Greenwich Township to the north and Logan Township to the northwest. Within the PA are 21 target farms on 32 farm-assessed parcels on 920 acres. No farms, so far, are permanently preserved. See **Table 16: Woolwich North Project Area Target Farms**.

Soils in this Project Area are among the best in the region. Of all soils within the boundaries of the PA, 683 acres (60.1%) are prime soils, 281 acres (24.7%) are soils of statewide importance, 23.1 acres (2%) are unique soils, and 127 (11.15%) are soils of local importance. Another 23

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acres are non-rated soils. For a breakdown by farm parcel, see *Table 19: North Project Area – Soil Classifications* and *Table 11* below.

Table 11: North Project Area Target Farms – Prime and Statewide Importance Soils

	All Target Farms – Total Acres of Each Type	All Target Farms - % of Total Target Farm Acreage
Prime Soils	568.51	61.81%
Soils of Statewide Importance	215.63	23.44%
Total	784.14	85.25%

Source: USDA NRCS, 2007

All of the farmland within the North Project Area has been ranked by the Landscape Project as suitable habitat for grassland-dependent species of rare animals. The Landscape Project, developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish & Wildlife, documents the value of various types of habitats within New Jersey. It then ranks these habitats as to their importance. The highest ranking goes to habitat areas where there has been a documented occurrence of one or more species that are on either the federal or the state Threatened and Endangered (T & E) Species lists and where there is a sufficient amount of habitat type to sustain these species (“critical habitat”). “Suitable habitat” is land that would support certain Threatened and Endangered species but where documented occurrences of those species have not been made. It also includes land where species of special concern are known. These are species whose populations have declined but which have not yet been listed as endangered or threatened.

The ranking of “suitable” in this Project Area is primarily a result of the habitat being suitable for, but not documented as having, either the endangered bog turtle, which is found in the region, or the bald eagle (nesting and foraging).

Within the North Project Area are two National Heritage Priority (NHP) sites. These are the Tomlin Station NHP and the Grand Sprute NHP, which are two of only 414 such sites in New Jersey. Natural Heritage Priority (NHP) sites are areas designated by the New Jersey Division of Parks and Forestry’s Office of Natural Lands Management as critically important remaining habitat for rare species and as exemplary natural communities within the state. These areas are to be considered as top priorities for the preservation of biological diversity in New Jersey.

The designation of a NHP site is based on the records of the Natural Heritage Database, which lists documented sightings of endangered and threatened species. The Tomlin Station NHP site is a dry pine/oak woodland and open farmland site located along Pargey Creek and encompasses land within both Woolwich and East Greenwich townships. It surrounds Warrington Millpond. State critically imperiled plant species have been documented on the site, along with other state rare species. It has a biodiversity rating of B5, meaning that the area is of general biodiversity interest, which is a ranking of state significance. The entire Woolwich portion of this site lies within the boundaries of the North Project Area.

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The Grand Sprute Run NHP site is a steep-sided, wooded ravine with open (emergent) and forested wetlands along much of its length, and mixed oak upland forest on its slopes. The stream runs north to south, crossing under Route 322 before flowing into the Raccoon Creek. The site contains two plant species of New Jersey state special concern and habitat for other rare plant species. It also has a biodiversity rating of B5. In 2004, the Fish and Wildlife Division of NJ DEP acquired the lower half of the site, below Route 322, and established a State Wildlife Management Area. Part of the site's unprotected upper half lies within the boundaries of the North Project Area.

East Project Area:

This Project Area (PA) is located on the southeastern side of the township, east of the New Jersey Turnpike. This Project Area is 2,656 acres in size. It is bounded by Woolwich Township's border with South Harrison Township and is contiguous to permanently preserved farmland in that neighboring township.

There are 40 target farms within the PA made up of 72 farm parcels on 1,902 acres within this area. There are fourteen farm-assessed parcels covering 387 acres in this PA that are permanently preserved. One farm, the Horner farm, consisting of 48.8 acres on three parcels, is in the Eight-Year program. See ***Table 17: Woolwich East Project Area Target Farms and Permanently Preserved Farms.***

Soils in the East Project Area are also highly productive. The region consists of 1,623 acres (60.1%) that are prime soils, 538.72 acres (19.94%) that are soils of statewide importance, 441 acres (16.3%) that are soils of local importance, and 8 acres that are unique soils. There are 90 acres of soils that are not rated. For a breakdown by farm parcel, see ***Table 20: East Project Area – Soil Classifications.*** For a breakdown by Target Farms, see the following ***Table 12.***

Table 12: East Project Area Target Farms – Prime and Statewide Importance Soils

	All Target Farms – Total Acres of Each Type	All Target Farms - % of Total Target Farm Acreage
Prime Soils	1,165.03	61.24%
Soils of Statewide Importance	382.56	20.11%
Total	1,547.59	81.35%

Source: USDA NRCS, 2007

The East Project Area has upland forest that is ranked by the Landscape Project as suitable habitat. It also has small patches of critical wetland forest within it, along Basgalore Run, on the south side of Raccoon Creek just east of the NJ Turnpike, and north along a tributary to the Raccoon that flows from above Back Creek Road.

Southwest Project Area

The Southwest Project Area (PA) is a region of important farmland located along Oldmans Creek, which is Woolwich's border with Salem County, and north of Oldmans Creek Road. It is

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bounded on the western side by the creek itself, on the north by Logan Township, and to the northeast by the boundaries of the Weatherby Planned Unit Development. On the southern side, it spans Kings Highway. Like the other Project Areas, it is roughly equivalent to the Transfer of Development Rights Sending Area in this part of Woolwich.

The Southwest PA is 1,284 acres in size, with 13 target farms on 22 parcels occupying 1,249 acres or 97.2% of the total PA. One farm, the Maugeri farm, is in the Eight-Year Program and totals 94 acres. See **Table 18: Woolwich Southwest Project Area Target Farms**.

Soils in the Southwest Project Area, as elsewhere in Woolwich, are highly rated. Prime soils occupy 601 acres (46.8%) of the total Project Area. There are 368 acres of soils of Statewide Importance (28.7%), 263 acres of soils of local importance (20.5%), 84 acres (6.5%) of unique soils, and 21 acres (1.6%) of non-rated soils. See **Table 21: Southwest Project Area – Soil Classification** for a breakdown by farm parcel. The following **Table 13** shows the breakdown by Target Farms.

Table 13: Southwest Project Area Target Farms – Prime and Statewide Importance Soils

	All Target Farms – Total Acres of Each Type	All Target Farms - % of Total Target Farm Acreage
Prime Soils	568.91	45.6%
Soils of Statewide Importance	363.3	29.1%
Total	932.25	74.7%

Source: USDA NRCS, 2007e

The farmland in this Project Area is ranked by the Landscape Project as suitable for grassland-dependent species and there are some large patches of “suitable” forested and emergent wetlands along the stream corridors within this region. Oldmans Creek is an important stream in the region generally, with areas just upstream being classified as pristine habitat of importance for two endangered species and an area directly downstream – the Pedricktown Marsh – being considered a premier birding spot in this part of New Jersey.

5.2.4 Project Areas – Summary and Goals

Total acreage of unpreserved farm-assessed land within the three Project Areas is considerable – 4,350 acres in all, as shown in the table below. This land is equivalent to the Target Farms described above.

Table 14: Unpreserved Farmland in Project Areas

Project Area	Total Acres	40% probable	75% of Probable
North	920	368	275
East	1,902	761	571
Southwest	1,249	500	375
Total	4,071	1,629	1,221

Source: DVRPC, 2007

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To arrive at meaningful goals for municipal preservation efforts is difficult, given the entirely voluntary nature of the farmland preservation program. In addition, the potential for a TDR Program in Woolwich offers a “competing” mechanism by which farm landowners can preserve a property at closer to market rates. Many farmers may choose to wait for that program to be up and running before deciding on any course of action.

Given the acreage of rich farmland that needs permanent preservation, however, the TDR Program is critical. It also allows certain assumptions to be made. For example, over a ten-year period, it is reasonable to assume that a ratio of 60:40 might exist between the two methods of land preservation – the TDR program and the Planning Incentive Grant easement acquisition program. That is, up to 60% of all targeted farmland in the Project Areas could be preserved through transfer of development credits. Owners of the other 40% of the acreage might need to consider direct preservation through Planning Incentive Grant funding, or may wish to do so if valuations are similar to those preserved through TDR.

Looking just at 40% of the acreage (1,628 acres) and assuming that only 75% of that land will be available within a ten-year period generates an overall target of 1,221 acres spread across all three Project Areas. This goal is relatively realistic for Woolwich Township. Thus goals can be broken down as follows:

Acreage Goals

One year goal = 130 acres
Five year goal = 618 acres total
Ten year goal = 1,221 acres total

To the degree that Woolwich Township can increase preservation in the earlier years, above these goal levels, it can maximize the benefits of the Planning Incentive Grant funding, which is especially useful to those landowners who need to preserve their land soon. It would also reduce the number of available credits, which presumably would make the remaining credits more valuable, as is needed over time to offset rising prices of land.

5.3 ELIGIBILITY

The SADC’s new rules at N.J.A.C. 2:76-6.20 set forth minimum eligibility criteria for all farms participating in the Planning Incentive Grant. Woolwich’s Agricultural Advisory Committee has recommended that the municipality’s eligibility match these criteria. That is,

For lands less than or equal to 10 acres in size:

- the land must produce agricultural or horticultural products of at least \$2,500 annually;
- at least 75% of the land must be tillable or a minimum of five acres, whichever is less;
- at least 75% of the land, or a minimum of five acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and
- the land must exhibit development potential based on certain standards.

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For lands greater than 10 acres in size:

- at least 50% of the land or a minimum of 25 acres, whichever is less, must be tillable;
- at least 50% of the land, or a minimum of 25 acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and
- the land must exhibit development potential based on standards set forth in the rule.

Woolwich Township's proposed TDR ordinance outlines the eligibility criteria for properties to participate in the TDR program. TDR credits may be allocated to parcels that are located in the sending zone and which are at least 10 acres in size. The parcel must not be subject to deed restrictions or other prohibitions on further development or subdivision, with some exceptions.

5.4 RANKING CRITERIA

Woolwich Township has elected to use Gloucester County's ranking criteria as the basis for its own criteria but has modified them slightly to make them appropriate to municipal ranking. See **Appendix D: Ranking Criteria for Woolwich Township Project Area Farms**

5.5 MUNICIPAL AND COUNTY HOUSING POLICIES

Woolwich Township policies pertaining to housing opportunities, division of premises, and approval of exceptions will be modeled on those of Gloucester County and will accord with all state rules and requirements. In the future, the AAC will be reviewing and discussing these policies and evaluating their consistency with the goals and objectives of farmland preservation in Woolwich Township.

5.5.1 Approval of Housing Opportunities

Landowners who wish to subdivide an existing single-family detached house or farmstead on land that is proposed for preservation through TDR must abide by a number of stipulations outlined in the proposed TDR ordinance. One stipulation is that the landowner must simultaneously file a Minor Subdivision application along with the TDR application. The lot containing the existing residence which is proposed for subdivision is not to exceed two acres in size. The newly created lot is to be deed restricted from further subdivision. Lastly, one full credit is to be deducted from the total number of credits transferred from the property.

Agricultural labor housing must be approved by the SADC and the CADB, who both recognize the need to house those who work on farms. There are a number of financing opportunities to enable farmers to construct housing for agricultural labor.

According to SADC Policy P-31, the intent of a Residual Dwelling Site Opportunity (RDSO) is to provide the limited future construction of a residential unit or units for agricultural purposes on presently preserved farms. Each request must first be approved by the CADB and then

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evaluated by the SADC. The landowner must complete a CADB/SADC application and adequately explain how the construction and use of the residential unit is for agricultural purposes. The residential unit must be occupied by at least one person engaged in farming activities, including production, harvesting, storage, grading, packaging, processing, or sale of crops, plants, or animals. The location of the dwelling unit must be approved by the municipal planning board. There are no restrictions on the relationship of the occupant(s) of the unit and the owner of the premises; therefore, the unit can be used for agricultural labor housing. If approved, the applicant has up to three years from the date of approval to construct the residential unit. If approved, the RDSO cannot be transferred to another individual.

5.5.2 Approval of Exceptions and Division of the Premises

Woolwich Township has not developed specific policies pertaining to division of premises and approval of exceptions. For the present, the township will follow county practice regarding these situations and will accord with all state requirements.

As described in SADC Policy P-30-A, a landowner wishing to divide a permanently deed-restricted parcel must receive the joint approval to do so from the CADB and the SADC. The SADC's main objective in preserving land is to retain large masses of viable agricultural land; agricultural parcels become less viable if reduced in size. A landowner requesting a division of premises must answer a series of questions relating to the current and proposed lot lines of the parcel, the current and proposed agricultural use of the parcel, and future agricultural viability, such as access and soil quality, of the preserved parcel(s). If a landowner can satisfactorily demonstrate that the new parcels can support viable agricultural operations, the CADB and the SADC may approve the division.

The application for farmland preservation allows for a portion of the property to be excepted from (not included in) the preservation. This exception can be either severable or non-severable. A severable exception can be sold separately from the remainder of the premises and can be subdivided, neither of which is possible with a non-severable exception. If farmland that is being preserved does not have an attached dwelling, it may be advisable to require that a nonseverable exception be incorporated into the preservation application, in order to allow for a future dwelling to be built. However, this need varies with the size of the parcel being preserved and other conditions. The Agricultural Advisory Committee of Woolwich Township will examine the merits of such a requirement over the course of the next few months. In the meantime, it will be guided by the County Agricultural Development Board's experience with exceptions.

5.6 FUNDING PLAN

5.6.1 Municipal Funding

Open Space and Farmland Preservation Tax

Many New Jersey communities have adopted a tax to support an Open Space and Farmland Preservation Trust fund. Woolwich Township's dedicated tax is described in **Section 4.7:**

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Farmland Preservation Funding in Woolwich Township. The tax is now at \$.05 per \$100 of assessed value per year.

Trust funds are the source of matching dollars for most active recreation land acquisitions. Their match to county funding for farmland preservation often increases the ranking level of a particular farm. If the tax impacts of expanded school enrollments due to increased development are compared to the expenditure of preservation tax dollars for farmland preservation, the expenditure of the tax will always be substantially less.

A community may choose to fund its Preservation Trust through a means other than a tax. An annual allocation from general funds or direct bonding is used by some New Jersey communities. The objective is to have a dedicated source of funding for preservation within the community.

In general, the amount of funding a municipality can generate is not enough to accomplish much direct preservation of land. Municipal funding can, however, provide bond financing that will provide substantial dollars for the preservation effort. A municipal Preservation Trust can also fund the planning and other direct costs of the municipal preservation program.

Bonding

Woolwich Township has sufficient funding through its Open Space and Farmland Preservation Trust Fund to finance municipal bonds that can be used as a match for farmland preservation provided through the Planning Incentive Grant program.

The current municipal tax generated about \$275,000 in 2007. This amount is based on a net taxable value of all property in 2006 of \$945 million which increased by at least \$20 million in 2007. The equalized valuation, on which borrowing is based, is \$757,858,410.

Municipal bonding over a ten-year period will enable the municipality to achieve its direct farmland preservation goals. Funds can be used at the start to acquire those properties where time is an issue. However, to the degree that the township can utilize funds to acquire options for preservation, instead of moving to full easement acquisition immediately, it will maximize the use of the funding. The completion of sales can then occur at a pace that accords with the funding available each year and with the specific conditions and needs of landowners.

Options to purchase also offer more benefits if funding is limited. While Woolwich is eligible for up to \$1.5 million in Planning Incentive Grant funding as a PIG municipality, the total funding for all of the 35+ PIG communities in New Jersey is only \$15 million during State fiscal year 2009. It can be assumed that Woolwich's share of this funding will be far below the maximum amount.

Assuming optimistically that the maximum amount will be available for most years, at least upon renewal and refunding of the Garden State Preservation Trust, the total amount that Woolwich could expect from the State would be \$15 million. See **Table 15** below which outlines the cost of achieving Woolwich's ten year goals, and the cost sharing that will be needed.

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Table 15: Ten-year Costs and Funding

State Fiscal Year	Acreage Goal	Total Cost	State Share	County Share	Municipal Share
2009	130	\$2,470,000	\$1,482,000	\$494,000	\$494,000
2010	122	\$2,379,000	\$1,427,400	\$475,800	\$475,800
2011	122	\$2,440,000	\$1,482,000	\$488,000	\$470,000
2012	122	\$2,501,000	\$1,500,000	\$500,200	\$500,800
2013	122	\$2,562,000	\$1,500,000	\$512,400	\$549,600
2014	122	\$2,623,000	\$1,500,000	\$524,600	\$598,400
2015	121	\$2,662,000	\$1,500,000	\$532,400	\$629,600
2016	120	\$2,700,000	\$1,500,000	\$540,000	\$660,000
2017	120	\$2,760,000	\$1,500,000	\$552,000	\$708,000
2018	120	\$2,820,000	\$1,500,000	\$564,000	\$756,000
Total	1,221	\$25,917,000	\$14,891,400	\$5,183,400	\$5,842,200

Source: DVRPC, 2007

The township could generate these sums in 20-year municipal bonds over the ten-year period and use its Open Space and Farmland Preservation tax to finance the bonds. It is possible that the municipal Trust Fund tax rate might need to increase over the same period, especially if there are to be adequate funds for other open space acquisitions. However, the acreage goals are achievable if sufficient PIG monies are available and if the County is able to contribute at these projected levels. The State share, which is based on the per-acre easement land value, has been at the 60% or greater level. The maximum PIG allocation of \$1.5 million does not reach this percentage of the goal acreage costs, so increased county and municipal funding will be needed to make up that difference.

5.6.2 County Funding

Gloucester County is strongly supportive of municipal efforts to preserve farmland and to obtain municipal Planning Incentive Grant funding. In 2007 the Board of Chosen Freeholders made a commitment to provide \$500,000 per year for at least the next two years to Woolwich Township from the County's Open Space, Farmland, and Historic Preservation Trust Fund. This funding would begin in calendar 2008. This is a significant decision because that amount is equivalent to a 25% match to the \$1.5 million maximum amount that the State Agricultural Development Committee can provide in municipal PIG funds. Some preservation may come directly through the county's Planning Incentive Grant funding. Woolwich's Project Areas are entirely within Gloucester County's proposed PIG Project Area. The county is also establishing an Installment Purchase Agreement form of funding, which Woolwich Township could perhaps emulate. As part of its comprehensive strategy, Gloucester County will also continue to purchase development easements through other programs in Woolwich Township.

5.6.3 Other Partners

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A nonprofit land trust that is protecting farmland in this part of South Jersey is the New Jersey Conservation Foundation (NJCF). Woolwich Township is included in NJCF's Tri-County Farm Belt SADC Project Area which receives funding from the SADC nonprofit program and from the Federal Farmland Ranchland Preservation Program (FRRPP) and William Penn Foundation. NJCF also protects open space lands with funding from the New Jersey Green Acres program, and they can protect farmland that has important species or habitat on it with that funding, as well.

The South Jersey Land & Water Trust has a Green Acres Planning Incentive Grant that can fund open space and farmland through fee simple. Currently, SJLWT's Green Acres PIG Project Area is for any lands within the Raccoon and Oldmans Creeks watersheds, which includes much of Woolwich Township.

5.7 FARMLAND PRESERVATION PROGRAM ADMINISTRATIVE RESOURCES

Woolwich Township discovered the need for administrative assistance when it was awarded its first Farmland Planning Incentive Grant in 2005. Members of the Agricultural Advisory Committee were willing to talk to farmers in the community but did not have much confidence about explaining the easement acquisition process, despite some personal experience with it. They are also very busy leaders in the community, with many obligations. Township staff was somewhat overloaded at that time and also lacked expertise. The consequence of this lack of people resources was a delay in launching the PIG program and encouraging farmers to consider easement purchases.

Beginning in early 2006, Woolwich Township entered an agreement with the South Jersey Land & Water Trust to obtain the services of a consulting Farmland Preservation Coordinator who can work with local farmers, assist with applications and appraisals, and interact with the SADC. This agreement was continued in 2007 and into 2008.

Woolwich Township lacks direct GIS mapping capability by its staff, at this time. For farmland mapping the township relies on its Engineer and Planner, as well as on the South Jersey Land & Water Trust. It also has assistance from the Delaware Valley Regional Planning Commission (DVRPC), which provides some long-term technical help to municipalities with which it does planning projects. Woolwich prepared its Environmental Resource Inventory, Open Space & Recreation Plan, and the 2005 and 2008 Farmland Preservation Plans with the help of DVRPC, among other projects.

5.8 FARMLAND PRESERVATION PROGRAM LIMITATIONS

The primary limitations on any farmland preservation program are twofold: 1) Willingness of farmers to enter the program, especially if they do not feel the final appraisal values for an easement are reasonable, and 2) Adequate funding at state, county, and municipal levels.

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The first factor has been an issue in Woolwich which has had an excessively high level of development pressure that has only recently dropped off. The second consideration is being addressed by Woolwich through the mechanism of TDR, which will bring private dollars into the farmland preservation equation. It is important that all the components of Woolwich's proposed TDR program are approved by the State within a reasonable period of time. Not only is it critical to local preservation efforts, but Woolwich is now a model throughout the region of what can be done at the municipal level with TDR and other municipal tools.

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Table 16: Woolwich North Project Area Target Farms

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acre)	Comment	In TDR Sending Area
			Target Farms							
1	21	5	Beier, Ernest Jr & Elinor	111 Asbury Station Rd.	825 Kings Highway	Mickleton, N J	08056	10.70		Yes
2	13	5	Belfiore - C Eastlack	386 Paulsboro Road	361 Paulsboro Road	Woolwich Twp, NJ	08085	11.76		Yes
	14	5.03	Belfiore - C Eastlack	403 Paulsboro Road	361 Paulsboro Road	Woolwich Twp, NJ	08085	5.94		Yes
3	13	2	Clendening, Jean V	51 Viereck Road	51 Viereck Road	Woolwich Twp, NJ	08085	53.97		
4	20	3	Curiale, Anthony & Christina	369 Asbury Station Rd.	369 Asbury Station Rd	Woolwich Twp, NJ	08085	17.00		Yes
5	14	30	Desantis, Mary Ann	154 Mill Road	154 Mill Road	Woolwich Twp, NJ	08085	14.38		Yes
6	13	5.01	Eastlack, Elvena & John Sr	450 Paulsboro Road	9 Starling Court	Thorofare, NJ	08086	26.38		Yes
7	20	1	Gardner, Phillip	351 Swedesboro Ave.	410 Mullica Hill Rd	Glassboro, NJ	08028	27.45		Yes
8	17	6	Garozza, Catherine	361 Garwin Road	140 Mill Road	Woolwich Twp, NJ	08085	62.33		Yes
	14	26	Garozza, Catherine Mrs	340 Garwin Road	140 Mill Road	Woolwich Twp, NJ	08085	4.05		Yes
	14	28	Garozza, Catherine Mrs	140 Mill Road	140 Mill Road	Woolwich Twp, NJ	08085	16.45		
	14	29	Garozza, Catherine Mrs	380 Garwin Road	140 Mill Road	Woolwich Twp, NJ	08085	6.95		Yes
	19	4	Garozza, Catherine Mrs	139 Mill Road	140 Mill Road	Woolwich Twp, NJ	08085	30.00		
9	19	2	Gieschen, Daniel D & Alison V	382 Asbury Station Road	382 Asbury Station Road	Woolwich Twp, NJ	08085	8.53		Yes
10	20	4	Helm, Mark & Maria	351 Asbury Station Rd.	63 Mill Road	Woolwich Twp, NJ	08085	43.83		Yes
	20	6	Helm, Wm W & Eileen	15 Mill Road	15 Mill Road	Woolwich Twp, NJ	08085	21.43		Yes
11	21	1	King's View Estates LLC	50 Mill Road	570 Mantua Blvd	Sewell, NJ	08080	45.69		Yes
	21	3	King's View Estates LLC	181 Asbury Station Rd.	570 Mantua Blvd	Sewell, NJ	08080	16.16		Yes
	21	4	King's View Estates LLC	139 Asbury Station Rd.	570 Mantua Blvd	Sewell, NJ	08080	55.79		Yes
12	11	1	Maccarone, Samuel	341 Stone Mtg House Rd.	341 Stone Mtg. House Rd.	Woolwich Twp, NJ	08085	33.17		Yes
13	14	9	Musumeci, Peter & Renard	451 Paulsboro Road	447 Paulsboro Road	Woolwich Twp, NJ	08085	7.57		Yes
14	11	23	Nicolosi, Alfred & Theresa	291 Stone Mtg. House Rd.	291 Stone Mtg. Huse Rd.	Woolwich Twp, NJ	08085	31.95		Yes
15	14	12	Previtera, Alfio & Cathleen	190 Mill Road	191 Mill Road	Woolwich Twp, NJ	08085	56.45	Approval	Yes
	19	1	Previtera, Alfio & Cathleen	191 Mill Road	191 Mill Road	Woolwich Twp, NJ	08085	24.63		Yes
16	13	3	Racite, Dominic	489 Stone Meeting House R	1586 Center Square Road	Logan Twp, NJ	08085	19.46		Yes
17	14	5	Sandy Hill Farms - C Eastlack	369 Paulsboro Road	361 Paulsboro Road	Woolwich Twp, NJ	08085	7.00		
	14	5.01	Sandy Hill Farms - C Eastlack	361 Paulsboro Road	361 Paulsboro Road	Woolwich Twp, NJ	08085	42.40		Yes
18	13	4	Sarbello, Rose M & Joseph Et Al	527 Stone Meeting House R	3500 West Chester Aptb210	Newton Square, PA	00000	16.72		Yes
19	12	5	St Josephs R C Church	300 Paulsboro Road	140 N. Broad St.	Swedesboro, N J	08085	56.58		Yes
20	14	13	Stiles, Lynne H Et Al	423 Paulsboro Road	388 Griscom Drive	Salem, NJ	08079	81.46		Yes

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Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acre)	Comment	In TDR Sendng Area
21	12	6	Viereck, Larry E & David W	110 Viereck Road	110 Viereck Road	Woolwich Township, NJ	08085	47.90		Yes
	13	2.02	Viereck, Larry E & David W	439 Oak Grove Road	110 Viereck Road	Woolwich Township, NJ	08085	15.69		Yes
TOTAL TARGET FARMS								919.74		

Table 17: Woolwich East Project Area Target Farms and Permanently Preserved Farms

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acre)	Comment	In TDR Sendng Area
			Target Farms							
1	48	1	Avsec, Timothy & Diane	431 Franklinville Rd.	431 Franklinville Rd.	Woolwich Twp, NJ	08085	21.64		Yes
2	38	2.01	Barbagallo, Cheryl	1080 Oldmans Creek Rd	909 Russell Mill Road	Woolwich Twp. NJ	08085	3.92		
3	49	2	Benny A Sorbello Family LLC	440 Franklinville Rd.	1127 Rte 45	Pilesgrove, NJ	08098	60.24	Approval	Yes
	50	2	Benny A Sorbello Family LLC	490 Franklinville Rd.	1127 Rte 45	Pilesgrove, NJ	08098	21.49	Approval	Yes
4	48	4.04	Boyko,Victor & Mary M	360 Russell Mill Road	Po Box 307	Swedesboro, NJ	08085	16.18		
5	47	4	Butler, Martha, C/O Pat Eastlack	291 Franklinville Rd.	506 W Sandy Ridge Road	Doylestown, PA	18901	26.58		Yes
	50	4	Butler, Martha, C/O Pat Eastlack	510 Franklinville Rd.	506 W Sandy Ridge Road	Doylestown, PA	18901	14.60		Yes
	55	4	Butler, Martha, C/O Pat Eastlack	304 Franklinville Rd.	506 W Sandy Ridge Road	Doylestown, PA	18901	5.66		
	55	4.01	Butler, Martha, C/O Pat Eastlack	290 Franklinville Rd.	506 W Sandy Ridge Road	Doylestown, PA	18901	14.51		Yes
6	46	3.01	Cali, Anna Estate Of	201 Monroeville Rd.	201 Monroeville Rd.	Woolwich Twp. NJ	08085	77.20		Yes
7	56	3	Cardillo, Joseph & Constance	90 Russell Mill Road	1825 South 11th Street	Philadelphia, PA	19148	23.45		Yes
8	44	7	Chiuccarello, Michael	610 Russell Mill Road	610 Russell Mill Road	Woolwich Twp. NJ	08085	56.51	Approval	Yes
9	46	6	Davidson, Elma C. C/O J. Sharkey	90 Davidson Road	29 Pleasant Valley Drive	Woodbury, NJ	08096	27.03		Yes
10	46	12	DiBella, Carmen A & Josephine	525 Russell Mill Road	525 Russell Mill Road	Woolwich Twp. NJ	08085	6.19		Yes
	46	12.01	DiBella, Carmen A & Josephine	525 Russell Mill Road	525 Russell Mill Road	Woolwich Twp. NJ	08085	16.85		Yes
11	43	13	DiBella, Joseph & Wright, Rosemary	264 Harrisonville Rd.	421 Whig Lane Road	Pilesgrove, NJ	08098	2.48	Approval	Yes
	46	9	DiBella, Joseph A	184 Davidson Road	184 Davidson Road	Woolwich Twp. NJ	08085	17.28		Yes
	43	14	DiBella Joseph & Wright, Rosemary	264 Harrisonville Rd.	421 Whig Lane Road	Pilesgrove, NJ	08098	124.92	Approval	Yes
12	43	9	DiBella, Michael S & Jane B	693 Russell Mill Road	264 Harrisonville Road	Woolwich Twp, NJ	08085	8.19		
	44	8	DiBella, Michael S & Jane B	692 Russell Mill Road	264 Harrisonville Road	Woolwich Twp., NJ	08085	63.99	Approval	Yes

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Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acre)	Comment	In TDR Sensitive Area
	44	8.02	DiBella, Michael S & Jane B	416 Harrisonville Rd.	264 Harrisonville Road	Woolwich Twp, NJ	08085	31.78	Approval	Yes
13	41	3.01	Dolbow, Robert W & Patricia L	199 Harrisonville Rd.	199 Harrisonville Rd	Woolwich Twp, NJ	08085	5.71		
14	55	7	Dorsett, Lawrence & Ann	169 Russell Mill Road	169 Russell Mill Road	Woolwich Twp. NJ	08085	74.91		Yes
15	40	10	Fichera Est. - Frank Fichera	349 Woodstown Road	268 Woodstown Roadwn Rd	Woolwich Twp. NJ	08085	36.82	Approval	Yes
	41	1.01	Fichera, Diane	298 Woodstown Road	268 Woodstown Road	Woolwich Twp. NJ	08085	9.58		
	40	11	Fichera, Frank Et Al	339 Woodstown Road	268 Woodstown Road	Woolwich Twp. NJ	08085	11.82	Approval	Yes
16	46	11	Finnochiaro, Josephine Trustee	285 Monroeville Rd.	290 Monroeville Rd.	Woolwich Twp. NJ	08085	40.94		Yes
	47	5.02	Finocchiaro, Josephine Trustee	320 Monroeville Rd.	290 Monroeville Rd.	Woolwich Twp. NJ	08085	25.90		Yes
	47	5.04	Finocchiaro, Mary Louise	331 Russell Mill Road	343 Russell Mill Road	Woolwich Twp. NJ	08085	9.26		Yes
17	41	6	Gardler, Thomas E Jr & Anna	255 Harrisonville Rd.	255 Harrisonville Rd.	Woolwich Twp. NJ	08085	39.38		
18	55	1	Groppenbacher, - Kirk Horner	200 Franklinville Road	Po Box 108	Harrisonville, NJ	08039	80.44		Yes
19	39	1	Haines, Charles & Margaret P	670 Woodstown Road	43 Marlton Road	Woodstown, NJ	08098	10.29		Yes
20	47	2	Horner, William C	263 Franklinville Rd.	263 Franklinville Rd.	Woolwich Twp. NJ	08085	29.18	8-Year Program	Yes
	55	4.02	Horner, William C	272 Franklinville Rd.	263 Franklinville Rd.	Woolwich Twp. NJ	08085	9.01	8-Year Program	Yes
	47	2.01	Horner, Wm C	251 Franklinville Rd	263 Franklinville Road	Woolwich Twp, NJ	08085	10.57	8-Year Program	Yes
21	43	3	King, David & Feucht, Caroline	107 Davidson Road	107 Davidson Road	Woolwich Twp, NJ	08085	14.90		Yes
22	41	4	Lanno, Vincent L & Brown, Rita Y	308 Woodstown Road	308 Woodstown Road	Woolwich Twp. NJ	19061	4.70		
23	38	4	Licciardello, Mary	1001 Russell Mill Road	243 Avis Mill Rd	Pilesgrove, NJ	08098	66.57	Approval	Yes
	39	5	Licciardello, Mary	980 Russell Mill Road	243 Avis Mill Road	Piles Grove, NJ	08098	18.67	Approval	Yes
24	47	1	Licciardello, Rick	201 Franklinville Rd.	345 Nottingham Road	Woodbury, NJ	08096	41.75		
25	50	3	Maccherone, Santo Joseph	490 Franklinville Rd.	233 Franklinville Road	Woolwich Twp, NJ	08085	9.37		
26	41	4.02	Musumeci, Anthony & Adrienne	235 Harrisonville Rd.	235 Harrisonville Rd.	Woolwich Twp. NJ	08085	8.32		
	41	4.03	Musumeci, Anthony G	227 Harrisonville Rd.	235 Harrisonville Rd.	Woolwich Twp. NJ	08085	6.89		
27	48	4.01	Petrongolo Evegreen Plantation	396 Russell Mill Road	7541 Weymouth Road	Hammonton, NJ	08037	1.71		Yes
	48	4.02	Petrongolo Evegreen Plantation	396 Russell Mill Road	7541 Weymouth Road	Hammonton, NJ	08037	42.87		Yes
28	43	11	Richmond American Homes Of PA Inc	220 Harrisonville Rd.	2 Braxton Way Ste 100	Glen Mills PA	19342	42.77		
29	41	1	Roberts, Arthur C Jr & Marion E	141 Harrisonville Rd.	141 Harrisonville Rd.	Woolwich Twp. NJ	08085	45.32		Yes
	43	10	Roberts, Arthur C Jr & Marion E	160 Harrisonville Rd.	141 Harrisonville Rd.	Woolwich Twp. NJ	08085	41.21		Yes
30	43	5	Roberts, Kenneth A & White, Helen A	131 Davidson Road	141 Harrisonville Road	Woolwich Twp., NJ	08085	9.06		Yes
31	56	1	Russell Mill Investments LP	170 Russell Mill Road	170 Russell Mill Road	Woolwich Twp, NJ	08085	110.13		Yes

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Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acre)	Comment	In TDR Sending Area
32	48	11	Sailey, Virginia K., Et Al	490 Monroeville Rd.	406 Monroeville Rd.	Swedesboro, NJ	08085	1.21		
33	38	5.02	Schmidt, Frances	544 Woodstown Road	600 Woodstown Road	Woolwich Twp. NJ	08085	5.63		
	38	5	Schmidt, Frances A & Donald W	600 Woodstown Road	600 Woodstown Rd	Woolwich Twp, NJ	08085	12.01		Yes
34	41	3	Senteneri, Anthony J & Isabelle R	207 Harrisonville Rd.	207 Harrisonville Rd	Woolwich Twp, NJ	08085	7.36		
35	42	2.03	Sorbello, Frank M & Jennie L	1015 Oldmans Creek Rd.	1015 Oldmans Creek Rd.	Woolwich Twp. NJ	08085	16.67		Yes
	42	2	Sorbello, Grace	870 Russell Mill Road	2406 Kings Highway	Woolwich Twp. NJ	08085	35.41		Yes
36	39	3	Sorbello, Thomas	1040 Russell Mill Road	216 Porches Mill Road	Swedesboro, NJ	08085	12.31		Yes
	39	4	Sorbello, Thomas	1010 Russell Mill Road	216 Porches Mill Rd	Swedesboro, NJ	08085	15.00		Yes
	39	2	Sorbello, Thomas & Marie	1070 Russell Mill Road	216 Porches Mill Road	Swedesboro, NJ	08085	12.03		Yes
	41	8	Sorbello, Thomas & Marie Et Als	Russell Mill M09	216 Porches Mill Road	Swedesboro, N J	08085	43.77		Yes
	41	10	Sorbello, Thomas A	1061 Oldmans Creek Rd.	2406 Kings Highway	Swedesboro, NJ	08085	59.05		Yes
37	41	7	String, Donald C & Jane C	301 Harrisonville Rd.	301 Harrisonville Rd.	Woolwich Twp. NJ	08085	38.16		
	42	1	String, Donald C & Jane C	361 Harrisonville Rd.	301 Harrisonville Rd	Woolwich Twp. NJ	08085	11.97		
	43	15	String, Donald C & Jane C	318 Harrisonville Rd.	301 Harrisonville Rd.	Woolwich Twp. NJ	08085	25.72		
	44	8.01	String, Donald C & Jane C	710 Russell Mill Road	301 Harrisonville Rd.	Woolwich Twp. NJ	08085	50.03		
	44	9	String, Donald C & Jane C	728 Russell Mill Road	301 Harrisonville Rd.	Woolwich Twp. NJ	08085	3.33		
	44	9.01	String, Donald C & Jane C	720 Russell Mill Road	301 Harrisonville Rd.	Woolwich Twp. NJ	08085	7.01		
38	48	9.02	Suit, Curtis & Christine	480 Monroeville Rd.	480 Monroeville Rd.	Woolwich Twp. NJ	08085	8.74		Yes
	48	9.01	Suit, Curtis & Christine	480 Monroeville Rd.	480 Monroeville Rd.	Woolwich Twp. NJ	08085	2.27		Yes
	48	10	Suit, Curtis D & Christine O	486 Monroeville Rd.	480 Monroeville Rd.	Woolwich Twp. NJ	08085	10.19		Yes
39	55	3	Vandergracht, Tracie	240 Franklinville Rd.	240 Franklinville Rd.	Woolwich Twp. NJ	08085	18.73	Approval	Yes
40	41	3.02	Wolfrom, Gary M & Dawn M	221 Harrisonville Rd.	221 Harrisonville Rd	Woolwich Twp, NJ	08085	7.10		
TOTAL TARGET FARMS								1902.44		
			Permanently Preserved Farms							
	41	5	Borrie, Craig R & Leeanna J	350 Woodstown Road	320 Woodstown Road	Woolwich Twp. NJ	08085	41.85	Permanent Preserv.	
	41	5.01	Borrie, Craig R & Leeanna J	320 Woodstown Road	320 Woodstown Road	Woolwich Twp. NJ	08085	8.03	Permanent Preserv.	
	44	1	DiBella, Carmen A & Josephine	542 Russell Mill Road	525 Russell Mill Road	Woolwich Twp. NJ	08085	34.41	Permanent Preserv.	
	43	6	DiBella, Joseph A	229 Davidson Road	184 Davidson Road	Woolwich Twp. NJ	08085	96.19	Permanent Preserv.	
	43	7	DiBella, Joseph A	291 Davidson Road	184 Davidson Road	Woolwich Twp. NJ	08085	15.50	Permanent Preserv.	

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Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acre)	Comment	In TDR Sending Area
	43	8	DiBella, Joseph A	619 Russell Mill Road	184 Davidson Road	Woolwich Twp. NJ	08085	35.00	Permanent Preserv.	
	44	6	DiBella, Joseph A	586 Russell Mill Road	184 Davidson Road	Woolwich Twp. NJ	08085	21.01	Permanent Preserv.	
	44	10	DiBella, Joseph A	350 Harrisonville Rd.	184 Davidson Road	Woolwich Twp. NJ	08085	18.64	Permanent Preserv.	
	46	10	DiBella, Joseph A	230 Davidson Road	184 Davidson Road	Woolwich Twp. NJ	08085	35.39	Permanent Preserv.	
	43	9.01	DiBella, Michael S & Jane B	659 Russell Mill Road	264 Harrisonville Road	Woolwich Twp., NJ	08085	27.90	Permanent Preserv.	
	47	5.03	Finnochiaro, Joseph A	361 Russell Mill Road	503 W 45th St Apt 3e	New York, Ny	10036	12.57	Permanent Preserv.	
	46	9.01	Finocchiaro, Josephine Trustee	279 Monroeville Rd.	290 Monroeville Rd.	Woolwich Twp. NJ	08085	16.28	Permanent Preserv.	
	46	7	Licciardello, Russell J	144 Davidson Road	Po Box 244	Swedesboro, NJ	08085	21.41	Permanent Preserv.	
	42	3	Wheeler, Richard & Grace & Catalano	443 Harrisonville Rd.	123 Millstone Way	Monroeville, NJ	08343	3.07	Permanent Preserv.	
TOTAL - PERMANENTLY PRESERVED								387.26		
TOTAL - ALL FARMS								2289.70		

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Table 18: Woolwich Southwest Project Area Target Farms

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acre)	Comment	In TDR Sending Area
			Target Farms							
1	1	4	Catalano, Salvatore Et Al	2140 Oldmans Creek Rd	216 Porches Mill Road	Woolwich Twp, NJ	08085	130.16		Yes
	2	14	Catalano, Salvatore Et Al	2101 Oldmans Creek Rd	216 Porches Mill Road	Woolwich Twp, NJ	08085	16.18		Yes
2	2	16	CJR Realty	2273 Odmans Creek Rd				26.24		Yes
	2	17	CJR Realty	2273 Odmans Creek Rd				16.86		Yes
3	2	23	Destefano, Betty	1276 Township Line Rd				55.93		Yes
4	1	3	Maccarone, Samuel	2200 Oldmans Creek Rd	2200 Oldmans Creek Rd	Woolwich Twp, NJ	08085	119.94		Yes
5	2	18	Marino, Russell S Et Al	1332 Township Line Rd.			00000	39.56		Yes
6	1	2	Maugeri, Anna R	2250 Oldmans Creek Rd	1991 Oldmans Creek Rd	Woolwich Twp, NJ	08085	74.54		Yes
	1	11	Maugeri, Anna R	1958 Oldmans Creek Rd	1991 Oldmans Creek Rd	Woolwich Twp, NJ	08085	9.69		Yes
	2	12	Maugeri, Anna R	1991 Oldmans Creek Rd	1991 Oldmans Creek Rd	Woolwich Twp, NJ	08085	93.89	8-Yr Program	Yes
7	2	13	Nicolosi Bros	2063 Oldmans Creek Rd			00000	82.99		Yes
8	1	1	Rapisardi, Rosario J	2330 Oldmans Creek Road	107 Township Line Rd	Logan Twp, NJ	08085	10.33		Yes
9	1	8	Rizzi, Joseph H & Florence	1998 Oldmans Creek Rd	2012 Oldmans Creek Rd	Woolwich Twp, NJ	08085	124.03		Yes
	1	8.01	Rizzi, Joseph H & Florence	1998 Oldmans Creek Rd	2012 Oldmans Creek Rd	Woolwich Twp, NJ	08085	9.04		Yes
10	2	15	Sorbello, Thomas A Et Al	2157 Oldmans Creek Rd	216 Porches Mill Road	Woolwich Twp, NJ	08085	64.42		Yes
11	1	6	Vs Woolwich, Inc.	2036 Oldmans Creek Rd	#315 1992 Commerce St	Yorktown Hgts, NY	10598	136.00		Yes
	1	6.01	Vs Woolwich, Inc.	2040 Oldmans Creek Rd0	#315 1992 Commerce St	Yorktown Hgts, NY	10598	50.013		Yes
12	1	5	Whiskey Mill LLC	2082 Oldmans Creek Rd	103 Bohemia Mill Pond Rd	Middletown, De	19709	36.40		Yes
13	2	10	WMP Realty	1355 Auburn Rd.	Po Box 2170	Boothwyn, PA	19061	77.62		Yes
	2	11	WMP Realty	1911 Oldmans Creek Rd.	Po Box 2170	Boothwyn, PA	19061	11.20		Yes
	28	1	WMP Realty Co	1410 Auburn Road	Po Box 2170	Boothwyn, PA	19061	40.74		Yes
	24	2	WMP Realty, Co.	1810 Oldmans Creek Rd.	Po Box 2170	Boothwyn, PA	19061	22.89		Yes
TOTAL TARGET FARMS								1248.68		

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Table 19: North Project Area – Soil Classifications

Farm	Block	Lot	Owner	Area (Acre)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Local Soils	Soil: Farmland of unique importance	Soil: Not Rated Soil
1	21	5	Beier, Ernest Jr & Elinor	10.70	3.39	31.71	5.65	52.74	1.37	0.000	0.000
2	13	5	Belfiore - C Eastlack	11.76	11.76	100.00	0.00	0.00	0.00	0.000	0.000
	14	5.03	Belfiore - C Eastlack	5.94	2.56	43.09	3.38	56.91	0.00	0.000	0.000
3	13	2	Clendening, Jean V	53.97	35.52	65.81	14.35	26.60	4.10	0.000	0.289
4	20	3	Curiale, Anthony & Christina	17.00	15.10	88.84	0.00	0.00	1.90	0.000	0.048
5	14	30	Desantis, Mary Ann	14.38	6.87	47.79	1.97	13.68	5.54	0.000	0.000
6	13	5.01	Eastlack, Elvena & John Sr	26.38	22.54	85.44	3.84	14.56	0.00	0.000	0.000
7	20	1	Gardner, Phillip	27.45	7.02	25.60	15.35	55.94	5.02	0.000	1.215
8	17	6	Garozza, Catherine	62.33	45.57	73.12	16.14	25.90	0.00	2.987	10.291
	14	26	Garozza, Catherine Mrs	4.05	0.01	0.16	3.00	74.11	1.04	0.000	0.024
	14	28	Garozza, Catherine Mrs	16.45	8.72	53.01	4.54	27.61	3.19	0.227	0.000
	14	29	Garozza, Catherine Mrs	6.95	0.68	9.84	5.40	77.67	0.87	0.609	0.000
	19	4	Garozza, Catherine Mrs	30.00	2.50	8.32	21.85	72.83	5.43	0.000	0.000
9	19	2	Gieschen, Daniel D & Alison V	8.53	0.43	5.06	7.94	93.09	0.13	0.000	0.000
10	20	4	Helm, Mark & Maria	43.83	30.08	68.62	6.16	14.06	7.59	0.000	0.000
	20	6	Helm, Wm W & Eileen	21.43	15.22	71.02	0.11	0.52	4.88	0.000	0.000
11	21	1	King's View Estates LLC	45.69	25.76	56.38	17.79	38.94	2.14	0.000	0.000
	21	3	King's View Estates LLC	16.16	13.52	83.69	0.00	0.00	2.63	1.165	0.538
	21	4	King's View Estates LLC	55.79	38.51	69.02	8.24	14.77	9.04	17.500	0.000
12	11	1	Maccarone, Samuel	33.17	24.74	74.59	8.43	25.41	0.00	0.000	0.000
14	14	9	Musumeci, Peter & Renard	7.57	7.57	100.00	0.00	0.00	0.00	0.000	0.000
15	11	23	Nicolosi, Alfred & Theresa	31.95	15.86	49.63	14.75	46.18	1.10	0.000	0.000
16	14	12	Previtera, Alfio & Cathleen	56.45	48.23	85.44	6.45	11.43	0.06	0.000	0.000
	19	1	Previtera, Alfio & Cathleen	24.63	8.15	33.10	0.00	0.00	3.20	0.000	0.000
17	13	3	Racite, Dominic	19.46	18.44	94.79	1.01	5.21	0.00	0.000	0.000
18	14	5	Sandy Hill Farms - C Eastlack	7.00	7.00	100.00	0.00	0.00	0.00	0.000	0.000
	14	5.01	Sandy Hill Farms -C Eastlack	42.40	23.79	56.11	10.43	24.60	8.18	0.000	0.000
19	13	4	Sarbello, Rose M & Joseph Et Al	16.72	12.35	73.84	4.37	26.16	0.00	0.000	0.000
20	12	5	St Josephs R C Church	56.58	31.26	55.25	6.81	12.03	9.50	0.000	9.013
21	14	13	Stiles, Lynne H Et Al	81.46	41.25	50.64	13.05	16.02	9.66	0.000	0.000
22	12	6	Viereck, Larry E & David W	47.90	36.56	76.32	10.85	22.64	0.50	0.000	0.000
	13	2.02	Viereck, Larry E & David W	15.69	7.55	48.13	3.77	24.05	4.37	0.000	0.242
			Total	919.77							

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Table 20: East Project Area – Soil Classifications

Farm	Block	Lot	Owner	Area (Acre)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Acres of Not Rated Soils
			Target Farms								
1	48	1	Avsec, Timothy & Diane	21.64	0.00	0.00	0.00	0.00	0.00	20.31	1.33
2	38	2.01	Barbagallo, Cheryl	3.92	0.27	6.94	0.20	5.13	0.00	3.45	0.00
3	49	2	Benny A Sorbello Family LLC	60.24	44.96	74.64	4.16	6.90	0.00	10.24	0.87
	50	2	Benny A Sorbello Family LLC	21.49	17.65	82.12	3.75	17.45	0.00	0.00	0.09
4	48	4.04	Boyko,Victor & Mary M	16.18	6.63	40.97	0.00	0.00	0.00	6.84	2.71
5	47	4	Butler, Martha, C/O Pat Eastlack	26.58	14.69	55.25	5.59	21.05	0.00	0.62	5.68
	50	4	Butler, Martha, C/O Pat Eastlack	14.60	6.10	41.80	8.45	57.90	0.00	0.00	0.04
	55	4	Butler, Martha, C/O Pat Eastlack	5.66	2.83	49.88	0.00	0.00	0.00	0.00	2.84
	55	4.01	Butler, Martha, C/O Pat Eastlack	14.51	7.34	50.63	0.00	0.00	0.00	5.77	1.39
6	46	3.01	Cali, Anna Estate Of	77.20	15.91	20.60	47.55	61.59	0.00	13.75	0.00
7	56	3	Cardillo, Joseph & Constance	23.45	9.50	40.50	7.06	30.12	0.00	6.89	0.00
8	44	7	Chiuccarello, Michael	56.51	34.54	61.12	16.18	28.63	0.00	4.47	1.32
9	46	6	Davidson, Elma C. C/O J. Sharkey	27.03	18.65	68.99	7.79	28.82	0.00	0.59	0.00
10	46	12	DiBella, Carmen A & Josephine	6.19	5.71	92.25	0.48	7.75	0.00	0.00	0.00
	46	12.01	DiBella, Carmen A & Josephine	16.85	14.58	86.51	2.27	13.49	0.00	0.00	0.00
11	43	13	DiBella, Joseph & Wright, Rosemary	2.48	2.48	100.00	0.00	0.00	0.00	0.00	0.00
	46	9	DiBella, Joseph A	17.28	10.52	60.89	3.59	20.76	0.00	3.17	0.00
	43	14	DiBella Joseph & Wright, Rosemary	124.92	104.36	83.54	12.23	9.79	0.00	8.33	0.00
12	43	9	DiBella, Michael S & Jane B	8.19	7.72	94.26	0.00	0.00	0.00	0.47	0.00
	44	8	DiBella, Michael S & Jane B	63.99	54.11	84.56	0.59	0.91	0.00	8.24	1.06
	44	8.02	DiBella, Michael S & Jane B	31.78	13.79	43.39	6.80	21.39	0.00	0.00	11.19
13	41	3.01	Dolbow, Robert W & Patricia L	5.71	0.51	9.01	5.20	90.99	0.00	0.00	0.00
14	55	7	Dorsett, Lawrence & Ann	74.91	46.06	61.49	9.50	12.68	3.20	16.15	0.00
15	40	10	Fichera Est. - Frank Fichera	36.82	33.04	89.71	3.79	10.29	0.00	0.00	0.00
	41	1.01	Fichera, Diane	9.58	3.61	37.68	5.97	62.32	0.00	0.00	0.00
	40	11	Fichera, Frank Et Al	11.82	1.06	8.99	4.68	39.58	0.00	6.08	0.00
16	46	11	Finnochiaro, Josephine Trustee	40.94	30.62	74.78	9.53	23.27	0.00	0.79	0.00
	47	5.02	Finnochiaro, Josephine Trustee	25.90	16.45	63.51	2.35	9.07	0.00	7.10	0.00
	47	5.04	Finnochiaro, Mary Louise	9.26	1.01	10.90	3.27	35.28	0.00	4.80	0.18
17	41	6	Gardler, Thomas E Jr & Anna	39.38	5.28	13.41	13.83	35.11	0.00	15.58	4.69
18	55	1	Groppenbacher, - Kirk Horner	80.44	48.81	60.68	9.14	11.37	1.44	21.05	0.00
19	39	1	Haines, Charles & Margaret P	10.29	8.56	83.25	0.00	0.00	0.00	0.58	1.14
20	47	2	Horner, William C	29.18	26.01	89.13	3.17	10.87	0.00	0.00	0.00
	55	4.02	Horner, William C	9.01	8.09	89.74	0.00	0.00	0.00	0.92	0.00
	47	2.01	Horner, Wm C	10.57	7.67	72.54	2.90	27.46	0.00	0.00	0.00
21	43	3	King, David & Feucht, Caroline	14.90	8.76	58.76	5.61	37.67	0.00	0.53	0.00

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Farm	Block	Lot	Owner	Area (Acre)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Acres of Not Rated Soils
22	41	4	Lanno, Vincent L & Brown, Rita Y	4.70	1.73	36.69	2.90	61.78	0.00	0.07	0.00
23	38	4	Licciardello, Mary	66.57	37.95	57.00	12.06	18.11	0.00	16.57	0.00
	39	5	Licciardello, Mary	18.67	17.77	95.15	0.91	4.85	0.00	0.00	0.00
24	47	1	Licciardello, Rick	41.75	39.52	94.65	2.24	5.35	0.00	0.00	0.00
25	50	3	Maccherone, Santo Joseph	9.37	3.13	33.39	5.82	62.10	0.00	0.00	0.42
26	41	4.02	Musumeci, Anthony & Adrienne	8.32	0.08	0.94	3.04	36.54	0.00	4.85	0.35
	41	4.03	Musumeci, Anthony G	6.89	3.85	55.94	2.46	35.65	0.00	0.58	0.00
27	48	4.01	Petrongolo Evegreen Plantation	1.71	0.11	6.45	0.69	40.01	0.00	0.84	0.07
	48	4.02	Petrongolo Evegreen Plantation	42.87	0.00		30.50	71.16	0.00	11.41	0.95
28	43	11	Richmond American Homes Of Pa Inc	42.77	31.13	72.78	7.20	16.82	0.00	4.45	0.00
29	41	1	Roberts, Arthur C Jr & Marion E	45.32	39.82	87.86	5.50	12.14	0.00	0.00	0.00
	43	10	Roberts, Arthur C Jr & Marion E	41.21	34.01	82.52	3.61	8.75	0.00	3.59	0.00
30	43	5	Roberts, Kenneth A & White, Helen A	9.06	3.02	33.35	2.41	26.63	0.00	3.63	0.00
31	56	1	Russell Mill Investments Lp	110.13	59.88	54.37	16.08	14.60	0.00	33.56	0.60
32	48	11	Sailey, Virginia K., Et Al	1.21	0.58	48.17	0.11	9.22	0.00	0.15	0.37
33	38	5.02	Schmidt, Frances	5.63	5.23	92.89	0.30	5.29	0.00	0.10	0.00
	38	5	Schmidt, Frances A & Donald W	12.01	12.01	100.00	0.00	0.00	0.00	0.00	0.00
34	41	3	Senteneri, Anthony J & Isabelle R	7.36	3.32	45.21	4.03	54.79	0.00	0.00	0.00
35	42	2.03	Sorbello, Frank M & Jennie L	16.67	5.24	31.45	4.20	25.20	0.00	0.00	7.23
	42	2	Sorbello, Grace	35.41	16.55	46.74	9.18	25.92	0.00	2.06	7.63
36	39	3	Sorbello, Thomas	12.31	5.56	45.15	6.75	54.85	0.00	0.00	0.00
	39	4	Sorbello, Thomas	15.00	12.77	85.15	2.23	14.85	0.00	0.00	0.00
	39	2	Sorbello, Thomas & Marie	12.03	9.87	82.06	1.81	15.02	0.00	0.00	0.35
	41	8	Sorbello, Thomas & Marie Et Als	43.77	36.93	84.38	6.34	14.49	0.00	0.00	0.50
	41	10	Sorbello, Thomas A	59.05	39.38	66.68	3.06	5.18	0.00	16.62	0.00
37	41	7	String, Donald C & Jane C	38.16	15.77	41.34	15.94	41.76	0.00	0.00	6.45
	42	1	String, Donald C & Jane C	11.97	2.10	17.51	4.43	36.99	0.00	0.00	5.45
	43	15	String, Donald C & Jane C	25.72	14.89	57.90	6.04	23.48	0.00	4.79	0.00
	44	8.01	String, Donald C & Jane C	50.03	41.71	83.36	2.81	5.62	0.00	0.00	5.51
	44	9	String, Donald C & Jane C	3.33	0.20	5.95	2.47	74.00	0.00	0.67	0.00
	44	9.01	String, Donald C & Jane C	7.01	3.49	49.81	3.52	50.19	0.00	0.00	0.00
38	48	9.02	Suit, Curtis & Christine	8.74	3.38		0.53	6.09	0.00	3.77	1.06
	48	9.01	Suit, Curtis & Christine	2.27	0.36	16.00	1.22	53.75	0.00	0.69	0.00
	48	10	Suit, Curtis D & Christine O	10.19	5.24	51.47	3.72	36.53	0.00	1.08	0.15
39	55	3	Vandergracht, Tracie	18.73	16.29	86.95	0.00	0.00	0.00	2.44	0.00
40	41	3.02	Wolfrom, Gary M & Dawn M	7.10	4.28	60.22	2.82	39.78	0.00	0.00	0.00
TOTAL TARGET FARMS				1902.44							

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Farm	Block	Lot	Owner	Area (Acre)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Acres of Not Rated Soils
Permanently Preserved Farms											
	41	5	Borrie, Craig R & Leeanna J	41.85	23.20		7.49		0.00	11.16	0.00
	41	5.01	Borrie, Craig R & Leeanna J	8.03	0.00		3.32		0.00	4.70	0.00
	44	1	DiBella, Carmen A & Josephine	34.41	30.12		4.12		0.13	0.05	0.00
	43	6	DiBella, Joseph A	96.19	56.04		28.19		0.00	11.96	0.00
	43	7	DiBella, Joseph A	15.50	14.95		0.00		0.00	0.55	0.00
	43	8	DiBella, Joseph A	35.00	24.93		6.59		0.00	3.49	0.00
	44	6	DiBella, Joseph A	21.01	19.71		0.00		1.21	0.09	0.00
	44	10	DiBella, Joseph A	18.64	8.37		7.23		0.00	0.00	3.05
	46	10	DiBella, Joseph A	35.39	7.62		13.04		0.00	14.73	0.00
	43	9.01	DiBella, Michael S & Jane B	27.90	8.58		0.00		0.00	19.32	0.00
	47	5.03	Finnochiaro, Joseph A	12.57	7.53		1.79		0.00	1.86	1.40
	46	9.01	Finocchiaro, Josephine Trustee	16.28	0.24		1.00		0.00	15.05	0.00
	46	7	Licciardello, Russell J	21.41	15.96		0.87		0.00	4.58	0.00
	42	3	Wheeler, Richard & Grace & Catalano	3.07	1.65		1.24		0.00	0.00	0.18
TOTAL PERMANENTLY PRESERVED											
TOTAL ALL FARMS				2289.70							

Table 21: Southwest Project Area – Soil Classifications

Farm	Block	Lot	Owner	Area (Acre)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Soil: Not Rated Soil
Target Farms											
1	1	4	Catalano, Salvatore Et Al	130.16	19.15	14.71	59.91	46.02	11.92	39.021	0.162
	2	14	Catalano, Salvatore Et Al	16.18	13.00	80.31	3.19	19.69	0.00	0.000	0.000
2	2	16	CJR Realty	26.24	16.12	61.42	7.50	28.57	2.63	0.000	0.000
	2	17	CJR Realty	16.86	10.34	61.35	6.07	35.98	0.00	0.000	0.452
3	2	23	Destefano, Betty	55.93	34.89	62.40	0.00	0.00	13.21	7.549	0.269
4	1	3	Maccarone, Samuel	119.94	21.69	18.08	73.68	61.43	1.01	23.566	0.001
5	2	18	Marino, Russell S Et Al	39.56	10.77	27.23	3.20	8.09	23.87	1.555	0.163
6	1	2	Maugeri, Anna R	74.54	11.49	15.41	45.18	60.60	12.77	5.104	0.000
	1	11	Maugeri, Anna R	9.69	9.64	99.43	0.06	0.57	0.00	0.000	0.000

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	2	12	Maugeri, Anna R	93.89	58.09	61.87	18.63	19.84	0.00	17.175	0.000
7	2	13	Nicolosi Bros	82.99	60.02	72.32	13.98	16.84	0.00	5.352	3.640
8	1	1	Rapisardi, Rosario J	10.33	1.09	10.59	5.35	51.76	2.85	0.788	0.256
9	1	8	Rizzi, Joseph H & Florence	124.03	89.43	72.11	14.55	11.73	0.00	13.847	6.202
	1	8.01	Rizzi, Joseph H & Florence	9.04	8.15	90.18	0.89	0.00	0.00	0.000	0.000
10	2	15	Sorbello, Thomas A Et Al	64.42	25.96	40.29	21.69	33.66	0.00	16.781	0.000
11	1	6	VS Woolwich, Inc.	136.00	55.54	40.84	18.27	13.43	0.88	61.310	0.000
	1	6.01	VS Woolwich, Inc.	50.013	29.642	59.267	13.105	26.203	7.267	0.000	0.000
12	1	5	Whiskey Mill LLC	36.40	11.54	31.71	4.64	12.75	0.00	14.267	5.952
13	2	10	WMP Realty	77.62	37.98	48.93	26.71	34.42	3.70	4.818	4.407
	2	11	WMP Realty	11.20	5.74	51.23	5.46	48.77	0.00	0.000	0.000
	28	1	WMP Realty Co	40.74	26.34	64.66	12.30	30.21	0.00	2.090	0.000
	24	2	WMP Realty, Co.	22.89	12.30	53.74	8.97	39.20	0.00	1.617	0.000
			Total	1248.68							

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Source; DVRPC

Looking across fields toward Oldmans Creek

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6.0 ECONOMIC DEVELOPMENT

6.1 CONSISTENCY WITH STATE AND COUNTY PLANNING EFFORTS

The agricultural industry is recognized in the *New Jersey State Development and Redevelopment Plan* as an important industry which has deservedly been enhanced and sustained through state and local policies and actions. Active and productive farming, not simply land preservation, has environmental, educational, and economic benefits. Additionally, the New Jersey Department of Agriculture (NJDA) has incorporated economic development concepts into nearly all of its programs and planning efforts. The 2006 *Agricultural Smart Growth Plan for New Jersey* recognizes that economic development can stabilize the active agricultural community and foster new farms by facilitating farmer investments, and creating new markets for goods.

Each year, the delegates of the State Agricultural Convention endorse economic development strategies for different sectors of New Jersey's food and agricultural industry. The latest document, *New Jersey Department of Agriculture 2007 Economic Development Strategies*, lists 121 strategies over ten key sectors, including horticulture, produce, dairy, aquaculture, field crops, livestock, organic farming, equine, wine production and agritourism. Many of the strategies involve enhancing promotional activities, ensuring quality and health of agricultural and food products, and encouraging more direct marketing to shorten the chain between producer and consumer.

6.2 EXISTING PROGRAMS

This section describes existing farm support and economic development initiatives that are undertaken by a multitude of organizations and agencies, including the NJDA, USDA, non-profit and industry groups, and companies.

6.2.1 Farmer Support

Farm Link Program

The Farm Link Program is run by the New Jersey State Agricultural Development Committee and provides services and support to farmers at all stages. One of the program's objectives is to match farmers seeking access to land with landowners looking to lease or sell their farmland. Those looking for access to land are typically young or first-time farmers or experienced farmers seeking to expand or relocate their operations. The program also helps to arrange partnerships, apprenticeships, and work-in arrangements. Another service offered by the Farm Link Program is assistance in estate or farm transfer planning. The transference of a family farm or agricultural business can be a difficult task due to legal, tax, and other issues. The Farm Link Program provides a number of resources for estate and farm transfer planning and has developed a publication designed for farmers preparing to transfer farm ownership to the next generation: *Transferring the Family Farm: What Worked, What Didn't for 10 New Jersey Families*.

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New Farmers and Farmer Education

The goals of the Rutgers New Jersey Agricultural Experimental Station (NJAES) Cooperative Extension are to “ensure healthy lifestyles; provide productive futures for youth, adults, and communities; enhance and protect environmental resources; ensure economic growth and agricultural sustainability; and improve food safety and nutrition.” The Cooperative Extension’s Department of Agricultural and Resource Management provides assistance, information and consultation on issues related to agriculture, the environment, and natural resource management, as well as educational programs on increasing farm productivity. The New Jersey Farm Productivity Enhancement Classes operate through a grant from the New Jersey Department of Labor and addresses topics such as improving profitability and cost management, English as a second language (ESL), business communications, farm equipment and worker safety, computer skills, and estate planning (Rutgers NJAES Cooperative Extension, <http://njaes.rutgers.edu/extension>).

Northeast Organic Farmers Association of New Jersey (NOFA-NJ)

The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) is a nonprofit organization that promotes organic farming in the state. NOFA-NJ has certified agricultural products in the state since the 1990s, and received accreditation to certify to USDA standards in 2002. In addition to third-party organic certification, NOFA-NJ promotes sustainable agriculture through outreach, research and advocacy, and education and development programs. Some of the organization’s outreach programs include promotional exhibits at agricultural and environmental events, the publication of the *Organic News* quarterly newsletter, media outreach, public tours of organic farms, a *Garden to Table* conference for gardeners and the general public, and their informational website available at www.nofanj.org.

NOFA-NJ’s education and development activities include peer-to-peer educational meetings and an annual conference, a small grant program for farmer-led educational initiatives, a program for people aspiring to start a small farm, information and referral regarding sustainable agricultural practices, and scholarships and sponsorships of leadership development programs in agriculture. NOFA-NJ also conducts research and advocacy work in collaboration with foundations, institutes, universities, and other organizations (NOFA-NJ, <http://www.nofanj.org>).

The New Farm

The New Farm is a project of the Rodale Institute, an organization that encourages “regenerative agriculture” through research, outreach, and training. The New Farm website is an online magazine and resource inventory designed to provide organic and sustainable farmers with information on production, marketing, research, certification, weed and pest management, technology and other resources. The website includes a number of content areas, such as a frequently updated organic price report; discussion forums; a directory of websites, publications, and agencies; a directory of farms, stores, buyers, and food businesses; classifieds; a directory of organic certifiers; a guide to research publications from the Rodale Institute; and online training programs (The New Farm, <http://www.newfarm.org>).

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Financing Services and Loan Programs

Farmers need assistance in securing financing to invest in their businesses, buy equipment, expand land holdings, erect farm buildings, and supply housing. NJDA provides a list of grants and other financial assistance opportunities in the areas of agriculture, conservation, and rural development. These include Soil and Water Conservation Grants, Farmers Market Promotion Grants, New Jersey Junior Breeder Loans, and Value-Added Producer Grants. There are also a number of programs providing financial assistance for green energy initiatives, skills training, and environmental management (<http://www.state.nj.us/agriculture/financialassistance.htm>).

USDA-Farm Service Agency

The USDA'S Farm Service Agency (FSA) works to stabilize commodity prices in the agricultural industry for both farmers and consumers by financially helping farmers adjust to demand. The FSA has offices on the federal, state, and county levels that administer and manage farm and conservation programs, support loans and payments, and provide disaster relief (<http://www.fsa.usda.gov>).

Additionally, local governments can increase the amount of quality affordable housing for those employed in agriculture by leveraging federal and state funding (Hopewell Township, Cumberland County). For example, the USDA Rural Development Housing Program and the U.S. Department of Housing and Urban Development (HUD) offer a number of loan and grant programs for individuals and families in rural areas. One of these is the USDA's Farm Labor Housing Program which provides low-interest loans and grants for the development or improvement of housing for those employed in agriculture (http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_flh.htm).

The private sector has also recognized the importance of helping farmers find financing. Whole Foods Market has created the privately funded Local Producer Loan Program of which \$10 million in low interest loans will be awarded to farmers producing food near Whole Foods stores throughout the country (<http://www.wholefoodsmarket.com/>).

First Pioneer Farm Credit

The First Pioneer Farm Credit is a cooperative that offers loans, insurance, business consulting, and other financial services to people in the agricultural industry in six states in the Northeast, including New Jersey. In addition the First Pioneer Farm Credit lobbies for legislative and regulatory issues related to agriculture (<http://www.firstpioneer.com>).

Agricultural Marketing Resource Center

Funded in part by USDA Rural Development, the Agricultural Marketing Resource Center (AgMRC) is a national virtual resource center providing the latest information on value-added agricultural enterprise development. The center has expertise in more than 150 different commodities and products. It also provides information on market trends in the food, fiber, pharmaceutical, energy, and tourism industries. Additionally, the website includes information on business creation and operation, current research, and other resources for value-added agriculture.

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6.1.2 Agricultural Promotion, Markets, and Sales

Jersey Fresh

The Jersey Fresh marketing campaign has existed for over twenty years, and recently acquired a new slogan, “Jersey Fresh – as Fresh as Fresh Gets.” The Jersey Fresh brand has been locally promoted in a number of ways, including a “Proud to Offer Jersey Fresh” signage program at participating restaurants. The program has been extended to include Jersey Grown, Jersey Bred and Jersey Seafood brands. Point-of-sale promotional materials are available through the NJDA. The Jersey Fresh program should continue to be promoted on the local, state, and regional level.

Community Farmers Markets

Direct marketing through community farmers markets can be profitable and rewarding for farmers while providing consumers with fresh, locally-grown produce and other agricultural products. NJDA provides assistance for setting up farmers markets and maintains an online guide of their locations.

There is one farmers’ market in Gloucester County, two in Salem County, three in Cumberland County, and six in Camden County, as listed below in **Table 22**.

Table 22: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties

Market	Location	County	Open
Camden Community Farmers Market	Mickle & Broadway, Camden	Camden	June 15 - November 9, Fridays, 10am - 5 pm
Camden Community Farmers Market	Walter Rand Transportation Center, Camden	Camden	June 19 - November 6,
Collingswood Farmers Markets	PATCO Speedline Parking lot; Collingswood	Camden	May 5 - November 17, Saturdays, 8 am - 12 pm
Fairview Farmers' Market	Yorkshire Square, Camden	Camden	July 11 - November 7, Wednesdays, 9am - 1 pm; all third Wednesdays 2pm - 6pm
Haddonfield Farmers Market	PATCO Speedline parking lot, Haddonfield	Camden	May 12 - October 27, Saturdays, 9am - 1pm
Our Lady of Lourdes Farmers Market	1600 Haddon Avenue, Camden	Camden	July 11 - November 7, Wednesdays, 2pm - 6pm
Bridgeton Riverfront Farmers' Market	Between Bridge & Commerce Streets, Bridgeton	Cumberland	June 8 - September 21, Fridays, 11 am - 6 pm
Millville Farmers Market	Corner of High & Sassafras Streets, Millville	Cumberland	June 9 - September 8, Saturdays, 8 am - 12 pm
Vineland Farmers Market	The 700 Block of Landis Avenue, Vineland	Cumberland	July 7 - September 29, Saturdays, 9am - 12pm
Woodbury Farmers' Market	Between Cooper & E. Barber St., Woodbury	Gloucester	June 21 - October 25, Thursdays, 3pm - 7 pm
Cowtown	780 Rt. 40, Pilesgrove	Salem	Year round, Tuesdays & Saturdays, 8 am - 4 pm
Salem Farmers' Market	West Broadway, Salem	Salem	June 7 - August 30, Thursdays, 10am - 2pm

Source: NJDA, 2007

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Agritourism, Roadside Markets, and Farm Stores

Agritourism involves establishing farms as tourist destinations with educational, recreational and commercial potential. Agritourism can take on many forms, from Monmouth County’s Farmland/Scenic Preservation Tour Guide, which points out nurseries, orchards, farm markets, preserved farmland, historic places, and scenic vistas on an approximate 60-mile route, to bed and breakfasts, U-pick farms, cider mills, corn mazes, hay rides, petting zoos, horseback riding, farm tours, wine tasting, and farm festivals. Agritourism benefits farmers by supplying an opportunity for additional income, particularly during slower periods between harvests. Agritourism also serves to reinforce the agricultural identity and rural character of a place. Through agritourism, schoolchildren as well as adults can learn about the process of food production and the importance of protecting their local food resources. Roadside markets and farm stores are other ways that consumers can purchase locally grown produce, flowers, and other agricultural products directly from the farmers. See **Table B-1: Roadside Markets in Gloucester County** and **Table B-2: Agritourism in Gloucester County**, included in **Appendix B**.

Direct Sales to Supermarkets

Several supermarket chains with stores in Gloucester County promote local produce, although definitions of “local” can range in meaning from within the county to within 300 miles of New Jersey.

A large barrier to providing local commodities to mainstream supermarkets is that farms must be willing to deliver products themselves and be able to provide quantities large enough to meet the needs of the supermarket. Brokers (middlemen) and distribution centers have traditionally filled this need, although a lack of “buy local” promotion has prevented higher profits from being passed on to the producers.

Direct to Restaurant Sales

The Jersey Fresh program also links interested restaurants with local farmers through its Hospitality Industry Program. The South Jersey Independent Restaurant Association, SJ Hot Chefs, promotes restaurants working with local farmers. This organization showcases local farmers working with restaurants to create unique dishes in the annual “Farm to Fork” event. **Table 23** is a list of Gloucester County Farmers who sell directly to independent restaurants in South Jersey. **Table 24** is a list of Gloucester County Restaurants who regularly buy from local farms. Even more Gloucester County restaurants take the opportunity to work directly with local farmers to create special menus for the “Farm to Fork” event.

Table 23: Gloucester County Farms Participating in “Farm to Fork”

Farm	Location
Banscher Farms, John Banscher	426 Democrat Road, Gibbstown, NJ 08027
Dan Graiff Farms LLC, Dan Graiff	106 Yegla Lane, Newfield, NJ 08344
DeHarts Farm Fresh Produce, William DeHart	355 Jessup Rd, Thorofare, NJ 08086

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Farm	Location
Duffield's Farm Market, Farmers Dave & Mary Duffield	280 Chapel Heights Rd., Sewell, NJ 08080
Heritage Station	480 Mullica Hill Rd (rt. 322), PO Box 26 Richwood, NJ 08074
Heritage Tree Fruit LLC, Penni Heritage	124 Richwood Rd, Richwood, NJ 08074
Jersey Fruit Cooperative, Philip Neary	800 Ellis Mill Street, Glassboro, NJ 08028
Mood's Farm Market	901 Bridgeton Pike (Rt. 77), Mullica Hill, NJ 08062
Mt. Pleasant Orchards, Bud Reuter, Jr	160 Richwood Road, Richwood, NJ 08074
Muth Family Farm, Farmer Bob Muth	1639 Pitman-Downer Rd., Williamstown, NJ 08094
Rowands Farms, Stephen Rowand	625 Willow Court, Glassboro, NJ 08028
Royal Acres Farm	2084 Winslow Rd, Williamstown, NJ 08094
Sorbello's	359 Kings Highway, Mickleton, NJ 08056
Zimmerman Farms, Charles, Carol, Robin, and Charles III	425 Salina Rd, Sewell, NJ 08080

Source: South Jersey Independent Restaurant Association, 2007

Table 24: Gloucester County Restaurants That Buy Directly from Local Farms

Restaurant	Location
Barnsboro Inn	699 Main Street, Sewell, NJ 08080
Blue Plate Restaurant	47 South Main Street, Mullica Hill, NJ 08062
Booto's Italian Line Restaurant	1411 Kings Highway, Swedesboro, NJ 08085
Carrabbas Italian Grill	4650 Route 42, Turnersville, NJ 08012
Charlie Brown's Steakhouse	111 North Broad Street, Woodbury, NJ 08096
Masso's Caterers & Deli	210 Delsea Drive S, Glassboro, NJ 08028
Spyros Pizzeria	11 Village Center Drive, Swedesboro, NJ 08085

Source: NJDA, 2007

Institutional Purchasing Programs

Sales directly to institutions such as schools, hospitals, correctional facilities, restaurants, hotels, or other public or private institutions need to be encouraged. Institutional purchasing can provide a long-term contract, predictable demands, and higher profits to a local farmer. NJDA

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coordinates state purchases with local producers. The Department of Corrections and the School Lunch Program regularly purchase produce and goods from local producers. However, both NJDA and other state departments and programs can increase local purchasing by looking at other states' practices.

6.2.3 Agricultural Support Businesses

Southern New Jersey is well-served by agricultural support businesses such as farm supply stores, product distributors, and processors, as discussed in **Section 2.3: Agricultural Support Services and Related Businesses**. Indeed, the number of businesses in Gloucester and adjoining counties that rely on agriculture or serve agricultural needs is quite astounding. Some of the economic value of these operations has been compiled by the federal and state Departments of Agriculture but most information pertains to employment figures. A more comprehensive assessment of the significance of the non-producer agricultural industry in southwest New Jersey would be beneficial to understanding the value of farming more fully. Directories of these businesses are included in **Appendices B and C**.

6.2.4 Research and Innovation

Rutgers New Jersey Agricultural Experiment Station

The New Jersey Agricultural Experiment Station (NJAES) is an institute of Rutgers, which is New Jersey's Land Grant college. NJAES works to enhance the state's agriculture, environment, food safety, public health, and community and youth development. At its Agricultural Research and Extension Center, such as the one in Upper Deerfield Township, researchers do trial plantings and other investigations on plant varieties, pest control, and many other agricultural management practices.

Cooperative Extension

The experiment and research stations are the locations for research. The Cooperative Extension Program of NJAES is the branch that serves as the educational resource for the agricultural industry and the public. The Rutgers Cooperative Extension program has offices in each of New Jersey's 21 counties that support the local agricultural industry through agricultural agents, along with staff that assist homeowners and the general public. The Gloucester County Cooperative Extension office is located in Clayton and provides a wide array of services to farmers. It has Agents who specialize in particular aspects of farming and share expertise with other extension offices. The Cooperative Extension office also has staff that runs the County's 4-H Program and the Family and Community Health Program which provides gardening and lawn care assistance to homeowners and others.

Food Innovation Center

Another off-campus center of the Rutgers NJAES is the Food Innovation Center located in Bridgeton whose mission is to provide research, education, outreach, and business development services to New Jersey's agricultural and food industries. This includes helping individuals set

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up new businesses for processing and packaging. This Center acts as an “incubator” for new and innovative efforts to enhance food production through its planning assistance.

6.3 ECONOMIC DEVELOPMENT STRATEGIES AND AGRICULTURAL TRENDS

This section discusses new economic development strategies that Woolwich Township could consider implementing or encouraging. Anticipated trends relevant to the future of agriculture in New Jersey, Gloucester County, and Woolwich Township are also examined. A number of other farmland preservation plans and resources from departments of agriculture were consulted for these strategies, which are intended to enhance the economic strength of the agriculture industry.

6.3.1 Farmer Support

Agricultural Innovation Fund

According to the NJDA *Agricultural Smart Growth Plan for New Jersey*, the Agricultural Development Initiative implemented by the New Jersey Department of Agriculture proposes the creation of an Agricultural Innovation Fund that “could be used for the marketing and development of the food and agricultural industry to ensure that it survives and grows in the rapidly changing marketplace, with participation in the fund tied to a commitment to continuing agricultural operations.” This fund could help farmers faced with rising production costs by providing equity investment to fund large-scale projects, offering a revolving low-interest loan fund, providing a loan guarantee program, and acting as leverage for federal cost-share programs.

Tax Incentives for New Farmers

To make it easier for individuals to enter the agricultural industry, financial incentives and tax policies at the local level could be altered. For example, young farmers could be helped by tax incentives given to retiring farmers for the conveyance of land or farm equipment. Also, agricultural tax reform to address inflated land value and rental rates could help beginning farmers with limited financial means. Some states, such as Nebraska and Iowa, offer tax incentives to landowners who rent to beginning farmers or ranchers. The township can also support such changes at the state and federal levels.

Agricultural Training and Education

Training and technical assistance related to the agricultural industry could be created or expanded. The NJDA’s Agriculture Development Initiative encourages the creation of labor resources and the training of those employed by agriculture. Agricultural education could be created or expanded at the secondary, county, college, and university levels. The development of a farm directory of those involved in agriculture could be useful as a tool for marketing and networking.

Promote the Value of Agriculture

Efforts could be made in schools and the general public to inform residents of the value of agriculture for the local economy, environment, and quality of life. The creation of a farm

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festival to promote locally grown products could generate additional revenue as well as instill pride in the area's agricultural heritage. The Woolwich Township Economic Development Committee has discussed planning a tomato festival for 2009 to promote what many consider the state's finest agricultural product.

Simplify the Regulatory Process

The local agricultural industry could be enhanced and enlarged through simplifying the permitting, licensing, and land use planning and regulation processes to be sensitive to agricultural needs.

Farmer Buying Cooperatives

The formation of farmer cooperatives has been useful in many places to increase financial security for farmers. According to the National Council of Farmer Cooperatives, "farmer cooperatives handle, process, and market almost every type of agricultural commodity; furnish farm supplies; and provide credit and related financial services, including export financing. Earnings from these activities are returned to their farmer members on a patronage basis, helping improve their income from the marketplace."

6.3.2 Marketing

Marketplace Changes

New and emerging trends in agricultural markets should be identified to respond to changing opportunities. For example, evolving demographics in the state have created a marketplace for new ethnic crops such as bok choy and edamame, or tomatillos and jalapeno peppers. Grain alternatives to wheat, such as spelt or kamut, are also increasing in market demand. These innovations could be examined or expanded through coordination with the Rutgers Cooperative Extension.

Value-added Products

The development or expansion of value-added specialty goods, such as cheeses, cultured or heirloom vegetables, wine, micro-brewed beer, soap, woven goods, or other niche products can be promoted to local markets in New Jersey and the surrounding metropolitan areas. The NJDA also recommends the evaluation of CO₂ flash freeze applications for vegetable and fruit products and their potential for institutional markets.

Community Supported Agriculture

Community Support Agriculture (CSA) allows a consumer to buy a share, or pre-pay, to receive a weekly or biweekly supply of produce. A CSA enables a farmer to operate within a known cash flow, predetermine a customer base, diversify crops, reduce waste, reduce risk, and avoid going into debt at the beginning of a season. Customers can benefit not only from the interaction with a local farmer, but also with understanding how food is grown. Because CSA customers come to the farm to pick up weekly or biweekly shares of food, farmers can enjoy some of the benefits of participating in a farmers market, like interacting with customers and obtaining higher profits from direct marketing, without losing money to transportation and spoiled and bruised produce. Additionally, a small amount of land can yield many customer shares.

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Gloucester County has two CSA farms: the Muth Family Farms and Red Oak Ranch. Muth Family Farms, located in Monroe Township, has about 250 members in its CSA program, with 150 people on a waiting list. The Red Oak Ranch, owned by Ronald and Gloria Emerson, is a small farm in Newfield Township. Other nearby CSAs are two in Salem County: the Philly Chile Company Farm located in Monroeville (Upper Pittsgrove Township) and Adi Farms located in Pittsgrove Township.

6.3.3 Identifying Emerging Trends

Promote Agricultural Management Practices

By encouraging agricultural management practices and assisting farmers with the development and implementation of conservation plans, townships can assist profitable farming operations while protecting their valuable natural resources.

Incorporate Agricultural Land in Recycling of Organic Material

Agricultural land can be used appropriately for the recycling of nonfarm-generated biodegradable and organic materials. Using these nutrient-rich materials on farmland prevents them going to waste in a landfill.

Organic Farming

Organic foods represent one of the fastest growing and most profitable segments of agriculture. For produce, organic means farming without the use of conventional pesticides, radiation, or additives and for livestock, organic signifies that the animals did not receive growth hormones or antibiotics. Organic farming can be encouraged both for responding to growing consumer demand as well as for promoting more environmentally sustainable farming practices. The affluent market in New Jersey and surrounding metropolitan areas provides a wide market for organic products, particularly locally grown ones.

The NJDA recommends the branding of *Jersey Organic* to promote the higher value of locally grown organic food. The USDA regulates the certification of organic products, and farms in New Jersey may receive USDA organic certification through NOFA-NJ, as previously described (See **Section 6.2.1.**). There are federal funds available through the USDA to help farmers offset the cost of certification by up to 75 percent. For farmers in the process of switching to organic methods but who have not completed the three-year qualifying period for certification, the NJDA offers a state program that can label products “transitional sustainable” so farmers can begin benefiting from the higher market value of organic foods. According to NOFA-NJ, only two farms in Gloucester County had organic certification as of October 2008.

Alternative Energy

The NJDA’s Agriculture Development Initiative encourages the production of alternative fuel sources, such as ethanol, biodiesel, biogas, and biomass. To refine these fuels from agricultural products, such as soybeans, corn, and waste stream products, local facilities would need to be established. Currently, there are efforts in the state to construct an ethanol plant and a biodiesel production facility, which would open major markets for corn and soybean production and

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increase the selling price for these commodities. The potential for wind or solar energy production on agricultural land could also be explored.

6.4 IMPLEMENTING ECONOMIC DEVELOPMENT INITIATIVES

Survey

A farmer survey could be conducted to evaluate interest in these and other economic development strategies.

Agriculture Advisory Committee

A stronger connection and increased communication could be encouraged between Woolwich's Agriculture Advisory Committee and the Gloucester County Board of Agriculture, as well as the SADC, to represent the agricultural community of Woolwich.

Economic Development Planning

The agricultural industry should be incorporated in the economic development plans of all municipalities, counties, and other state agencies. Members of the agricultural industry can also be included in local and regional business organizations and economic development agencies. Traditional business support systems can also be enlarged to integrate agriculture. The presence of farmers on the Township Economic Development Committee could help promote the importance of agriculture for Woolwich's economic base.

Legislative and Regulatory Initiatives

The NJDA's Agriculture Development Initiative proposes that municipalities and local agencies attempt to influence legislative and regulatory initiatives that impact the bottom line of farmers and other producers, such as taxes, income averaging and other issues, particularly in the regulatory arena where farming costs are affected.

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Source: Michael A. Hogan, Photographer

Raccoon Creek near Russell Mill Road

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7.0 NATURAL RESOURCE CONSERVATION

7.1 NATURAL RESOURCE PROTECTION COORDINATION

Several organizations exist, both public and private, which administer, fund, and provide technical guidance for farmers and communities in Gloucester County. These organizations are in place to assist 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.

7.1.1 Natural Resources Conservation Service

The Natural Resources Conservation Service (NRCS), formerly known as the Soil Conservation Service (SCS), provides technical assistance to private land owners and managers to conserve their soil, water, and other natural resources. The NRCS is a government agency in the U.S. Department of Agriculture whose mission is to improve, protect, and conserve natural resources on private lands through voluntary cooperative partnerships with local and state agencies. The NRCS includes broad technical expertise in animal husbandry, ecological sciences, engineering, resource economics, and social sciences. The agency also provides expertise in soil science and the leadership for soil surveys and for the National Resources Inventory, which assesses natural resource conditions and trends in the United States.

NRCS's assistance is fitted to the natural resource needs of the farmer. Staff members are available to work with farmers to help identify their conservation goals and then craft appropriate conservation plans to meet those goals. Within one year of preservation, farmers are required to submit a conservation plan. The conservation plan inventories and evaluates the soil, water, air, plant, and animal resources on the farm property and records how the landowner intends to manage these natural resources. NRCS also provides cost sharing and financial incentives for programs such as the Wildlife Habitat Incentive program (WHIP) and the Environmental Quality Incentive program (EQIP). To apply for conservation programs such as WHIP and EQIP, farms are required to have a conservation plan in place. All conservation plans are approved by the Gloucester County Soil Conservation District (SCD), discussed below.

The NRCS field office that serves Woolwich Township is located on Cheney Road, just south of Woodstown in Salem County. This local NRCS office administers conservation programs and helps farmers prepare the required conservation plans.

7.1.2 Soil Conservation District

The State Soil Conservation Committee (SSCC), a part of the New Jersey Department of Agriculture's Division of Agriculture and Natural Resources, is another relevant organization. It strives to increase voluntary conservation practices among farmers, ranchers and other land users. Among other responsibilities, the SSCC administers natural resource conservation programs and provides technical information on best management practices for farmers,

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ranchers, and other conservation-minded agricultural producers. The programs are implemented by local Soil Conservation Districts. These are special-purpose political subdivisions of the state charged with implementing natural resource conservation and assistance programs. The Districts' jurisdictions follow county boundaries and they are locally governed, although they are not county government agencies.

The role of the Gloucester County Soil Conservation District (SCD) that serves Woolwich Township is to preserve the: “natural resources for the citizens of the South Jersey region, and be recognized leaders in resource conservation by providing technical assistance, conservation education, watershed planning and effective regulatory enforcement.” Within this role, the organization regulates certain construction activities by reviewing and certifying plans for soil erosion control on residential and commercial construction sites and for grading and demolition and other projects that disturb more than 5000 square feet of soil. Districts conduct inspections and have various regulatory and enforcement powers to ensure that these sites are maintained in compliance with the certified erosion control plan.

7.2 FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

Financial and economic incentive programs and technical assistance are available to help farmers plan and use conservation practices on their farms. Several programs, both public and private, provide financial incentives to help farmers voluntarily engage in these practices. Financial incentives can include rental payments to farmers for reserved land, easement payments, and cost sharing – up to 100 percent for some programs – to develop and follow conservation plans.

The 2007 Farm Bill increased funding for conservation programs by \$7.9 billion. Among the many conservation initiatives is the extension of and increased funding for the Farm Protection Program (FPP), which was allocated \$773 million. The Environmental Quality Incentives Program (EQIP) received an additional \$3.4 billion in funding in the 2007 Farm Bill. EQIP is a voluntary program administered through the NRCS that offers financial and technical assistance to farmers wishing to implement conservation practices in their management and operations. Some of the qualifying practices include integrated crop management, well sealing, erosion control systems, agrichemical handling facilities, and irrigation systems. The Conservation Security Program (CSP) was provided an additional \$1.1 billion in the 2007 Farm Bill. CSP offers annual payments and increasing financial incentives to farmers who are currently incorporating methods to protect soil, water, and other natural resources.

See **Appendix E: Federal and State Conservation Programs for Farmers** for a complete listing and descriptions of these programs.

7.3 WATER RESOURCES

The protection of water resources is a fundamental issue for agriculture and farmland preservation. Without a consistent, plentiful, and relatively clean water source, agriculture is simply not viable. Farms, due to their high surface area and limited impermeable surface cover,

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are also critical in maintaining aquifer recharge. Steps can be taken at the farm level to preserve water quality. These include:

- Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides so as to lessen impacts to groundwater. Likewise, practicing appropriate timing of chemical application can minimize its runoff into water bodies.
- Providing riparian buffers along bodies of surface water, so as to protect surface water bodies from synthetic chemicals, organic byproducts, and from soil erosion. These buffers ideally take the form of a line of trees and shrubs, followed by a strip of native grass.
- Practicing water conservation techniques, such as drip irrigation and the reuse of water for certain farming types where it's viable, such as smaller scale vegetable and fruit operations.

The State Agriculture Development Committee (SADC), through its Agricultural Smart Growth Plan, encourages farmers to: “work to accelerate the use of efficient water conservation technologies, such as drip irrigation and to identify and promote new and efficient methods to conduct water distribution on farms, utilizing farm ponds and water reuse options.”

Farmers can obtain assistance with irrigations and water quality enhancement projects through the United States Department of Agriculture-National resource Conservation Service (USDA-NRCS). The NRCS prepares conservation plans for both preserved and non-preserved farm owners. These plans may identify water use needs and delivery systems as well as conservation practices. The NRCS and the Farm Service Agency, can help landowners obtain cost-share grants to implement these plans.

7.4 WASTE MANAGEMENT AND ENERGY CONSERVATION

7.4.1 Waste Management

The management of livestock waste has serious implications for the quality of ground and surface waters. Unrestricted, these wastes can cause serious water quality problems by spreading harmful microorganisms into water sources, to the detriment humans, farm animals, and the ecosystem as a whole.

Of particular concern are Animal Feeding Operations (AFO's) and Concentrated Animal Feeding Operations (CAFO's). AFO's include all facilities where animals are stabled or confined and fed or maintained for a total of 45 days per year. CAFO's are classified as any operations with more than 1,000 non-dairy cattle, 700 dairy cattle, 2,500 swine, 500 horses or other animal populations. An AFO operation, even if it doesn't reach this size threshold, can also be considered a CAFO if it discharges waste into state waters or ecologically sensitive areas. CAFO's are more likely to cause water pollution than other types of operations by their very definition.

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Mismanagement of animal waste has the potential to cause large amounts of soil and groundwater contamination via introduction of bacteria, such as fecal coliform, a known contaminant from animal farming operations. Some waterborne pathogenic diseases include ear infections, dysentery, typhoid fever, gastroenteritis, and hepatitis A.

7.4.2 Recycling

Recycling is an important part of resource conservation for virtually any industry, agriculture included. Recycling saves natural resources, and also saves farmers money through reuse. The traditional model of the farm was one where animal waste and crop residue were reused to fertilize farm fields, making the farm a partly closed system. Reinstating some of that model might reduce waste disposal costs and the negative ecological effects that farms can have on the surrounding area.

Some recycling programs of benefit to farmers, specifically to nurseries and horticultural operations, are described below.

Nursery and Greenhouse Plastic Film

The New Jersey Department of Agriculture administers a nursery and greenhouse film recycling program. Film is accepted at two regional collection sites, which each have their own tipping fees. Film is accepted year round at the Cumberland County Solid Waste Complex in Deerfield, and the Occupational Training Center in Mt. Holly, Burlington County.

Other Agricultural Plastics - Drip Irrigation Tape

New Jersey farmers may recycle drip irrigation tape year-round at the Cumberland County Solid Waste Complex. In 2005, the New Jersey Department of Agriculture and the Cumberland County Improvement Authority (CCIA), with a grant from the New Jersey Department of Environmental Protection, initiated a pilot program to collect and recycle other agricultural plastics generated by Garden State farmers. Only drip irrigation tape proved economically viable and was the only aspect of the program to be continued. This represents about a 50 percent savings in landfill tipping fees.

Nursery Pot/Plug Trays/Flat Recycling

A program exists that enables farmers to recycle nursery pots, plastic flats, trays, and cell packs. The cost of disposing of HDPE #2 nursery pots can be up to \$580 per 20,000 pounds at a landfill. Plastics recyclers are looking for these materials and offering to pay for the plastic scrap. The program is open to all commercial nurseries and growers in Maryland, Virginia, North Carolina, Delaware, Pennsylvania, New Jersey, West Virginia and Ohio. Material is shipped via truck to centers in Ohio and Delaware.

Pesticide Containers

The New Jersey Department of Agriculture, in partnership with the Cumberland County Improvement Authority, offers free recycling of empty plastic pesticide containers on specific collection dates. The collection program is held at the Cumberland County Solid Waste Complex in the Township of Deerfield. This is a free program and can save pesticide license holders in excess of \$61/ton in landfill tipping fees.

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Non-refillable, high-density polyethylene # 2 (HDPE #2) containers used by agricultural, professional and commercial pesticide applicators are accepted at the collection sites. Containers must be no larger than 55 gallons and properly rinsed. The program is open to anyone who holds a New Jersey Department of Environmental Protection pesticide license and to state, county and municipal government agencies. Participants must follow the processing guide or material will be rejected.

Wood Recycling

There are two wood and stump recycling facilities in close proximity to Woolwich. They are Stellas Recycling in Upper Pittsgrove, Salem County, and Winzinger Recycling in Franklin Township, Gloucester County.

7.4.2 Energy Conservation

Promoting increased energy conservation and renewable, local energy is one of the emerging priorities of New Jersey. Rising energy costs and continued improvements in technology have renewed interest in finding alternatives to supplement electric use on farms. As new energy technologies develop, incentive programs become available to help make these alternatives more mainstream.

Among the technologies emerging for New Jersey farms is that of solar power, for which a variety of farm-related programs exist. The ***Environmental Quality Incentives Program (EQIP)*** includes cost sharing for conservation practices including Solar Energy. Grants and technical assistance can also be found via the U.S. Department of Energy's ***Solar Energy Technology Program***, and the New Jersey Board of Utilities' ***Solar Energy for New Jersey Agriculture*** program.

The ***Biodiesel Rebate Program for Farmers*** is a state-wide incentive program that will reimburse farmers for the incremental cost of using bio-diesel fuel in their vehicles or for using a 5% blend of Biodiesel instead of 100% petroleum heating oil.

Biomass Research and Development Initiative Grants are provided by the U.S. Department of Agriculture. These grants seek to foster research, development and demonstrations of bio-based products, bio-fuels, and bio-energy under the aethesis of making biomass a more competitive energy source.

The ***Renewable Energy Systems and Energy Efficiently Improvements Program*** is authorized through the 2002 Farm Bill 2002. It provides competitive grants and loan guarantees to agricultural producers to aid with the purchasing of renewable energy systems and making energy efficiency improvements. The program defines renewable energy as energy that derived is from a wind, solar, biomass, or geothermal source, or hydrogen derived from biomass or water using a wind, solar or geothermal energy source.

The ***New Jersey SmartStart Buildings Program*** is a statewide energy efficiency program approved by the New Jersey Board of Public Utilities (BPU) and administered in a joint effort by

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several of New Jersey's electric and gas utilities. It includes incentives, technical assistance, and other services. The incentives are available to qualified agricultural and other customers in the state who are planning to construct, expand, renovate, or remodel a facility, or replace electric or gas equipment. Projects located on property where electricity is provided by a municipal utility are eligible for those portions of the program that address the energy efficiency of natural gas equipment. Customers planning to construct a building are eligible for services under this program if constructing within a designated smart growth area.

7.5 OUTREACH AND INCENTIVES

The township will work on promoting to farmers the conservation enhancement programs that are available through the Natural Resource Conservation Service and the New Jersey Agriculture Department, including the Conservation Reserve Enhancement Program (CREP) and the Wildlife Habitat Incentives Program (WHIP). The latter could be highly beneficial on farmland with bog turtle habitat. It is important that Woolwich farmers understand what benefits they can derive from these programs. Such programs will link township environmental protection goals to those of its farming community.

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8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION

8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT

8.1.1 Right-to-Farm

The NJDA's Agriculture Development Initiative proposes that agencies should "develop and continually revise a series of Right to Farm Agricultural Management Practices (AMPs) that encourage, support and protect agricultural innovations and provide the agricultural community with exemptions to laws or regulations that fail to consider the unique realities of commercial agricultural management and thereby unduly harm the producer's bottom line."

Woolwich Township has in place several ordinances and ordinance provisions that are designed to protect farming operations from undue constraint. A Right-to-Farm ordinance was adopted in 1992 and amended in 1994 to follow general state guidelines. In late 2004, when the Agricultural Advisory Committee was formed, it was decided that the ordinance needed strengthening. Accordingly, the state's model Right-to-Farm ordinance was used as the basis for a more comprehensive ordinance for Woolwich. This ordinance was adopted by the Township Committee on March 21, 2005, following a second reading and public hearing. The ordinance is included here in *Appendix F*.

8.1.2 Agricultural Buffers

A new zoning ordinance was adopted in 2004 that implemented Master Plan proposals. Section 203.69 requires buffers separating all nonresidential uses from residential uses, including farmland buffers of 150 feet.

8.1.3 Farmland Assessment Act

The New Jersey Farmland Assessment Act of 1964 allows eligible farmland to have a reduced tax assessment. To be eligible, the property must have a minimum of five acres that has been actively devoted to agriculture or horticulture for at least two years. Land beneath or pertaining to the farmhouse is ineligible, and there are also requirements for the amount of gross sales accumulated from the property. The Farmland Evaluation Advisory Committee evaluates the fair value for assessment based on each property's land use class.

8.2 OTHER STRATEGIES

Township leaders are also reviewing other ordinances with the Agricultural Advisory Committee (AAC) to eliminate any barriers to farming and to add measures that make farm operations easier

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and farm preservation more amenable. *Appendix F* is a sample assessment tool, “Is Your Town Farm Friendly?” to facilitate this review.

8.2.1 Agricultural Vehicle Movement Routes

To promote awareness among neighbors and out-of-town drivers and protect slow-moving agricultural vehicles and drivers, Pennsylvania has established agricultural vehicle movement routes and identified these routes with highly noticeable road markers. This signage is also found in some parts of New Jersey. Most farm vehicles, like harvesters and tractors, do not travel faster than 40 miles per hour. Like wildlife crossings or school zones, vehicular movement route signs can signify to drivers to drive slower or pass with care. Such signage also helps to alert drivers that they are traveling in an agricultural area.

8.3 AGRICULTURE EDUCATION AND PROMOTION

The AAC has determined, thus far, that the best means of enhancing and supporting the farm industry in the township is to provide education to residents about farming and its importance to the community. This would help to prevent potential conflicts and would lay the groundwork for possible marketing enhancements and economic supports.

Education to the public would include development of literature about the role of farming in Woolwich and its importance in the history of the township. A pamphlet, aimed especially at new residents, will promote the recognition that Woolwich is a farming community and address some of the coexistence issues that are most difficult for farmers. The pamphlet and a statement of recognition of the Right-to-Farm for purchasers to sign would be distributed when home sales occur, along with the certificate of occupancy. Other educational approaches will include publication in the township newsletter and in the local newspaper of periodic articles on farming topics and on “sharing” the community with farmers. The Right-to-Farm ordinance will also be posted on the township website.

Although 4-H programs are strong in Gloucester County, the Future Farmers of America program no longer exists in the regional high school and is unlikely to be reestablished. Nevertheless, township educational efforts could involve encouragement of farming-related programs within the schools. It has also been decided that education efforts will include demonstrations at community events of farm equipment and operations. A community-sponsored farm festival is another option that is being planned.

An important step that the township will take is to incorporate farming industry promotion into its economic planning. Although current farmers are not serving local markets, there may be actions that the township could take that would improve marketing or operations of current or future farmers. The recognition of a responsibility to the industry, and to its success, is an important part of township planning.

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APPENDICES

A. Inventory of All Farmland-Assessed Properties in Woolwich Township

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A-2: Crops by Acreage on Woolwich Farmland-Assessed Lands – Graphs

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C. Agricultural Support and Service Businesses in the Woolwich Region

C-1: Agricultural Support Businesses in Cumberland, Gloucester and Salem Counties

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D. Woolwich Township Farmland Preservation Ranking Criteria

E. Federal and State Conservation Programs for Farmers

F. Woolwich Township Right-to-Farm Ordinance

G. “Is Your Town Farm Friendly?” Questionnaire

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APPENDIX A: INVENTORY OF ALL FARM-ASSESSED PROPERTIES IN WOOLWICH TOWNSHIP

A-1: FARM ASSESSMENTS 2007: IDENTIFICATION and BREAKDOWN OF LAND USE

SECTION 1 - IDENTIFICATION INFORMATION								SECTION 2 - BREAKDOWN OF LAND USE							
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural use
26	1	Arroyo, Efrain, Jr & Nereida	331 Moravian Church Road		1		22.6	16				6.6			
48	1	Avsec, Timothy & Diane	431 Franklinville Road	1			5			5					
38	2	Barbagallo, Cheryl	909 Russell Mill Road		1		6.152	6.152							
38	2.01	Barbagallo, Cheryl	1080 Oldmans Creek Road		1		5	5							
21 & 22	5 & 3	Beier, Ernest & Elinor	105 Asbury Station Road	1			45				45				
35	5.04	Beinke, Fritz & Theresa	132 Homestead Court	1						5					
13	5	Belfiore @ C Eastlack	386 Paulsboro Road		1		7.96	7.96							
14	5.03	Belfiore @ C Eastlack	403 Paulsboro Road		1		4.29								
49	2	Benny A Sorbello Family LLC	440 Franklinville Road			1	60.93								
50	2	Benny A Sorbello Family LLC	490 Franklinville Road		1		20.6	20.6							
7	3 & 4.02	Biester, Paul & Rayna	251 Locke Avenue	1			5.5	5				0.5			
57	8	Blu Sky Ventures LLC	1180 Us 322		1		23	20				3			
7	5	Bonaccorsi, John, Estate	2020 US 322		1		76.61	59.61		2		15			
41	5	Borrie, Craig & Leeanna	Woodstown Road	1			15.1	10			15.1				
41	5.01	Borrie, Craig & Leeanna	Woodstown Road	1			7	7							
41	5.02	Borrie, Craig & Leeanna	Woodstown Road	1			6	6							
41	5.06	Borrie, Craig & Leeanna	Woodstown Road	1			6.03				6.03				
41	6.04	Borrie, Craig & Leeanna	Swedesboro-Harrisonville Rd	1			12.31	10.31			2				
48	4.04	Boyko, Victor & Mary M	360 Russell Mill Road	1			6.44	4			2.44				
55	4	Butler, Martha, C/O Pat Eastlack	304 Franklinville Road	1			5					5			
55	4.01	Butler, Martha, C/O Pat Eastlack	290 Franklinville Road	1			15.54	7				8.54			
47	4	Butler, Martha, C/O Pat Eastlack	291 Franklinville Road	1			28.71	28				0.71			

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SECTION 1 - IDENTIFICATION INFORMATION								SECTION 2 - BREAKDOWN OF LAND USE							
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural use
50	4	Butler, Martha, C/O Pat Eastlack	510 Franklinville Road		1		14.56	14				0.56			
46	3.01	Cali, Anna	201 Monroeville Road		1		77.61	69		8					
10	5	Caltabiano, Salvatore A & Margaret	26 Garwin Road	1			20.69	9			11.69				
56	3	Cardillo, Joseph & Constance	90 Russell Mill Road		1		25.73	16				9.73			
14	16	Casella Bros Sons Inc	180 Paulsboro Road		1		2.3								
18	4	Casella Bros Sons Inc	57 Kings Highway		1		114	114							
18	6	Casella Bros Sons Inc	90 Asbury Station Road		1		50.85	50.85							
22	2	Casella Bros Sons Inc	81 Asbury Station Road		1		34.3	34.3							
22	4	Casella Bros Sons Inc	33 Asbury Station Road		1		49.9								
36	6.17	Castano, Albert & Geralynn	190 Colony Place	1			5.6			5.6					
1	4	Catalano, Salvatore et al	2140 Oldmans Creek Road		1		141	121				20			
2	14	Catalano, Salvatore et al	2101 Oldmans Creek Road		1		15.86	15.86							
57	7	Cavallaro, Alfred L et al	200 Back Creek Road		1		17.17	17.17							
57	7.01	Cavallaro, Alfred L et al	190 Back Creek Road		1		6.93	6.93							
11	21	Cedarvale Family LTD Partnership	2271 US 322			1	47.16	26				21.16			
44	7	Chiuccarello, Mike	Russell Mill Road		1		55.12	25				30.12			
2	16	CJR Realty Co	2273 Oldmans Creek Road		1		46.2	33.2				13			
13	2	Clendening, Jean V	51 Viereck Road		1		52.25	44.25		5		3			
57	3	Clendening Inv LLC & Viereck LLC	380 Kings Highway		1		28.86	28.86							
16	5	Clendening Inv LLC & Viereck LLC	341 Kings Highway		1		19	15		4					
20	3	Curiale, Anthony & Christina	369 Asbury Station Road	1			16			14			2		
46	6	Davidson, Elama C. C/o J. Sharkey	90 Davidson Road		1		30.43	30.43							
3	6	Daybreak Family Limited	140 High Hill Road		1		33.39	15	5			13.39			
39	5	Deluca Enterprises Inc	980 Russell Mill Road		1		19	19							
38	4	Deluca Enterprises Inc	1001 Russell Mill Road		1		66.38	38.38				28			

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SECTION 1 - IDENTIFICATION INFORMATION								SECTION 2 - BREAKDOWN OF LAND USE							
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural use
54	16.01	Dersch, Dan	179 Back Creek Road	1			15.2	6							
14	30	Desantis, Mary Ann	156 Mill Road	1			16.75	4.5				2	5		
2	23	Destefano, Betty	1276 Township Line Road		1		55.38	27	5			23.88			
44	1	DiBella, Carmen A & Josephine	542 Russell Mill Road	1			36.18	36.18							
46	12	DiBella, Carmen A & Josephine	525 Russell Mill Road	1			5.42	5.42							
46	12.01	DiBella, Carmen A & Josephine	525 Russell Mill Road	1			17.47	17.47							
43	13	DiBella, Joseph & Wright, Rosemary	264 Harrisonville Road	1			126.79	126.79							
43	6	DiBella, Joseph A	199 Davidson Road	1			99.29	73.29				26			
43	7	DiBella, Joseph A	291 Davidson Road	1			14	14							
43	8	DiBella, Joseph A	619 Russell Mill Road	1			35.86	35.86							
44	6	DiBella, Joseph A	586 Russell Mill Road	1			21.04	21.04							
44	10	DiBella, Joseph A	350 Harrisonville Road	1			18.37	18.37							
46	9	DiBella, Joseph A	184 Davidson Road	1			17.67	17.67							
46	10	DiBella, Joseph A	230 Davidson Road	1			34.03	34.03							
43	9	DiBella, Michael S & Jane B	693 Russell Mill Road	1			2.78	2.78							
43	9.01	DiBella, Michael S & Jane B	659 Russell Mill Road	1			29	10				19			
43	9.02	DiBella, Michael S & Jane B	707 Russell Mill Road	1			1	1							
44	8	DiBella, Michael S & Jane B	692 Russell Mill Road	1			62.26	52.26				10			
44	8.02	DiBella, Michael S & Jane B	416 Harrisonville Road	1			31.89	16.89				15			
41	3.01	Dolbow, Robert & Patricia	199 Harrisonville Road	1			5			4.75			0.25		
55	7	Dorsett, Lawrence & Ann	169 Russell Mill Road	1			69.375			63.7		4.7	1.5		
61	6	Dyson, Charles H. Irrevocable Trust	138 Pancoast Road		1		55	55							
34	2.01	Eliassen, Joseph F & Karen A	55 Ogden Road	1			12.23				12.23				
5	6.05	Fare, Charles J. Sr., & Carol L	231 High Hill Road	1			10.79			10.79					
14	6.01	Farkas, Ladislav & Maureen Beail-farkas	429 Paulsboro Road	1			5			5					
14	6.02	Farkas, Ladislav & Maureen Beail-farkas	421 Paulsboro Road		1		15.42	15.42							

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SECTION 1 - IDENTIFICATION INFORMATION								SECTION 2 - BREAKDOWN OF LAND USE							
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40	10	Fichera Est. @ Frank Fichera	268 Woodstown Road	1			37.3	15				22.3			
41	1.01	Fichera, Diane	268 Woodstown Road	1			9.81	7				2.81			
40	11	Fichera, Frank et al	339 Woodstown Road	1			4.65	4.65							
47	5.03	Finocchiaro, Josehp A	361 Russell Mill Road		1		12.62	12.62							
46	9.01	Finocchiaro, Josephine Trustee	279 Monroeville Road	1			16.33					16.33			
47	5.02	Finocchiaro, Josephine Trustee	320 Monroeville Road		1		26.52	26.52							
47	5.04	Finocchiaro, Mary Louise	331 Russell Mill Road		1		8.87	6		2.87					
46	11	Finocchiaro, Rose & Sandra Co-Trust	285 Monroeville Rd		1		40.39	40.39							
36.01	2	Fleagane, Claudia	119 Colony Place	1			5	5							
36.01	3	Fleagane, Claudia	127 Colony Place	1			5	5							
6	7	Garaguso, Frank Jr & Marian	190 Locke Avenue	1			15	15							
41	6	Gardler, Thomas F Jr. & Anna	255 Harrisonville Rd	1			5.65	2.5	2.15				1		
20	1	Gardner, Philip	351 Swedesboro Avenue		1		32.82	32.82							
61	7	Gargiulo, Frances	Along Turnpike		1		40.6	40.6							
14	26	Garozza, Catherine	340 Garwin Road		1		5.7	4.4				1.3			
14	29	Garozza, Catherine	380 Garwin Road		1		5.32	4.32				1			
17	6	Garozza, Catherine	361 Garwin Road		1		60.25	57				3.25			
19	4	Garozza, Catherine	139 Mill Road		1		34.8	20				14.8			
14	28	Garozza, Catherine	140 Mill Road				12.73	12.73							
7	2	Gattuso, Anthony	225 Locke Avenue	1			58.65	58.65							
5	5	Gattuso, Tony	289 High Hill Road	1			9.7	9.7							
19	2	Gieschen, Daniel D & Alison V	382 Asbury Station Road	1			7.49			7			0.49		
7	4	GLA Assoc LLC	2062 us 322		1		5.074	4.574				0.5			
36	1.12	Glaze, William G Jr & Kelly J	2590 Kings Highway	1			5	5							
2	6	GNCC C/O W.R. Grace & Co	1213 Auburn Road		1		9.89	9.89							
2	8	GNCC C/O W.R. Grace & Co	1261 Auburn Road		1		84	84							
4	3	GNCC C/O WR Grace & Co	1050 Auburn Road		1		11.08	11.08							

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4	4	GNCC C/O WR Grace & Co	1080 Auburn Road		1		15.66	15							
5	6.02	GNCC C/O WR Grace & Co	275 High Hill Road		1		33.62	8							25.62
28	5	GNCC C/O WR Grace & Co	1278 Auburn Road		1		24.17	24.17	13						
28	6.01	GNCC C/O WR Grace & Co	1222 Auburn Road		1		48.27	31							
28	7	GNCC C/O WR Grace & Co	1180 Auburn Road		1		66	66							
28	13.01	GNCC C/O WR Grace & Co	2131 Kings Highway		1		38	38							
28	14	GNCC C/O WR Grace & Co	2183 Kings Highway		1		53.5	53.5							
28	16	GNCC C/O WR Grace & Co	123 Rainey Road		1		72.56	41							
32	1	GNCC C/O WR Grace & Co	2194 Kings Highway		1		14.7	14.7							
32	3	GNCC C/O WR Grace & Co	2130 Kings Highway		1		5								
41	6.02	Grant, Frank S Jr	243 Harrisonville Road	1			5.26	5.26							
32	6	Grasso Foods Inc	149 Woodstown Road		1		5.36	5.36							
27	3.07	Grau, Pamela A	50 Independence Court	1			5								
39	1	Haines, Charles & Margaret	670 Woodstown Road		1		10.08	10.08							
59	7.02	Hanahan, Joseph T & Julie Giguere	328 Back Creek Road	1			5.043								
36	5	Hargrave, James D	20 Oliphants Mill Road	1			30.6			5.6		25			
55	1	Heatherwood Farms III LLC	200 Franklinville Road		1		79.3	59.3				15			
20	4	Helm, WM W & Eileen	351 Asbury Station Road		1		42.7	35				7.7			
20	6	Helm, WM W & Eileen	13 Mill Road		1		23	15				8			
27	3.05	Henry, William R, III & Connie M	43 Independence Court	1			5.08								
45	10	Hidden Valley Land Co Inc	60 Ogden Road		1		33.13								
45	11	Hidden Valley Land Co Inc	60 Ogden Road		1		14.6	14.6							
45	12	Hidden Valley Land Co Inc	60 Ogden Road		1		21.8	21.8							
28	15	Hi-Lo Farm Inc	81 Rainey Road	1			33.37			28.37		5			
1	2	Homestead II LLC	2250 Oldmans Creek Road		1		76.4	55.4					17		
55	4.02	Horner, William C	272 Franklinville Road		1		9	8.3				0.7			
47	2	Horner, William, C	263 Franklinville Road		1		27.61	26.61	1						

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47	2.01	Horner, William, C	251 Franklinville Road	1			10.89	10.89							
43	3	King, David & Feucht, Caroline	107 Davidson Road	1			15.12	15.12							
21	1	King's View Estates LLC	50 Mill Road	1			46.2	46.2							
21	3	King's View Estates LLC	181 Asbury Station Road	1			15.3	15.3							
21	4	King's View Estates LLC	139 Asbury Station Road	1			55.6	15							
36	6.04	Koss, Richard & Cari	128 Colony Place	1			5	5							
5	4	Lapalomento, Rose, et al	331 High Hill Road	1			91.25	48			43.25				
54	3	Laughlin Jr, Joseph D & Joann	538 Kings Highway	1			15.66		5	7.66		3			
59	10	Leone, Joseph	1004 US 322	1			12.2	12.2							
41	6.03	Lett, David J & Susan S	241Harrisonville Rd	1			6.89								
5	3	Licciardello, Rick	371 high Hill Road	1			39	25			14				
46	7,7.03 &7.04	Licciardello, Russell	Davidson Road		1		19.507	19.507							
7	4.01	Locke Partners LLC	2062 US 322		1		23.863	23.86							
1	3	Maccarone, Samuel	220 Oldmans Creek Road		1		123	90	33			10			
11	1	Maccarone, Samuel	341 Stone Meeting House Road	1			34.46	34.46							
50	2.08	Maccherone, Santo Joseph	High Street	1			1.9								
50	3	Maccherone, Santo Joseph	490 Franklinville Road	1			9.54	9.54							
12	3	Madden, William J	2057 US 322		1		40.3					0.3			
48	6	Mangano, Samuel A	404 Russell Mill Road		1		8.13	8.13							
2	18	Marino, Russell S et al	1332 Township Line Road		1		33.27	14.27				19			
1	11	Maugeri, Anna, R	1958 Oldmans Creek Road	1			10.5	10.5							
2	12	Maugeri, Anna, R	1991 Oldmans Creek Road	1			95.2	75.2					15		
41	5.03	Mc Laughlin, Kirk & Michele	384 Woodstown Road		1		5.49	5.49							
41	5.04	Mc Laughlin, Kirk & Michele	386 Woodstown Road		1		1.94	1.94							
36	6.11	McGovern, Michael J & Linda L	25 Colony Court	1			5.31			5.31					
60	2	Midatlantic Development Group LLC	144 Kings Highway		1		28.14	24				4.14			

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Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural use
41	4.02	Musumeci, Anthony & Adrienne	235 Harrisonville Road		1		6.81	5.5				1.31			
41	4.03	Musumeci, Anthony & Adrienne	227 Harrisonville Road		1		7.81	7.81							
14	3	Musumeci, Joseph & Helen	325 Paulsboro Road		1		69.5	66			3.5				
11	6.01	Musumeci, Joseph J & Anne	2131 US 322		1		5.19	5.19							
11	7	Musumeci, Joseph J & Anne	2111 US 322		1		2.09	2.09							
14	9	Musumeci, Peter & Renard	451 Paulsboro Road			1	7.65	7.65							
11	2	NAR Farms	310 Oak Grove Road		1		15.66	12							
2	13	Nicolosi Bros	2063 Oldmans Creek Road	1			82.5	78.5		1		2			
10	3	Otto, C. Rode, Inc.	41 Paulsboro Road	1			22.13	9				13.13			
27	3.12	Owings, James Blake & Linda	10 Independence Court	1			5								
36	1.14	Pagesy, Charles A & Brenda B	2610 Kings Highway	1			5	1.25	1	2.75					
14	17	Payne, Naomi	155 Rulon Road		1		53	40							
48	4.01	Petrongolo, Gregory & Nancy	396 Russell Mill Road			1	46.45	40				6.45			
27	3.04	Pratt, Craig & Dawn M	9 Independence Court	1			5.07	5.07							
14	12	Previtera, Alfio & Cathleen	190 Mill Road		1		60.17	60.17							
19	1	Previtera, Alfio & Cathleen	191 Mill Road		1		31	31							
9	6	Pulliam, Dr John Jr., C/O S. Pennisi	1630 US 322			1	3.5	3.5							
59	3	Putorti, Antonio	280 Back Creek Road			1	28.7			8	5				
13	3	Racite, Dominic	489 Stone Meeting House Road	1			13.3								
1	1	Rapisardi, Rosario J	2330 Oldmans Creek Road			1	7.27	4.5					2.77		
1	8	Rizzi, Francesco A & Joseph H Jr	1998 Oldmans Creek Road		1		128.6	95				33.6			
41	1	Roberts, Arthur C Jr & Marion E	141 Harrisonville Rd	1			46.73	36	10.73						
43	10	Roberts, Arthur C Jr. & Marion E	160 Harrisonville Rd	1			37.39	29		5		3.39			
43	5	Roberts, Kenneth A & White, Helen A	131 Davidson Road	1			9.64	9.64							

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SECTION 1 - IDENTIFICATION INFORMATION								SECTION 2 - BREAKDOWN OF LAND USE							
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural use
56	1	Russell Mill Investments LP	170 Russell Mill Road		1		108.45	70			37				
48	11	Sailey, Virginia K. et al	490 Monroeville Road		1		2.43								
14	5	Sandy Hill Farms @ C Eastlack	369 Paulsboro Road		1		6.28								
14	5.01	Sandy Hill Farms @ C Eastlack	361 Paulsboro Road				32.82	32.82							
13	4	Sarbello, Rose M & Joseph Et al	527 Stone Meeting House Road		1		17.66	17.66							
6	6	Savoy Family LP	2120 US 322		1		96	80				16			
38	5.02	Schmidt, Frances	544 Woodstown Road	1			6.9								
36	10	Schmidt, Frances & Donald	555 Woodstown Road		1		11.93	11.93							
38	5	Schmidt, Frances & Donald	600 Woodstown Road		1		11.45	11.45							
36	2.02	Schultz, James A & Janice	1358 Oldmans Creek Road	1											
36	4	Scmidt, Frances & Donald	555 Woodstown Road	1			17								
42	2	Sorbello, Frank M	870 Russell Mill Road	1			23.53	19.5				4.03			
42	2.03	Sorbello, Frank M	1015 Oldmans Creek Rd	1			15.92	13				2.92			
61	2	Sorbello, Fred J & Joan M	24 Kings Highway	1			59	59							
39	4	Sorbello, Thomas	1010 Russell Mill Road	1			15.48	15.48							
39	3	Sorbello, Thomas	1040 Russell Mill Road	1			12.82	12.82							
41	10	Sorbello, Thomas	857 Russell Mill Road	1			34.325	29				5.325			
39	2	Sorbello, Thomas & Marie	1070 Russell Mill Road	1			13.54	13.54							
41	8	Sorbello, Thomas & Marie et al	Russell Mill Road	1			42.65	42.65							
2	15	Sorbello, Thomas A et al	2157 Oldmans Creek Road		1		68.55	42				26.55			
12	5	St Josephs R C Church	140 N. Broad Street		1		57.65	28			29.65				
3	1	Stecher, David A et als	1032 Township Line Road	1			54.54	25			29.54				
5	1	Stecher, David A et als	451 High Hill Road	1			23.61	11				11.13			
3	14	Stecher, Emily	1110 Township Line Road		1		13.21	3				10.21			
11	6	Stecher, Raymond & Jacqueline	2137 US 322	1			5	5							
2	25	Stein, Anna Lorraine	1198 Township Line Road	1			8.25			8.25					
59	8	Steward, Harry R & Judith	1050 US 322		1		41.5	41.5							

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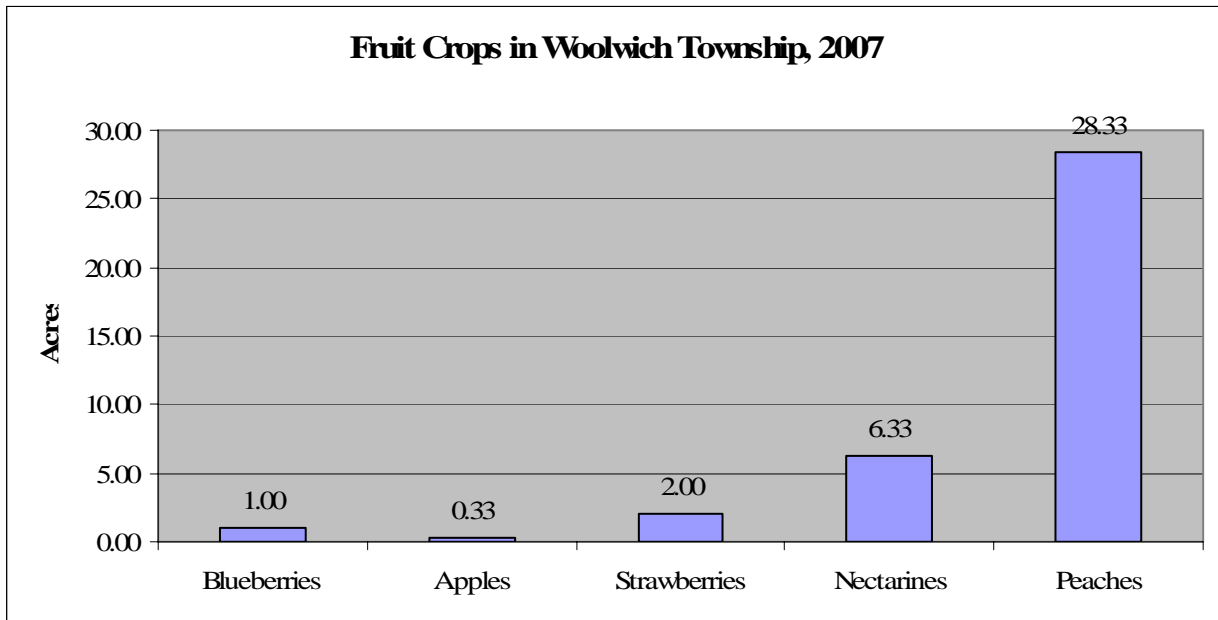
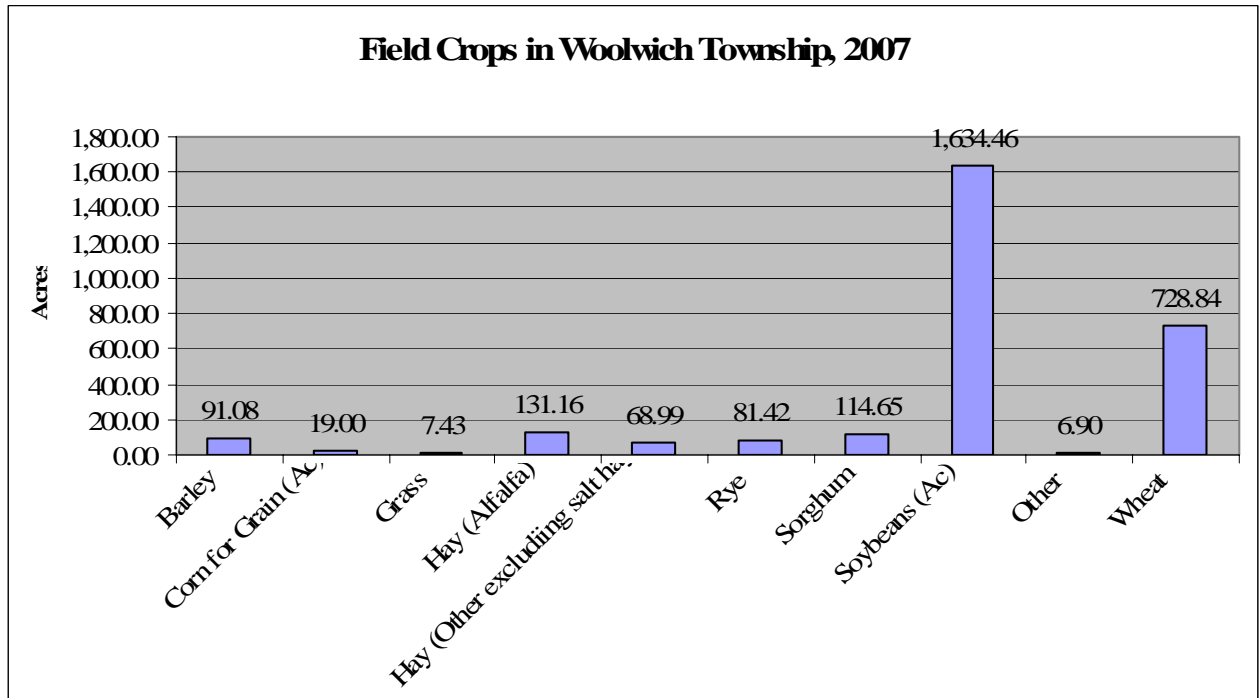
SECTION 1 - IDENTIFICATION INFORMATION								SECTION 2 - BREAKDOWN OF LAND USE							
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural use
62	2	Steward, Harry R & Judith	1017 US 322		1		17.4								
59	6.01	Steward, Harry R & Judith	1058 US 322		1		6.13	6.13							
59	6.02	Steward, Harry R & Judith	1056 US 322		1		7	7							
14	13	Stiles, Lynne H et al	423 Paulsboro Road		1		79	50				29			
48	9.01 & 9.02	Suit, Christine & Curtis	Monroeville Road	1			10.82	1.82			9				
48	10	Suit, Christine & Curtis	Monroeville Road	1			10.03	2			8.03				
56	6	The Back Creek Holding	387 Back Creek Road		1		9.39	8.09			1.3				
59	11	The Back Creek Holding	400 Back Creek Road		1		2.1	1.8							
54	9.01	Thomas, Wilbert A III & Marguerite	110 Franklinville Road		1		10.2								
10	4	Tomac Limited Partnership	1600 US 322		1		30.64	20				10.54			
41	4	Tomarcchio, Giuseppe & Andrea	308 Woodstown Road	1			5								
59	7	Tuting, Henry	304 Back Creek Road	1			5			5					
56	4	Ulzheimer, Donald C Trustee	14 Russell Mill Road		1		6.37	6.37							
55	3	Vandergracht, Tracie	240 Franklinville Road	1			17.8			15.8			2		
12	6	Viereck, Larry E & David W	110 Viereck Road		1		47	45		1					
13	2.02	Viereck, Larry E & David W	439 Oak Grove Road		1		11.96	11.96							
5	6.06	Villanova, Kenneth R Jr & Susan	233 High Hill Road	1			10.12			10.12					
42	1	Villecco, Andrew J & Jocelyn	361 Harrisonville Road	1			13.19	13.19							
43	15	Villecco, Jerry J	318 Harrisonville Road	1			26.27		26.27						
41	5.05	Volpe, Anthony M & Donna J	376 Woodstown Road	1			5.06			5.06					
1	6	VS Woolwich, Inc.	2040 Oldmans Creek Road		1		176.96	96				80.96			
41	6.01	Weatherill, Robert C & Lori G	263 Harrisonville Rd		1		5.2	5.2							
45	9	Westrum Swedesboro LLC	824 Kings Highway		1		77.68	40	25			12.68			
45	9.01	Westrum Swedesboro LLC	824 Kings Highway		1		6.75								
42	3	Wheeler, Richard & Grace & Catalano	443 Harrisonville Rd	1			3.9	3.9							

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SECTION 1 - IDENTIFICATION INFORMATION								SECTION 2 - BREAKDOWN OF LAND USE							
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural use
2	9	WMP Realty Co	1301 Auburn Road		1		125	98				27			
2	10	WMP Realty Co	1355 Auburn Road		1		79	79							
2	11	WMP Realty Co	1911 Oldmans Creek Road		1		12	12							
24	2	WMP Realty Co	1810 Oldmans Creek Road		1		23.62	23.62							
28	1	WMP Realty Co	1410 Auburn Road		1		41.62	41.62							
28	3	WMP Realty Co	1366 Auburn Road		1		37.8	37.8							
28	4	WMP Realty Co	1314 Auburn Road		1		29.44	29.44							
41	3.02	Wolfrom, Gary M & Dawn M	221 Harrisonville Rd		1		6.49								
57	9	Woolwich 322, LLC	1150 US 322		1		15.5	12				2.5			
57	10	Woolwich 322, LLC	1160 US 322		1		5.66	3				2.6			
60	1	Woolwich 322, LLC	190 Kings Highway		1		9.45	8				1.45			
60	3	Woolwich 322, LLC	112 Kings Highway		1		27.5	25				2.5			
60	4	Woolwich 322, LLC	1219 US 322		1		16.79	15				1.79			
60	5	Woolwich 322, LLC	1195 US 322		1		29.81	25				4.81			
61	1	Woolwich 322, LLC	32 Pancoast Road		1		67.22	58				9.2			
57	5	Woolwich Commons LLC	1240 US 322		1		47	42				5			
12	2	Woolwich Development Company LLC	2021 US 322		1		16					2			
15	2	Woolwich Development Company LLC	1601 US 322		1		10.6	9				1.6			
4	2	Woolwich Family Partners LLC	1030 Auburn Road	1			5				1				
28	11	Zappala, Harry & Charlotte	50 Center Square Road		1		7.41								

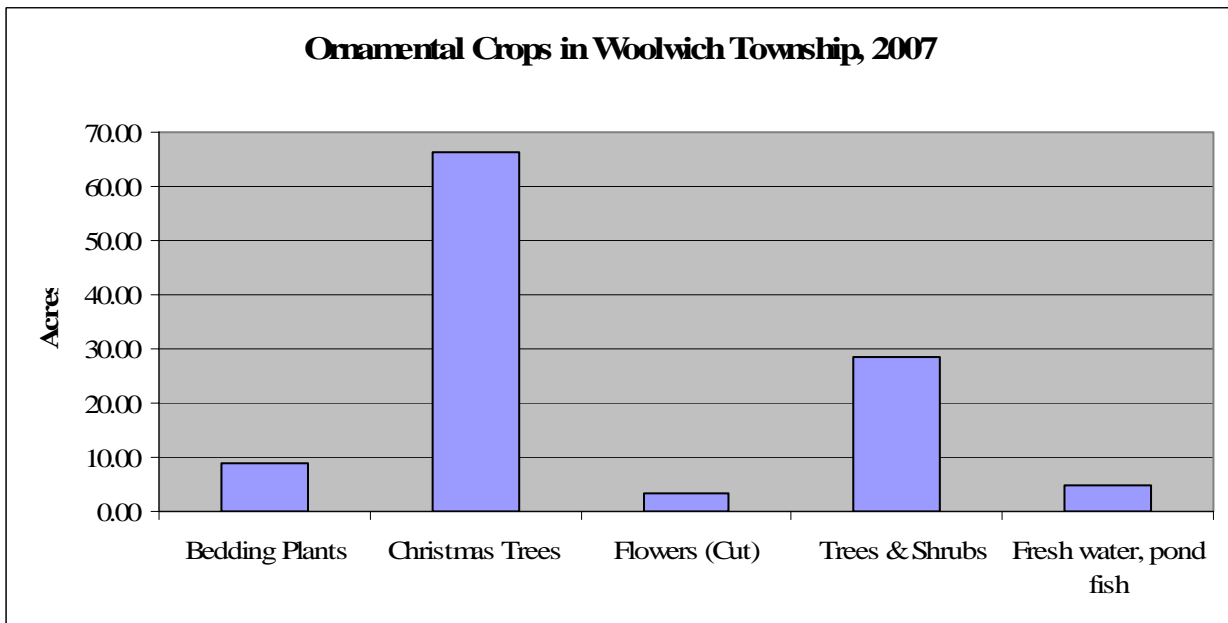
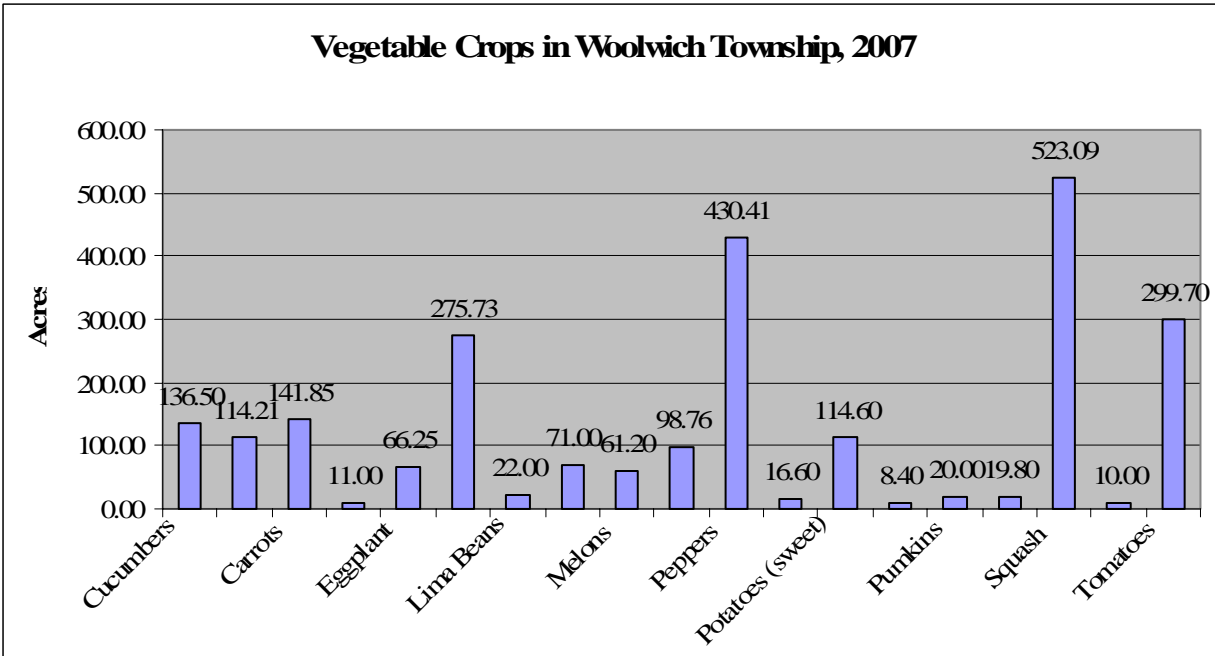
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APPENDIX A-2: CROPS by ACREAGE on WOOLWICH FARM-ASSESSED LANDS



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**APPENDIX A-2: CROPS by ACREAGE on WOOLWICH FARM-ASSESSED LANDS
(continued)**



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APPENDIX B: Farm Marketing in the Woolwich Region

Appendix B-1: Roadside Markets in Gloucester County

Market	Address	Phone	Open	Products
A. L. Gaventa & Son	192 Repaupo Rd., Logan Twp	(856) 467-3550		Strawberries, pumpkins
Alfio Patane Farms	100 Democrat Rd., Gibbstown	(856) 423-2726	July 1 - Oct. 20, 7 AM - 6 PM	Vegetables, Melons, Peaches, Apples, Yams
Arrowhead Acres	352 Swedesboro Rd., Franklinville	(856) 694-0299		Hay & straw
Banscher Farm	426 Democrat Rd., Gibbstown	(856) 423-3404	April - November, Daily 8 am - 5 pm	Asparagus, strawberries, blueberries, tomatoes, peppers, plum tomatoes, eggplants, melons, pumpkins, apples, peaches, and much more
Bellone's Nursery	491 Harding Hwy., Franklinville	(856) 697-4351		Trees & shrubs
Bloomers Home & Garden Center	Huffily Cross Keys & Fish Pond Rd., Sewell	(856) 589-0200	Mon - Sat, 9 am - 8 pm, Sun 9 am - 6 pm	Trees & shrubs, flowers & herbs, bedding plants
Bonicini Nursery	4628 S. Black Horse Pk., Williamstown	(856) 629-7721	March - Thanksgiving, 8 am - 5 pm	Trees & shrubs
Catalano Farm Market	161 Bridgeton Pike, Mullica Hill	(856) 478-2472	May thru Nov, 9 AM - 6 PM	Fruits, Vegetables
Cousin's Garden Center	355 Center St., Sewell	(856) 468-8241		Trees & shrubs, flowers & herbs
Creamy Acres Farm	448 Lincoln Mill Rd., Mullica Hill	(856) 223-1669	Mar-Oct, Closed Sun, Oct. 5-10, May 8-8	Bedding plants, eggs & dairy, hay & straw
Dehart Farm Fresh Produce	355 Jessup Rd., Thorofare	(856) 848-0079	Mid -May - October 31., Daily, Monday - Friday 9 am - 6 pm, Saturday & Sunday 9 am - 5 pm	Strawberries, corn, tomatoes, peppers, cucumbers, melons, eggplant, zucchini, peaches, plums, nectarines, blueberries, grapes, lettuce, cabbage, potatoes, onions, pumpkins, broccoli, cauliflower, honey, corn stalks, straw
Dougherty's Home & Garden	3086 Delsea Dr., Franklinville	(856) 694-1216		Trees & shrubs, flowers and herbs, beddings plants
Duffield's Farm Market	Greentree & Chapel Heights Rds., Sewell	(856) 589-7090	Year round, Monday - Saturday, closed Sunday	Fruits, vegetables
Engblom Farm	33 Whiskey Mill Rd., Clarksboro	(856) 423-1141	Year round, Daily 7 am - 6 pm	Eggs, lumber
Exley's Nursery	1535 Tanyard Rd., Sewell	(856) 468-5945		Trees & shrubs
F & R Grasso	353 Wolfert Station Rd., Mullica Hill	(856) 478-2854	Jun - Sept., daily	Vegetables, fruits

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Market	Address	Phone	Open	Products
Farmer Frank's Farm Market	165 Mantua Rd., Mt. Royal	(856) 468-0860		Variety of fruits and vegetables
Fazio Garden Center	541 Bridgeton Pike, Mullica Hill	(856) 223-1004		Trees & shrubs, flowers & herbs
Fehlauer Farm	631 Swedesboro Rd., Gibbstown	(856) 224-1792		Fruits
Frank Hogbins Nursery	4566 S. Black Horse Pk., Williamstown	(856) 629-2810	Seasonal	Trees & shrubs
Fruit Haven Farms	610 Monroeville Rd., Monroeville	(856) 358-0728	July 10 - Nov. 10, 6 days a week, Self-service	Apples
Fruit Valley Farm Market	233 Franklinville Rd., Mullica Hill	(856) 467-3315	June - Oct, 9 am - 9 pm	Vegetables, fruits, flowers & herbs
Fruitwood Farms	419 Elk Road / Rt. 538, Monroeville	(856) 881-7748	May - November 15, closed Sun.; self-service 24 hrs.	Apples, strawberries, cherries, cantaloupes, peaches, pears, tomatoes, watermelon, honey dew, pumpkins, honey
Gant's Greenhouses	425 Elk Rd., Monroeville	(856) 881-0582	Year round	Fall: Pumpkins, Corn Stalks, Mums, Flowering Kale & Cabbage, Small Designer Straw Bales; Christmas: Wreaths, Grave Blankets, Cut Trees, Decorated Log Boxes; Year-round: Straw, Cedar Log Boxes, Cedar Crosses; Wholesale & Retail
Green Planet Nursery	1022 Monroeville Rd., Mullica Hill	(856) 769-8010	Mon - Sat, 8 am - 5 pm	Trees & shrubs
Groff's Mill Pond Nursery	1350 N. Delsea Dr., Pitman	(856) 589-8397	Year round, Mon-Fri 8 am - 7 pm, Sat 8 am - 6 pm, Sun 9 am - 5 pm	Trees & shrubs, flowers & herbs, bedding plants
Harry T Hatz & Sons	718 Dutch Mill Rd., Malaga	(856) 694-1598	July - Oct., Monday - Saturday, Daylight Hours	In Season - Tomatoes, Peppers, Sweet Corn, Cantaloupes, Watermelon, Fall Broccoli & Cauliflower. Also, Alfalfa & Timothy Hay
Harvey Jones Nursery	4531 S. Black Horse Pk., Williamstown	(856) 629-7160		Trees & shrubs
Heilig Orchards	211 Heilig Rd., Richwood	(856) 589-0241	September - October, Daily, 8 am - 6 pm	Peaches (including white-fleshed peaches), apples, cider, pumpkins
Henry Schaub Farms	166 E. Cohawkin Rd, Clarksboro	(856) 423-3625	April - October, Daily, 9am - 5 pm	Vegetables, flowers & herbs, bedding plants
Heritage Station and Winery	480 Mullica Hill Rd. (Rt. 322), Richwood	(856) 589-4474	Year round, Daily, 8 am - 6 pm	Fruits, vegetables, flowers, eggs & dairy
Hillcrest Nursery	123 Thies Rd., Sewell	(856) 589-3696	April-June and Sep-Oct, 10 am - 9 pm	Trees & shrubs, bedding plants

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Market	Address	Phone	Open	Products
Hogbins Nursery & Landscape Co.	4415 Black Horse Pk., Williamstown	(856) 629-1185	March - Dec., Mon-Sat 8 am - 5 pm, Sun 9 am - 5 pm	Trees & shrubs
Holtzhauser Farms	74 Woodland Ave, Mullica Hill	(856) 478-6691		Fruits
JerZee Fresh Market	708 Mullica Hill Rd., Richwood	(856) 589-3891	July - Oct., 9 am - 6 pm	Fruits
Joan's Farm Market	850 Kings Hwy, Mickleton	(856) 241-1961		Vegetables, fruits, trees & shrubs, flowers & herbs, bedding plants
Jones Nursery	4223 S. Black Horse Pk., Williamstown	(856) 629-7160	April - Dec, 8 am - 5 pm	Trees & shrubs, bedding plants
Maccherone's Farm	770 Bridgeton Pike, Sewell	(856) 478-2155	Daily, Apr. - Dec., 8 AM - 6 PM	Asparagus, Tomatoes, Plum Tomatoes, Cherry Tomatoes, Cucumbers, Peppers (bell, cherry, long hot, jalapeno), Cantaloupes, Watermelons, Seedless Watermelons, Sugar babies, Peaches (yellow, white), Nectarines, Eggplant, Squash, Corn, Pumpkins, Potatoes, Yams
Mantua Creek Nursery	1089 Kings Hwy., Thorofare	(856) 845-9294		Trees & shrubs, flowers & herbs
McCloskey's Nursery	419 E. High St., Williamstown	(856) 307-9652	March - June, Aug - Christmas, 9 am - 8 pm	Trees & shrubs, bedding plants
Mood's Farm Market	901 Bridgeton Pike (Rt. 77), Mullica Hill	(856) 478-2500	June - Thanksgiving, closed Sundays, Summer: 8 am - 8 pm; Fall: 8 am - 5 pm	Apples; pumpkins; all vegetables
Moore's Farm & Greenhouses	976 Kings Hwy., Thorofare	(856) 845-6849		Beddings plants
Mt. Pleasant Orchards	160 Richwood Rd. (Rt. 609), Richwood	(856) 589-4407	Daily, July - December; Pasteurized Cider October 1 - December 31, 7 am - 5 pm	Peaches, apples, cider
Mullica Hill Floral Co.	19 South Main St., Mullica Hill	(856) 478-6662		Flowers & herbs, bedding plants
Neale's Orchards	690 Mullica Hill Rd., Glassboro	(856) 589-1374	July - Oct., Monday - Saturday, 10 AM - 6 PM	Apples, Peaches, Tomatoes, Sweet Corn
Olde Farm Gardens	731 Lambs Rd., Pitman	(856) 256-0700		Flowers & herbs, bedding plants
Orchardview Farm Market & Greenhouse	Rt 553 & 538, Monroeville	(856) 881-1004	April 1 - Easter, May, July - December, Monday - Friday 9 am - 5:30 pm, Saturday 9 am - 5 pm, Sunday 10 am - 5 pm	Tomatoes, peppers, squash, eggplant, broccoli, cabbage, yams, onions, peaches, apples, flowers, shrubs
Peplowski Fruit Farm	575 Monroeville Rd., Swedesboro	(856) 478-4929		Fruits

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Market	Address	Phone	Open	Products
Petrini's Farm Market	Rt. 40, Newfield	(856) 697-4539	Summer: Daily 8 AM - 8 PM, Winter: Monday - Saturday 9 AM - 6 PM	Fruits & Vegetables, Baked Goods, Flowers, Preserves, Pasta, Sauces
Piney Hollow Nursery	3653 Dutch Mill Rd., Newfield	(856) 697-8299		Bedding plants
Plant Place, The	514 E. Academy Rd, Clayton	(856) 881-8000		Trees & shrubs
Platt's Farm Market	70 W. Cohawkin Rd., Clarksboro	(856) 423-7995	March - Dec. 7 am - dark	Vegetables, fruits, trees & shrubs, flowers & herbs, bedding plants, eggs & dairy, hay & straw
Potted Paradise	2494 S. Blackhorse Pike, Williamstown	(856) 875-0500	April - Nov., Tuesday - Saturday 9 AM - 7 PM; Sunday 10 AM - 7 PM	Fruits, Vegetables, Flowers
Prickett Nursery	50 E. Sussex Ave., Sewell	(856) 468-0654		Trees & shrubs, flowers & herbs
Puglia Farm Market	935 N. Delsea Dr., Clayton	(856) 881-1087	Year round, May - November 8 am - 7 pm, December - April 8 am - 6 pm	Complete line of Jersey Fresh fruits & vegetables in season and from other area out of season. Also, flowers and bedding plants, jams, eggs, and more.
R & J Greenhouse & Country Market	3697 S. Black Horse Pk., Williamstown	(856) 629-6073		Trees & shrubs
Racite Farms	1586 Center Square Road, Logan Twp.	(856) 467-0882	Tuesday - Sunday	Local produce only - squash, peppers, melons, tomatoes, corn, peaches, nectarines, apples, eggplant. Also flowers.
Red Oak Ranch	3315 Dutch Mill Road, Newfield	(856) 982-3671	July - October, Sat. 9am - 12pm, Sun. 12pm - 5pm; during week by appointment only	Organic cabbage, sweet corn, green beans, potatoes, peaches, blueberries, tomatoes, squash, onions and many other tasty vegetables. Also free range chickens.
Rick's Country Produce	185 Richwood Rd, Monroeville	(856) 358-7450	May - Nov. 8 am - 8 pm	Vegetables, fruit, bedding plants
Robert's Nursery	279 Greentree Rd., Sewell	(856) 582-9211	Mon-Sat 9 am - 5 pm	Trees & shrubs, bedding plants
Rode's Greenhouses	41 Paulsboro Rd., Woolwich Twp	(856) 467-1300		Flowers & herbs, bedding plants
Rosie's Farm Market	317 Swedesboro Rd., Mullica Hill	(856) 223-9252	7 am - 7 pm	Variety of fruits and vegetables
Rowand's Farm Market	Dalton Dr. & Greentree Rd., Glassboro, NJ	(856) 589-9234	June - Oct, 9 am - 6 pm	Vegetables, fruits
Royal Acres Farm	2084 Winslow Rd., Williamstown	(856) 728-9358	May - Sept., Monday - Saturday 9 am - 6:30 pm	Okra; tomatoes; greens; collards; chowder peas; beans (string, butter, green); strawberries. Also straw and beef.

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Market	Address	Phone	Open	Products
Scattered Acres	759 Elk Rd., Rt. 538, Monroeville	(856) 881-5339		Vegetables, fruit, flowers & herbs, bedding plants
Seeds to Success Youth Farmstand	East High St between Glass Museum and Fire Dept, Glassboro	(856) 307-6450	July - Aug, Tue - Thu 10 am - 5 pm	Vegetables, fruit, flowers & herbs
Seeds to Success Youth Farmstand	545 West Broad St., Paulsboro	(856) 307-6450	July - Aug, Tue - Thu 10 am - 5 pm	Vegetables, fruit, flowers & herbs
Seeds to Success Youth Farmstand	25 North Broad St., Woodbury	(856) 307-6450	July - Aug, Tue - Thu 10 am - 5 pm	Vegetables, fruit, flowers & herbs
Sorbello Girls Farm Market	Route 77 South, Bridgeton Pike, Mullica Hill	(856) 478-9616	May - October, daily, 8 am - 6 pm	A variety of farm fresh fruits & vegetables, including asparagus, strawberries, tomatoes, zucchini, peppers, blueberries, peaches, eggplant, watermelon, cantaloupe, string beans, apples, cucumbers, spring bedding plants, flowers, & more
Sorbello's	359 Kings Highway, Mickleton	(856) 467-4786	May - October, Daily, Monday - Friday 9 am - 6 pm, Saturday 8 am - 6 pm, Sunday 10 am - 5 pm	Strawberries, blueberries, nectarines, apples, peaches, pears, asparagus, lettuce, collards, peas, snap beans, squash, broccoli, onions, sweet corn, peppers, tomatoes, eggplant, lima beans, potatoes, okra, pumpkins, herbs, cantaloupes, watermelons, cucumbers, pickles
Stecher's Country Store	1024 Township Line Rd., Woolwich Twp	(856) 467-2208		Trees & shrubs, bedding plants, hay & straw
Stratton Hall Sheep and Herb Farm	538 Kings Hwy, Woolwich Twp	(856) 467-2889	Year round, by appointment	Flowers & herbs, eggs & dairy, hay & straw
Timber Hill Nursery & Garden	1214 Ellis Mill Rd., Mullica Hill	(856) 881-3336	Spring, Fall, & Christmas, 9 am - 5 pm	Trees & shrubs, flowers & herbs, bedding plants
Triple Oaks Nursery & Herbs	2359 Delsea Dr., Franklinville	(856) 694-4272	Jan - Feb, 9 am - 5 pm; Mar - Dec, 9 am - 8 pm (Sun 10 am - 5 pm)	Trees & shrubs, flowers & herbs, bedding plants
Victor's Garden World	1491 Hurffville Rd, Deptford	(856) 401-8475		Trees & shrubs, flowers and herbs, fruits
Visalli's Farm Market	140 Swedesboro Rd., Mullica Hill	(856) 478-2989	Daily, Apr. thru Oct., 8 AM - 7:30 PM	Fruits & Vegetables, Sweet Corn, Strawberries, Asparagus, Beddings Plants
Wm. Schober Sons, Inc.	1125 Monroeville Rd., Monroeville	(856) 694-1212	July - December, Monday - Saturday, 8 am - 5 pm	Apples, peaches, nectarines, tomatoes, peppers, white potatoes, yams, cabbage, broccoli, cauliflower, cantaloupes, watermelons, eggplants, sugar corn, pumpkins

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Market	Address	Phone	Open	Products
Zee Orchards	708 Mullica Hill Rd., Glassboro	(856) 589-3891	Daily, July - October, 9 am - 6 pm	Apples, peaches, nectarines, plums
Zielke's Greenhouses, Inc.	292 Radix Rd., Williamstown	(856) 629-7233		Bedding plants
Zimmerman Farm	425 Salina Rd., Sewell	(856) 468-1611	Daily, Apr. - Dec 24; Jan. - Mar. Saturday & Sunday, 8 AM - 7 PM	Produce (June - Oct.), Pumpkins, Corn Stalks, Flowers, Preserves, Baked Goods

Source: Jersey Fresh 2007, Rutgers Cooperative Extension of Gloucester County 2007

Appendix B-2: Agritourism in Gloucester County

Market	Location	Activities
Creamy Acres Farm	448 Lincoln Mill Road, Mullica Hill	On-Farm Activities, Farm Market Products, Events & Activities by Arrangement
Dorsett Farms	169 Russell Mill Road, Woolwich	On-Farm Activities, Events & Activities by Arrangement
Duffield's Farm Market	Greentree Rd. & Chapel Heights Rd., Sewell	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement
Farmer Frank's Farm Market	165 Mantua Rd., Mt. Royal	Farm Market Products
Fehlauer Farm	631 Swedesboro Rd., Gibbstown	Pick Your Own
Fruitwood Farms	419 Elk Rd., Monroeville	Pick Your Own, Farm Market Products
Heritage Station	480 Mullica Hill Rd. & Route 322, Richwood	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement
Mood's Farm Market	901 Bridgeton Pike, Mullica Hill	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement
Savoie Organic Farm	990 East Malaga Road, Williamstown	Farm Market Products
Wm. Schober Sons, Inc.	1125 Monroeville Rd., Monroeville	Farm Market Products

Source: Jersey Fresh, 2007

Appendix B-4.: Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties

Name	Location	County	Phone
Amazon Produce Network	809 Kings Croft, Cherry Hill	Camden	(856) 321-3400
Atlantic County Provision Buena Vista	789 Harding Hwy, Newfield	Gloucester	(856) 697-1840
B & B Produce Inc	11 Seth Dr, Hammonton	Atlantic	(609) 561-8835
B & B Produce Incorporated	1008 N Main Rd, Vineland	Cumberland	(856) 691-0721
B & B Produce Incorporated	935 11th St, Hammonton	Atlantic	(609) 561-8835

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Name	Location	County	Phone
B F Mazzeo	601 New Rd, Northfield	Atlantic	(609) 641-6608
Bacigalupo R Trucking	1850 E Oak Rd, Vineland	Cumberland	(856) 692-1440
Bassetti Joe	1088 N Main Rd, Vineland	Cumberland	(856) 691-7006
Bifulco Farms Inc	1145 N Main Rd, Vineland	Cumberland	(856) 696-9392
Bramante Farms	509 Sicklerville Rd, Sicklerville	Camden	(856) 629-7698
Buy It Fresh	105 W Broad St, Gibbstown	Gloucester	(856) 224-0005
Catalano Farms	11 Pointers Auburn Rd, Swedesboro	Gloucester	(856) 769-3249
Cherry Hot Shots Incorporated	215 N Mill Rd, Vineland	Cumberland	(856) 696-0940
Consalo Wm & Sons	1269 N Main Rd, Vineland	Cumberland	(856) 692-4414
D Spina & Sons	165 Haines Neck Rd, Salem	Salem	(856) 299-1940
Diamond Blueberry Incorporated	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-3661
Don A Lynn Prod Incorporated	114 S Main Rd, Vineland	Cumberland	(856) 691-3711
Donald Myers Produce Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 692-4084
Donio Trucking Company	692 N Egg Harbor Rd, Hammonton	Atlantic	(609) 561-2466
Formisano Farms Produce & Seeds	313 Plymouth St, Buena	Atlantic	(856) 697-0909
Fresh Ware LLC	1404 E Oak Rd, Vineland	Cumberland	(856) 794-1408
Fruitwood Orchards Honey	419 Elk Rd, Monroeville	Salem	(856) 881-7748
G A Restuccio Incorporated	392 S Egg Harbor Rd, Hammonton	Atlantic	(609) 561-5205
Garden State Produce Distribution	598 10th St, Hammonton	Atlantic	(856) 691-3711
Garrison C & D	981 Burlington Rd, Elmer	Salem	(856) 358-3889
Ginos Wholesale Fruit & Produce	373 S White Horse Pike, Hammonton	Atlantic	(609) 561-8199
Gloucester County Packing Company	535 Glassboro Rd, Woodbury Heights	Gloucester	(856) 845-0195
Heritage Treefruit LLC	124 Richwood Rd, Mullica Hill	Gloucester	(856) 589-6090
Kopke William H Jr Incorporated	701 N Broadway, Gloucester City	Camden	(856) 456-2203
Krichmar Produce Co Inc	1850 E Oak Rd, Vineland	Cumberland	(856) 563-0040
Krichmar Produce Company Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 563-0059
Leone Alfred S Produce Incorporated	1145 N Main Rd, Vineland	Cumberland	(856) 794-2794
Maple Run Farms	55 Main St, Cedarville	Cumberland	(856) 447-5233
Metzler Systems Incorporated	535 Glassboro Rd, Woodbury Heights	Gloucester	(856) 845-8883
Midlantic Sweetener Co Inc	1249 Mays Landing Rd, Hammonton	Atlantic	(609) 704-7577
Millbridge Farms Incorporated	1831 Vine Rd, Vineland	Cumberland	(856) 794-3196
Missa Bay Citrus Company	3 Mallard Ct, Swedesboro	Gloucester	(856) 241-9161
Missa Bay Citrus Company	2333 Center Square Rd, Swedesboro	Gloucester	(856) 241-0900
Nardelli Bros	54 Main St, Cedarville	Cumberland	(856) 447-4621
Parzanese Salvatore	595 Spring Rd, Hammonton	Atlantic	(609) 561-5586
Produce Junction Incorporated	320 Beverly Rancocas Rd, Willingboro	Burlington	(609) 835-1911

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Name	Location	County	Phone
Produce Services of America	2321 Industrial Way, Vineland	Cumberland	(856) 691-0935
Raio Produce Co Inc	557 Oak Rd, Hammonton	Atlantic	(609) 567-1070
Raio Produce Company Incorporated	181 Pine Rd, Hammonton	Atlantic	(609) 567-1070
Red Eagle Produce & Ice Cream	555 N Evergreen Ave, Woodbury	Gloucester	(856) 845-5885
Rigo Produce Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 696-5531
Russos Fruit & Vegetable Farm Incorporated	186 Carranza Rd, Tabernacle	Burlington	(609) 268-0239
Santelli Trucking Inc	1404 E Oak Rd, Vineland	Cumberland	(856) 692-1040
Seaburst Farms	109 N Broad St, Woodbury	Gloucester	(856) 853-1101
Seashore Fruit & Produce Company	800 N New York Ave, Atlantic City	Atlantic	(609) 345-3229
South Jersey Produce Cooperative Association Incorporated	4470 Italia Ave, Vineland	Cumberland	(856) 692-6600
Tilton Produce	2618 Tilton Rd, Egg Harbor Township	Atlantic	(609) 645-9599
Twin State Farms	310 N East Blvd, Landisville	Atlantic	(856) 697-2377
Vandenberg Jac Company	2321 Industrial Way, Vineland	Cumberland	(856) 691-0947
Vandenberg Jac Company	701 N Broadway, Gloucester City	Camden	(856) 456-8003
Variety Farms Incorporated	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-0612
Verchios Produce Outlet	272 Hurffville Cross keys Rd, Sewell	Gloucester	(856) 262-0830
Zambito Produce Sales Incorporated	44 Cooper St, Woodbury	Gloucester	(856) 686-4810

Source: *YellowPages.com*

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APPENDIX C: Agricultural Support and Service Businesses in the Woolwich Region

Appendix C-1: Agricultural Support Businesses in Cumberland, Gloucester and Salem Counties

Supplier	Address	Town	County	Phone
Barbara's Fuel Supply	280 Alloway Aldine Road	Woodstown, NJ 08098-2048	Salem	(856) 769-1965
Bos Tack & Trailer Sales	331 Morton Ave	Millville, NJ 08332	Cumberland	(856) 451-2830
Carter Aviation & Aero Service Llc	Tuckahoe Road	Williamstown, NJ 08094	Gloucester	(856) 629-6699
Catalano Equipment Llc	122 Marlton Rd	Woodstown, NJ 08098	Salem	(856) 769-0787
Cedar Lane Feed	21 Cedar Lane	Elmer, NJ 08318-2646	Salem	(856) 358-5400
Coleman Glendon Feeds & Limes	89 Aldine Shirley Road	Elmer, NJ 08318-2824	Salem	(856) 358-8386
Coleman Irrigation Sales & Service	129 Canhouse Road	Elmer, NJ 08318-2806	Salem	(856) 358-4740
Cresci Farm Supply	4703 E Landis Ave	Vineland, NJ 08361	Cumberland	(856) 691-3881
Crossroads Trailers Sales	1230 Harding Hwy	Newfield, NJ 08344	Gloucester	(800) 545-4497
Daminger's Country Store	641 Main Street	Sewell, NJ 08080-4423	Gloucester	(856) 468-0822
Dare's Feed & Pet Supply	591 Shiloh Pike	Bridgeton, NJ 08302	Cumberland	(856) 451-2114
Equine Essentials Incorporated	240 Franklinville Rd	Swedesboro, NJ 08085	Gloucester	(856) 241-8088
Falciani Farmers Package Supply Incorporated	2676 Harding Hwy	Newfield, NJ 08344	Gloucester	(856) 694-3579
Farm-Rite	122 Old Cohansey Road	Shiloh, NJ 08353	Cumberland	(856) 451-1368
Farm-Rite Inc	122 Old Cohansey Road	Bridgeton, NJ 08302-6761	Cumberland	(856) 451-1368
Fiocchi D L	1142 Panther Rd	Vineland, NJ 08361	Cumberland	(856) 691-7907
Fogg Leslie G Inc	563 Stow Creek Road	Bridgeton, NJ 08302-6561	Cumberland	(856) 935-5145
Foster Equipment Sales, Farm Implements	Pittsgrove Road	Elmer, NJ 08318	Salem	(856) 358-2880
Garoppo Stone & Garden Center LLC	40 State St	Elmer, NJ 08318	Salem	(856) 697-4444
Gideons International	US Highway 40 North	Elmer, NJ 08318	Salem	(856) 358-8128

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Supplier	Address	Town	County	Phone
Gloucester County Irrigation Supply	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Harz Fred & Son	US Highway 40 North	Elmer, NJ 08318	Salem	(856) 358-8128
J & S Agway	Shiloh Pike	Bridgeton, NJ 08302	Cumberland	(856) 455-8010
Jesco Inc	1275 Bloomfield Avenue Suite 5	Fairfield, NJ 07004-2736	Cumberland	(973) 227-2221
John Deere Dealership	670 Route 40	Elmer, NJ 08318	Salem	(856) 358-2880
Lakeside Service & Supply Llc	325 South Main Street	Elmer, NJ 08318-2251	Salem	(856) 358-2444
Lawns by Walt		Elmer, NJ 08318	Salem	(856) 358-6741
Lee Rain Inc	2079 East Wheat Road	Vineland, NJ 08361-2552	Cumberland	(856) 691-4030
Lee Tractor Co	1 Old Deerfield Pike	Bridgeton, NJ 08302-3744	Cumberland	(856) 451-8376
Leslie G Fogg Inc	563 Stow Creek Road	Bridgeton, NJ 08302-6561	Cumberland	(856) 451-2727
Nicholsons Farm Supplies	Glassboro Aura Rd	Monroeville, NJ 08343	Salem	(856) 881-8719
Nu Rain Irrigation Llc	4251 Genoa Avenue	Vineland, NJ 08361-7918	Cumberland	(856) 794-3054
Packaging Corps of America	217 West Peach Street	Vineland, NJ 08360-3650	Cumberland	(609) 561-2410
Pole Tavern Equipment Sales Corp	1880 North Delsea Drive	Vineland, NJ 08360-1980	Cumberland	(856) 696-9398
Quartermill Farm & Supply	2325 W Main St	Millville, NJ 08332	Cumberland	(856) 825-5244
Rainman	539 Watsons Mill Road	Elmer, NJ 08318-2910	Salem	(856) 769-3989
Reuben JJ	Grant Avenue & Main	Vineland, NJ 08360	Cumberland	(856) 692-4308
Rook's Farm Supply Inc	163 Route 77	Elmer, NJ 08318-2662	Salem	(856) 358-3100
Schalick Mills Inc	100 Front Street	Elmer, NJ 08318-2139	Salem	(856) 358-2323
Schaper Bros and Farms Supplies	913 Landis Avenue	Elmer, NJ 08318-4048	Salem	(856) 455-1640
Select Sire Power		Elmer, NJ 08318	Salem	(856) 358-3933
South Jersey Farmers Exchange	101 East Avenue	Woodstown, NJ 08098-1318	Salem	(856) 769-0062
South Jersey Sprinkler Irrigation		Glassboro, NJ 08028	Gloucester	(856) 863-0680
Tanger Chas W Feed	1577 Hurffville Rd	Sewell, NJ 08080	Gloucester	(856) 227-0436

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Supplier	Address	Town	County	Phone
Tractor Supply Company	3095 S Delsea Dr	Vineland, NJ 08360	Cumberland	(856) 691-3101
Tri County Equipment	US Highway 40 & Stat	Vineland, NJ 08360	Cumberland	(856) 697-1414
Turner Walt Farm	539 Watsons Mill Road	Elmer, NJ 08318-2910	Salem	(856) 769-3989
V Puzio Dairy Inc	480 US Highway 46	Fairfield, NJ 07004-1906	Cumberland	(973) 808-0400
W & W Farm Supply Inc	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Walt's Dixie Chopper	539 Watsons Mill Road	Woodstown, NJ 08098-2057	Salem	(856) 358-6741
Ward Bishop Farms & Feeds	16 Pine Tavern Rd	Elmer, NJ 08318	Salem	(856) 358-3923
Warren's Hardware and Heating Service	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Williamson J W Co	Aura-Hardingville Road	Monroeville, NJ 08343	Salem	(856) 881-3267
Woodstown Farm Supply	110 East Grant Street	Woodstown, NJ 08098	Salem	(856) 769-1800
Woodstown Ice & Coal Co	50 East Grant Street	Woodstown, NJ 08098-1416	Salem	(856) 769-0069

Source: AllPages.com, YellowPages.com, 2007.

**Appendix C-2: Food Products Distributors and Brokers in Burlington, Camden,
Cumberland, Gloucester, and Salem Counties**

Name	Location	County
ABC Enterprises	66 Bells Lake Dr Turnersville, NJ 08012	Gloucester
Avalon Fine Food	617 Chapel Ave W Cherry Hill, NJ 08002	Camden
Ben Dor Sales	510 Liberty St, Camden, NJ 08104	Camden
Brandywine Brokerage Co	505 White Horse Pike, Haddon Heights, NJ 08035	Camden
Buona Vita Inc	1 Industrial Blvd S, Bridgeton, NJ 08302	Cumberland
Cappetta Associates Food Brkrs	8 Blossom Ct. Cherry Hill, NJ 08003	Camden
Chase Sales Co	320 Haddon Ave, Westmont, NJ 08108	Camden
Chelten House Products Inc	607 Heron Drive, Bridgeport, NJ 08014	Gloucester
Del Monte Corporation	Lock Avenue, Swedesboro, NJ 08085	Gloucester

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Name	Location	County
Del-Val Foods	104 Maple Leaf Ct, Glassboro NJ 08028	Gloucester
Demitri M	199 Dundee Dr, Williamstown NJ 08094	Gloucester
Dimar Foods Corp	144 Black Horse Pike, Mt Ephraim, NJ 08059	Camden
D L Matthews & Co	100 Dartmouth Drive, Swedesboro, NJ 08085	Gloucester
D'Orazio Foods Inc	State Highway 47 North, Deptford, NJ 08096	Gloucester
Eagle Distribution Inc	103 Sewell Rd, Sewell, NJ 08080	Gloucester
Eatem Foods Inc	1829 Gallagher Dr, Vineland, NJ 08360	Cumberland
En Enterprises Inc	6728 Dewey Ave, Pennsauken, NJ 08110	Camden
F & S Produce	913 Bridgeton Ave, Rosenhayn, NJ 08352	Cumberland
Facts Enterprises	835 Canal St Blackwood, NJ 08012	Camden
Foods Etc	1001 Lower Landing Rd # 303, Blackwood, NJ 08012	Camden
Foods Galore Inc	9246 Commerce Hwy Pennsauken, NJ 08110	Camden
General Mills Food Service	1200 S Church St, Mt Laurel, NJ 08054	Burlington
Gino's Provision Incorporated	7 Hill Farm Way, Swedesboro, NJ 08085	Gloucester
Heims Pure Foods Inc	218 Powell St, Gloucester City, NJ 08030	Camden
H & S Provisions Inc	1478 S Broadway, Camden, NJ 08104	Camden
Intercity Foods	1600 Federal St, Camden, NJ 08105	Camden
J & J Snack Foods Corporation	361 Benigno Boulevard, Bellmawr, NJ 08031	Camden
J J Foods Inc	218 Salina Road, Sewell, NJ 08080	Gloucester
Katz's	410 Kaighns Ave, Camden, NJ 08103	Camden
M Zukerman & Co	270 N Delsea Dr, Vineland, NJ 08360	Cumberland
Mamacita Inc	2851 Industrial Way, Vineland, NJ 08360	Cumberland
Marketing Specialists Corp	5880 Magnolia Ave Merchantville, NJ 08109	Camden
Milano Foods Inc	824 E Gate Dr # D, Mt Laurel, NJ 08054	Burlington

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Name	Location	County
Mil-Ray Food Co	26 Cedar Hill Dr, Sicklerville, NJ 08081	Camden
MV Foods	300 Heron Dr, Logan Township NJ 08085	Gloucester
Orrs Specialty Foods LLC	169 Wolfert Station Rd, Mullica Hill NJ 08062	Gloucester
Pace Foods Inc	1 Campbell Pl, Camden, NJ 08103	Camden
Pace Target Brokerage	716 Clayton Rd, Williamstown NJ 08094	Gloucester
Pennant Foods	280 Jessup Rd, Thorofare, NJ 08086	Gloucester
Philadelphia Brokerage Co	2201 Route 38 # 616, Cherry Hill, NJ 08002	Camden
Pride Marketing Assoc Inc	Franklinville, NJ 08322	Gloucester
Progresso Quality Foods	500 E Elmer Rd, Vineland, NJ 08360	Cumberland
Puratos Corp	8030 National Hwy, Pennsauken, NJ 08110	Camden
QSI Enterprises Inc	1001 Lower Landing Rd # 307, Blackwood, NJ 08012	Camden
Quality Brokerage	15 Willow St Blackwood, NJ 08012	Camden
Relative Foods	496 E Weymouth Rd, Vineland, NJ 08360	Cumberland
SK Wholesale Food Distributors	628 Whig Lane Road, Monroeville, NJ 08343	Salem
Southside Food Service	7300 S Crescent Blvd, Merchantville, NJ 08109	Camden
Stavola Foods	Frontage Rd & Route 47, Westville, NJ 08093	Gloucester
Tokyo House	7550 S Crescent Blvd, Merchantville, NJ 08109	Camden
Utz Quality Foods Inc	1570 Grandview Ave, Paulsboro, NJ 08066	Gloucester
Wagner Provisions Co	54 East Broad Street, Gibbstown, NJ 08027	Gloucester
WCLD	701 North Broadway, Gloucester City, NJ 08030	Camden

Source: *YellowPages.com*

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Appendix C-3: Cold Storage Warehouses in Atlantic, Camden, Cumberland, Gloucester, and Salem Counties

Name	Location	County	Phone
C R England & Sons	403 Dultys Ln, Burlington	Burlington	(609) 386-8034
Cumberland Cold Storage Compressor Room	85 Finley Rd, Bridgeton	Cumberland	(856) 455-1499
Cumberland Freezers	6 N Industrial Blvd, Bridgeton	Cumberland	(856) 451-8300
Davy Cold Storage LLC	2055 Demarco Dr, Vineland	Cumberland	(856) 205-9490
Dockside Refrigerated Warehouse of Philadelphia	8 Oregon Ave, Cherry Hill	Camden	(215) 271-3021
Eastern Pro Pak	800 Ellis Mill Rd, Glassboro	Gloucester	(856) 881-3553
First Choice Freezer & Cold Storage	396 N Mill Rd, Vineland	Cumberland	(856) 696-8878
Four Seasons Cold Storage Incorporated	590 Almond Rd, Elmer	Salem	(856) 696-2288
Garden State Freezer & Cold Storage Incorporated	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4224
Garden State Freezers Inc	540 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4250
Garden State Freezers Inc	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4666
Garden State Freezers Inc	217 Harrisonville Way, Mullica Hill	Gloucester	(856) 223-8689
Jackly Holding LLC	300 Atlantic Ave, Camden	Camden	(856) 614-1001
Kmt Brrr Inc	1042 W Parsonage Rd, Bridgeton	Cumberland	(856) 455-0031
Land Olakes Incorporated	2041 Us Highway 130, Roebling	Burlington	(609) 499-3810
Light Impact US	600 Columbia Ave Ste A, Millville	Cumberland	(856) 327-2555
Lucca Cold Freezer	2321 Industrial Way, Vineland	Cumberland	(856) 563-1246
Luccas Freezer & Cold Storage	181 Pine Rd, Hammonton	Atlantic	(609) 561-3100
Lucca's Freezer & Cold Storage	2321 Industrial Way, Vineland	Cumberland	(856) 692-3202
Mid Eastern Cold Storage Incorporated	97 N Mill Rd, Vineland	Cumberland	(856) 691-3700
Mullica Hill Cold Storage Incorporated	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4200
RLS Cold Storage LLC	1250 Dutch Mill Rd, Newfield	Gloucester	(856) 694-3216
Safeway Freezer Storage Incorporated	97 N Mill Rd, Vineland	Cumberland	(856) 691-9696
South Jersey Cold Storage	546 Franklinville Rd, Mullica Hill,	Gloucester	(856) 223-1883

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Name	Location	County	Phone
South Jersey Cold Storage	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 223-1882
South Jersey Cold Storage	100 Dartmouth Dr, Swedesboro	Gloucester	(856) 241-2004
Store Rite Freezer Storage	215 N Mill Rd, Vineland	Cumberland	(856) 696-0055
Timberline Cold Storage Inc	55 Commerce Ave, Pitman	Gloucester	(856) 589-3130
United States Cold Storage Incorporated	100 Dobbs Ln, Cherry Hill	Camden	(856) 354-8181
Vineland Ice & Storage	544 E Pear St, Vineland	Cumberland	(856) 692-3990

Source: *YellowPages.com*

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APPENDIX D

FARMLAND PRESERVATION PROGRAM – WOOLWICH TOWNSHIP
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 preserved farm indicated _____

Add 1 point for each 8-Year farm indicated _____

Subtotal for this Category: _____

Boundaries and Buffers (multiply percentage as indicated):

Deed Restricted Farmland (permanent) x 0.20: _____

Deed Restricted Wildlife Areas x 0.18: _____

Streams (perennial) and Wetlands x 0.18: _____

Cemeteries x 0.16: _____

Parks (limited public access) x 0.14: _____

Military installations x 0.14: _____

Golf Course (public) x 0.14: _____

8 year program / EP Applications x 0.13: _____

Highway (limited access) or Railroads x 0.10: _____

Farmland (unrestricted) x 0.06: _____

Woodlands x 0.06: _____

Parks (high use) x 0.05: _____

Residential Development x 0.00: _____ N/A

Residential (<5 acres w/o infrastructure) x 0.00: _____ N/A

Commercial x 0.00: _____ N/A

Industrial x 0.00: _____ N/A

Schools x 0.00: _____ N/A

Subtotal for this Category _____

Tillable Acres (multiply percentage as indicated):

Cropland Harvested x 0.15: _____

Cropland Pastured x 0.15: _____

Permanent Pasture x 0.02: _____

Woodlands x 0.00: _____ N/A

Wetlands x 0.00: _____ N/A

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Other x 0.00:

_____N/A_____

Subtotal for this Category

Soils (multiply percentage as indicated):

Prime x 0.15:

Statewide x 0.10:

Unique x 0.125:

Locals x 0.05:

Other x 0.00:

Subtotal for this Category

Imminence of Change or Conversion:

If the premises are 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:

Subtotal for this Category

Final Ranking (Add all subtotals):

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APPENDIX E: FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

The **Conservation Reserve Program (CRP)** is offered by NRCS and administered by the Farm Service Agency. It provides technical and financial aid and gives farmers assistance in complying with federal, state and tribal environmental laws. The primary environmental goals of this program include reducing soil erosion, reducing sedimentation in streams and lakes, improving water quality, establishing wildlife habitat, and enhancing forest and wetland resources. Website: <http://www.nrcs.usda.gov/programs/crp/>.

The State of New Jersey partnered with the USDA to help farmers protect water quality by establishing a \$100 million **Conservation Reserve Enhancement Program (CREP)**, which is the New Jersey version of the federal program. Under an agreement signed by Governor McGreevy in February 2004, the USDA provides \$77 million and the state contributes \$23 million for New Jersey farmers to install stream buffers, in order to reduce the flow of nonpoint source pollution into the state's waterways. New Jersey's goal is to enroll 30,000 acres of agricultural land into this state-federal program over a 10-year period. Types of buffers to be installed include trees, shrubs, vegetative filter strips, contour grass strips and grass waterways. Under the program, a landowner installs and maintains approved practices through a 10 or 15-year rental contract agreement. A landowner entering the state Farmland Preservation Program or Green Acres Program also may opt for a permanent easement under the Conservation Reserve Enhancement Program. This would provide additional payment for permanent maintenance of approved conservation practices. The program will pay landowners annual rental and incentive payments for participating in the program, as well as 100 % of the cost to establish approved practices. Additional information can be found at www.fsa.usda.gov or contact the local FSA office or Soil and Water Conservation District Office.

Another program targeted for wetlands preservation is called the **Wetlands Reserve Program (WRP)**. WRP is a voluntary resource conservation program that provides landowners with the opportunity to receive financial incentive to restore, protect and enhance wetlands in exchange for returning marginal land from agriculture. WRP is made possible by a reauthorization in the Farm Security and Rural Investment Act of 2002 known as the Farm Bill. The program has three enrollment options: permanent easement, 30-year easement, or restoration cost-share agreement, which has a minimum 10-year commitment. Applications are accepted on a continuous basis and may be obtained and filed at any time. Please see the website for more details: www.nrcs.usda.gov/programs/farmbill/2002/

The **Grassland Reserve Program (GRP)** is a conservation program authorized by the Farm Bill 2002. GRP is a voluntary program that protects grasslands, pasturelands, and rangelands without prohibiting grazing. Participants voluntarily put limitations on the future land use of their land while retaining the ability and right to conduct grazing practices, hay production, mow or harvest for seed production, conduct fire rehabilitation, and construct firebreaks and fences. There are four enrollment options: permanent easement; 30-year easement; rental agreement, which is available in 10, 15, 20 or 30-year contracts; and restoration agreement. Participants are compensated in different ways according to the enrollment option. For more information and application procedures visit the GRP website: www.fsa.usda.gov/dafp/GRP/default1.htm

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APPENDIX E (CONT'D.): FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

The **Landowner Incentive Program (LIP)** is a preservation program for private landowners who wish to protect and conserve rare wildlife habitat and species. LIP is funded by the U.S. Fish and Wildlife Service and administered by the New Jersey Department of Environmental Protection's Division of Fish and Wildlife Endangered Nongame Species Program. Participating landowners receive both technical and financial assistance through this competitive grant program. Generally a five-year minimum commitment is required and longer terms are preferred. A 25% cost share is required of the landowner. While the LIP is seeking funding for additional habitat protection projects, it may be another year before grants are available. To learn more about the program in general visit the website: http://www.state.nj.us/dep/fgw/ensp/lip_prog.htm

The **State Agricultural Development Committee (SADC) in New Jersey** has made soil and water conservation grants available as part of the Farmland Preservation Program. The grants give landowners up to 50% of costs associated with approved soil and water conservation projects. Farms are only eligible if they are already enrolled in a permanent or 8-year easement program. Soil projects can include measures to prevent or control erosion, control pollution on agricultural land, and improve water management for agricultural purposes. Projects must be completed within three years of SADC funding approval. However, under special circumstances the grant may be renewed for an additional year. For more information contact the local Soil Conservation District or the State Agricultural Development Committee at (609) 984-2504 or visit the website: <http://www.state.nj.us/agriculture/sadc/sadc.htm> for additional details.

The **Wildlife Habitat Incentives Program (WHIP)** is similar to those above in that it is also a USDA voluntary program, but differs in that WHIP targets landowners who want to preserve and protect fish and wildlife habitat on non-federal lands. The program provides technical and cost sharing provisions to protect these environments. Enrollment consists of a cost share agreement lasting from 5 to 10 years. In New Jersey, NRCS has received over \$900,000 to implement WHIP since 1998, where the majority of funds have been used for cost share payments to landowners. A state plan has been developed in New Jersey and targets several areas as priority wildlife habitat areas. NRCS has also targeted a priority species – the bog turtle – for protection. For more information visit the NRCS New Jersey website: www.nj.nrcs.usda.gov

The **Environmental Quality Incentives Program (EQIP)** is also a part of the reauthorized Farm Bill of 2002. EQIP is a voluntary program that focuses on conservation that promotes both agricultural production and environmental quality. The program itself offers technical and financial assistance with installation and implementation of structural and management practices on agricultural land. EQIP features a minimum contract term compared to other programs lasting a maximum of 10 years. Landowners are eligible for incentive and cost share payments of up to 75% and sometimes up to 90% while still engaging in livestock or agricultural production activities. For more information please visit the website: www.nrcs.usda.gov/programs/eqip

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APPENDIX E (CONT'D.): FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

The **Conservation Security Program (CSP)** is a voluntary program administered by the NRCS and authorized by the Farm Bill 2002. This program is intended to promote conservation and improvement of soil, water, air, energy, plant and animal life, etc. on tribal and private working lands. Working lands refer to a variety of land types including crop land, grass land, prairie land, improved pasture and range land. In some cases, forested lands would also be included in this category. CSP is available in 50 states, as well as the Caribbean and Pacific Basin areas, and provides equal access to funding. For more information please visit the website: www.nrcs.usda.gov/programs/csp/

The **Forestland Enhancement Program (FLEP)** is also authorized through the Farm Bill 2002 and replaces the Stewardship Incentives Program (SIP) and the Forestry Incentives Program (FIP). FLEP is a voluntary program for landowners of nonindustrial private forest and provides technical, educational and cost-sharing assistance in an effort to promote the conservation of these forested areas. Landowners must have a forest management plan and are limited to 1,000 acres per year for the cost-share practices. For more information about this program please visit the website: <http://www.fs.fed.us/spf/coop/programs/loa/flep.shtml> and the National Association of State Foresters website to find your local agency: www.stateforesters.org

The **Farm and Ranch Lands Protection Program (FRPP)** is a voluntary land conservation program that assists farmers to keep their lands for agricultural purposes. FRPP provides matching funds to those provided by state, tribal, local government or nongovernment organizations offering farm and ranch protection programs designed to purchase conservation easements. The FRPP is authorized by the Farm Bill 2002 and managed by the NRCS. Conservation easements are purchased by the state, tribal or local entity. Participating landowners agree not to convert their land to nonagricultural uses, as well as to develop a conservation plan for any highly erodable lands. Landowners do, however, maintain all of their rights to utilize their land for agricultural purposes. For more information about FRPP please visit the website: www.nrcs.usda.gov/programs/farmland/2002/ and search for the Farm and Ranch Lands Protection Program.

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Appendix F: Woolwich Township Right – to – Farm Ordinance

**ORDINANCE REPEAL ARTICLE 18 OF CHAPTER 203 RIGHT TO FARM
ORDINANCE AND REPLACING WITH THE FOLLOWING
2005-07**

WHEREAS, Article 18 of Chapter 203 of the Code of the Township of Woolwich incorporates a “Right to Farm” Ordinance; and

WHEREAS, it is the intent of this ordinance to repeal this ordinance and replace it with the following:

NOW THEREFORE be it ordained by the Township Committee of the Township of Woolwich as follows:

- A. As used in this ordinance, the following words shall have the following meanings:

“Commercial Farm” means:

1. A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500.00 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.; or
2. A farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000.00 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

“Farm Management Unit means a parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise.

“Farm Market” means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.00.

“Pick-your-own operation” means a direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

- B. The right to farm is hereby recognized to exist in the Township of Woolwich and is hereby declared a permitted use in all zones of the Township of Woolwich. This right to farm includes, but not by way of limitation:
1. Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.
 2. Housing and employment of necessary farm laborers.
 3. Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
 4. The grazing of animals and use of range for fowl.
 5. Construction of fences.
 6. The operation and transportation of large, slow moving equipment over roads within the Township of Woolwich.
 7. Control of pests, including, but not limited to insects and weeds, predators and diseases of plants and animals.
 8. Conduction of agricultural related educational and farm based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.
 9. Use of any and all equipment, including, but not limited to; irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
 10. Processing and packaging of the agricultural output of the commercial farm.
 11. The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with Woolwich Township standards.
 12. The operation of a pick-your-own operation with attendant signage.
 13. Replenishment of soil nutrients and improvement of soil tilth.
 14. Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
 15. on-site disposal of organic agricultural wastes.
 16. The application of manure and chemical fertilizers, insecticides and herbicides.
 17. Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.

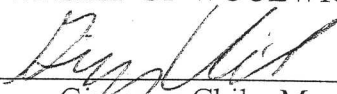
Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L. 1968, c.410 (C.52:14B-1 et seq.).

- C. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:
- (a) promulgated as rules by the State Agriculture Development Committee;
 - (b) recommended as site-specific agricultural management practices by the county agriculture development board;
 - (c) approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or
 - (d) recommended by the Rutgers Agricultural Experiment Station.
- D. The foregoing activities must be in conformance with applicable Federal and State law.
- E. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.
- F. It is hereby determined that whatever nuisance may be caused to others by these foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general.
- G. Any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable county agriculture board, or the State Agriculture Development Committee in counties where no county board exists, prior to filing an action in court.
- H. To help parties resolve conflicts involving the operation of commercial farms, the State Agriculture Development Committee has also established an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.

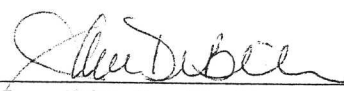
Any provision in any Ordinance that is inconsistent with this Ordinance is hereby repealed to the extent of that inconsistency.

This ordinance shall become effective upon final adoption and proper advertisement in accordance with law.

TOWNSHIP OF WOOLWICH


Giuseppe Chila, Mayor

ATTEST:


Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 22nd day of February, 2005. It will further be considered for adoption upon second reading and subsequent to a public hearing to be held on such Ordinance, at a regular meeting of the Township Committee to be held on the 21st day of March, 2005, at the Woolwich Township Municipal Building, beginning at 7:30 p.m.


Jane DiBella, Clerk

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APPENDIX G

IS YOUR TOWN FARM FRIENDLY?

Practical Land Use Ordinances and Regulations

Does your town...

...have a detailed section on agriculture in the Town Master Plan? The Master Plan is the big picture view of what land uses are encouraged, protected, or excluded within a town. Does your town's Master Plan refer to "maintaining rural character", but overlook agriculture as the primary component? Agriculture shouldn't be an afterthought!

...allow agricultural uses in more than one zoning district? Agricultural businesses are not the same as other commercial development. Some towns confine agricultural businesses to the commercial zone only, while other towns prohibit such uses in the commercial zone! Farm enterprises are often hybrids of several different uses; ordinances and regulations should allow farm businesses flexibility.

...allow simpler design standards for Site Plan Review regulations on agricultural businesses limited to seasonal use? Simpler standards for certain aspects of Site Plan Review regulations make sense for agricultural uses, such as parking requirements for seasonal retailing or events. When agricultural uses are limited in scope and impact, they need not be treated as if they were year-round permanent businesses. Does your town apply the same site design requirements to a seasonal farm stand as to a grocery store?

...allow flexibility in regulations to accommodate the unusual needs of agricultural businesses? Both the land use impact and the off-site impact of a seasonal farm business are much less than that of a full-time business. Pick-your-own strawberries or Christmas tree farm businesses can't be viable in a town that treats farms like all other retailers. Do your town's regulations provide for reduced restrictions such as expanded hours of business operation, temporary signs, parking near pick-your-own fields, or on street parking?

...require buffer zones between farmland and residential uses? The old saying "good fences make good neighbors" has a modern corollary that says "good buffer zones make new neighbors good neighbors." New development should not place the burden on existing farms to give up boundary land as a buffer zone between agricultural and residential uses. New residential development should provide for its own buffer zone and/or landscape plantings for screening when necessary.

...provide for the agricultural use of open space land created by innovative residential subdivisions? Many towns have adopted innovative subdivision regulations like cluster housing, which provide for setting aside open space land within the subdivision. Ideally, such land should be the most valuable agricultural land, be big enough for commercial agricultural purposes, and specifically allow long term agricultural use to provide consistent resource management. Smaller plots of set aside land could accommodate community gardens. Land set aside for open space can stay productive agricultural land and at the same time contribute to the ecological health and scenic quality of the area -- instead of becoming grown over with brush.

....allow off-site signs to attract and direct farm stand customers? 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 (such as strawberries, corn, apples) are vitally important.

...allow accessory uses to agriculture? Remember, it's not just the farmland that makes farming possible: businesses related to agriculture (veterinarians, equipment and supply dealers, custom farm providers, feed milling and delivery, etc.) have to be close enough to serve farmers' needs.

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Fair Enforcement of Local Regulations

Does your town...

<p>...have a consistent policy approach for local land use procedures that deal with agriculture? Planning Boards, Zoning Boards, and Conservation Commissions have different responsibilities, but a common regulatory outlook is possible. Update your Master Plan to express the value agriculture contributes to your town's quality of life through open space, wildlife habitation, watershed purification and natural resource preservation. Establish a policy presumption that agriculture is of beneficial use in your town, and fairness will follow.</p>
<p>...have a good idea of how much agriculture there is in town? Consider having a Town appointed committee formulate an Agricultural Profile to demonstrate the economic, cultural, and resource stewardship value of agriculture in your Town. People often carry the misconception that "there's no agriculture in our town" if they don't see cows and red barns. Agriculture in New Hampshire stretches from apples and bees to yaks and zinnias!</p>
<p>...allow roadside stands or pick-your-own operations by right? Consider amending your Town's zoning ordinance so that certain agricultural operations don't need a Special Exception or Variance. Write flexibility into ordinances or regulations that may apply to agricultural land uses so the intent is clearly to promote such use, not to deny because the rules don't fit the unique situations that frequently arise with agricultural businesses.</p>
<p>...use zoning definitions such as "agricultural accessory uses"; in a broad and inclusive manner? "Agricultural accessory uses" refers to everything from machinery sheds to housing for seasonal workers. Various agricultural businesses have very different needs that can test the balance of rule and exceptions. Flexibility written into the ordinances and regulations can prevent many denials of the sort where "the rules don't fit".</p>
<p>...allow farm stands to sell produce purchased elsewhere? Many towns have rules that a certain percentage of farm stand produce be grown on the farm. The unintended consequence of such regulation is to penalize farm operators who have a crop failure! The rational basis for allowing a farm stand shouldn't only be how much is grown on the farm, but what benefit the farm provides to the town from the open space, wildlife habitation, watershed purification and natural resource preservation it accomplishes.</p>
<p>...properly assess specialized agricultural structures? Specialized structures such as silos, milking parlors, and permanent greenhouses depreciate in value over time. Providing assessors with depreciation schedules may enable more accurate valuations, which can lead to lower assessments. If your town frequently overvalues agricultural structures, this can have a chilling effect on all types of farm investment.</p>
<p>...allow non-traditional or retail-based farm businesses in an agricultural zoning district? Agricultural businesses don't all look alike. Trying to decide what constitutes an agricultural business can involve splitting hairs to make unfamiliar distinctions between what is "commercial" and what is "agricultural". Ordinances defining agriculture based on state law may be accurate, yet need local interpretation. Your town should recognize that newer types of farm businesses such as horse arenas, landscape nurseries, or greenhouses are more intensive in land use, but still carry valuable elements of rural character that benefit the town.</p>
<p>...address agricultural structures in building and safety codes? Building practices that are state of the art for a specialized use in agriculture may not fit the specifics of codes meant for housing or commercial structures. Bringing up to code agricultural buildings that are historic structures may destroy the very qualities that make them special.</p>

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Understanding and Encouraging Farming

Does your town....

<p>...consider farmland a natural resource and encourage conservation easements, discretionary easements, and purchase of farmland? Easements and outright purchases of farmland ensure preservation of the natural resource base for agriculture. Once a town has applied these techniques, the benefits of keeping farmland in private ownership can be more clearly appreciated. By understanding and allowing for the peculiarities of agricultural land use, towns can encourage working farms that contribute to the town's well-being at no cost to the taxpayers.</p>
<p>...have any visible demonstration of the value of agriculture? Does your town have a county fair, an apple festival, or an Old Home Day parade? Making agriculture visible to the general public helps establish the economic, cultural, and resource stewardship value of having active farms in a town.</p>
<p>...respect the state Right to Farm law, which has specific exemptions for odor and noise? Local control is an important tradition for New Hampshire towns. The state Right to Farm law provides a backstop to farmers if local officials overreach their regulatory authority. Conflicts between agriculture and other land uses can be reduced when town officials are informed about Best Management Practices (BMP's) that may alleviate nuisance complaints. University of New Hampshire's Cooperative Extension Service writes BMP's about various agricultural practices based on sound scientific research.</p>
<p>...encourage farmers to use the Soil Productivity Index (SPI) calculations to reduce Current Use tax burdens? Using Soil Productivity Index (SPI) information may reduce the Current Use assessment on less productive agricultural land. By reducing the tax burden on agricultural land, towns can encourage the maintenance of open space at a relatively low cost.</p>
<p>...have farmers serving on local land use Planning and Zoning Boards, Conservation and Heritage Commissions? There are few better ways to incorporate agricultural concerns into local land use ordinances and regulations than having farmers serve. Help your town's land use boards keep a broad perspective by asking "Have you thought of the consequences...?"</p>
<p>...have farmers serving on the local Economic Development Committee? Agricultural businesses are frequently undervalued in terms of their effect on the community. Most of the economic activity generated by farms stays within the community. Negative impressions about the strength of New Hampshire agriculture may have a similar impact on the availability of credit to viable farm operations. Having successful farmers on Economic Development Committees can change these misperceptions.</p>
<p>...know where to go to get advice and assistance on farm questions? Make the connection to resources such as the Department of Agriculture, Markets and Food (industry regulator, statewide perspective); UNH Cooperative Extension (technical questions, BMP's); New Hampshire Farm Bureau (non-governmental farm lobby, broad experience); Natural Resource Conservation Service (land and water resource management).</p>

Presented by The New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension. For more information, please contact Nada Haddad, 603-679-5616 or nada.haddad@unh.edu.

Survey created by Gary Matteson, Web Site developed by the CIT Department UNH Cooperative Extension.

Survey located at: <http://cecf1.unh.edu/sustainable/farmfrnd.cfm>

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MAPS

- 1. Project Areas**
- 2. Project Areas Aerial Photo (2005)**
- 3. North Project Area**
- 4. North Project Area & Soil Classifications**
- 5. East Project Area**
- 6. East Project Area & Soil Classifications**
- 7. Southwest Project Area**
- 8. Southwest Project Area & Soil Classifications**
- 9. DVRPC Land Use (2005)**
- 10. Soils**
- 11. Landscape Project**
- 12. Sewer Service Area**
- 13. Existing Zoning and New Jersey State Planning Areas**
- 14. 2005 Farmland Plan Project Areas**






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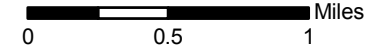

Woolwich Township

Map # 1

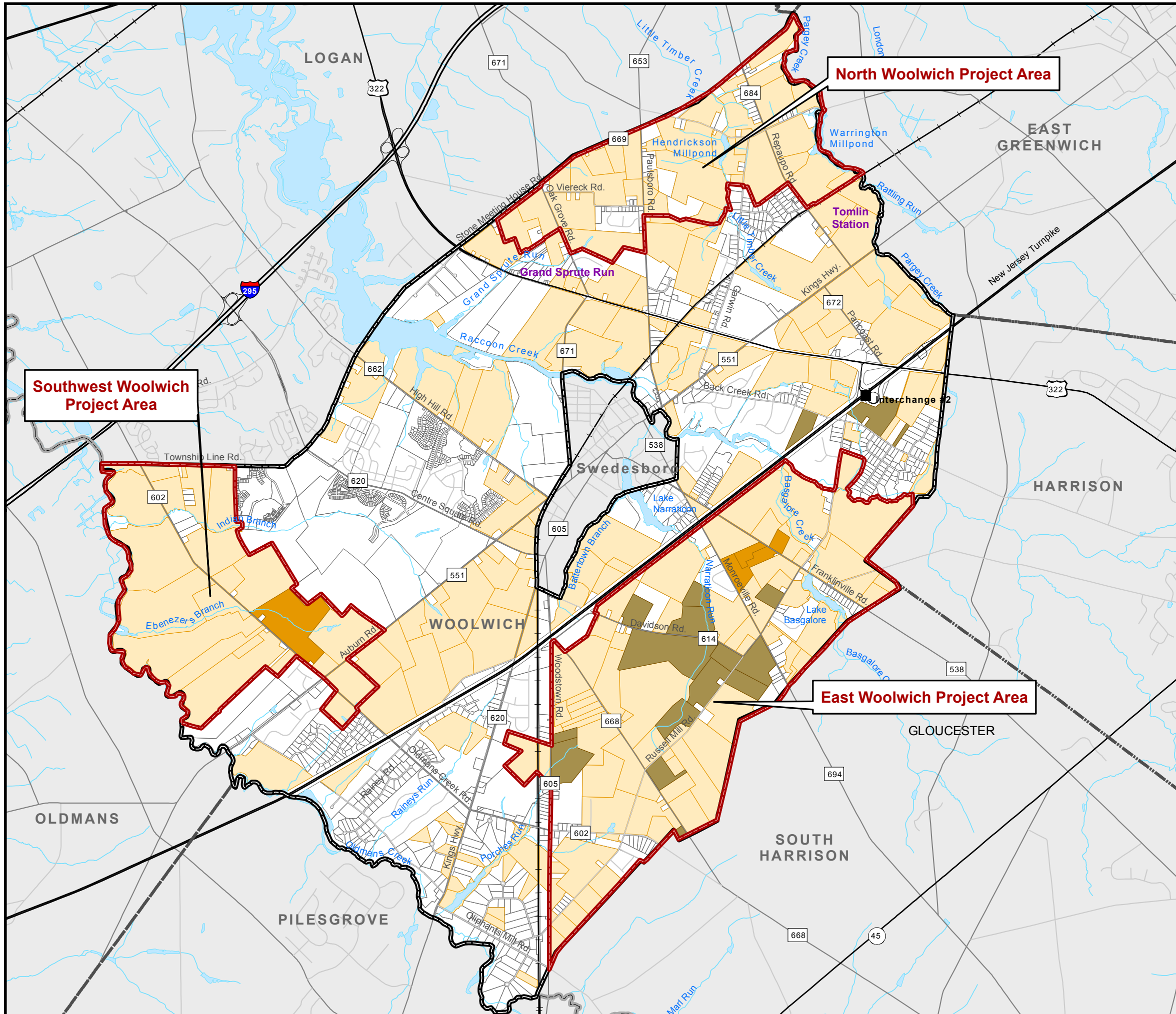
Project Areas

-  Project Area
-  Tax Parcel Boundary
-  Farm Assessed
-  8-Year Program
-  Permanently Preserved Farmland

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  Miles
 Delaware Valley Regional Planning Commission
March 2008




Source : Gloucester Cnty, NJDEP, NJDOT, DVRPC.
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 NJDEP and is not state-authorized.




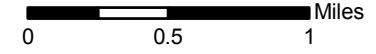

Woolwich Township

Map # 2

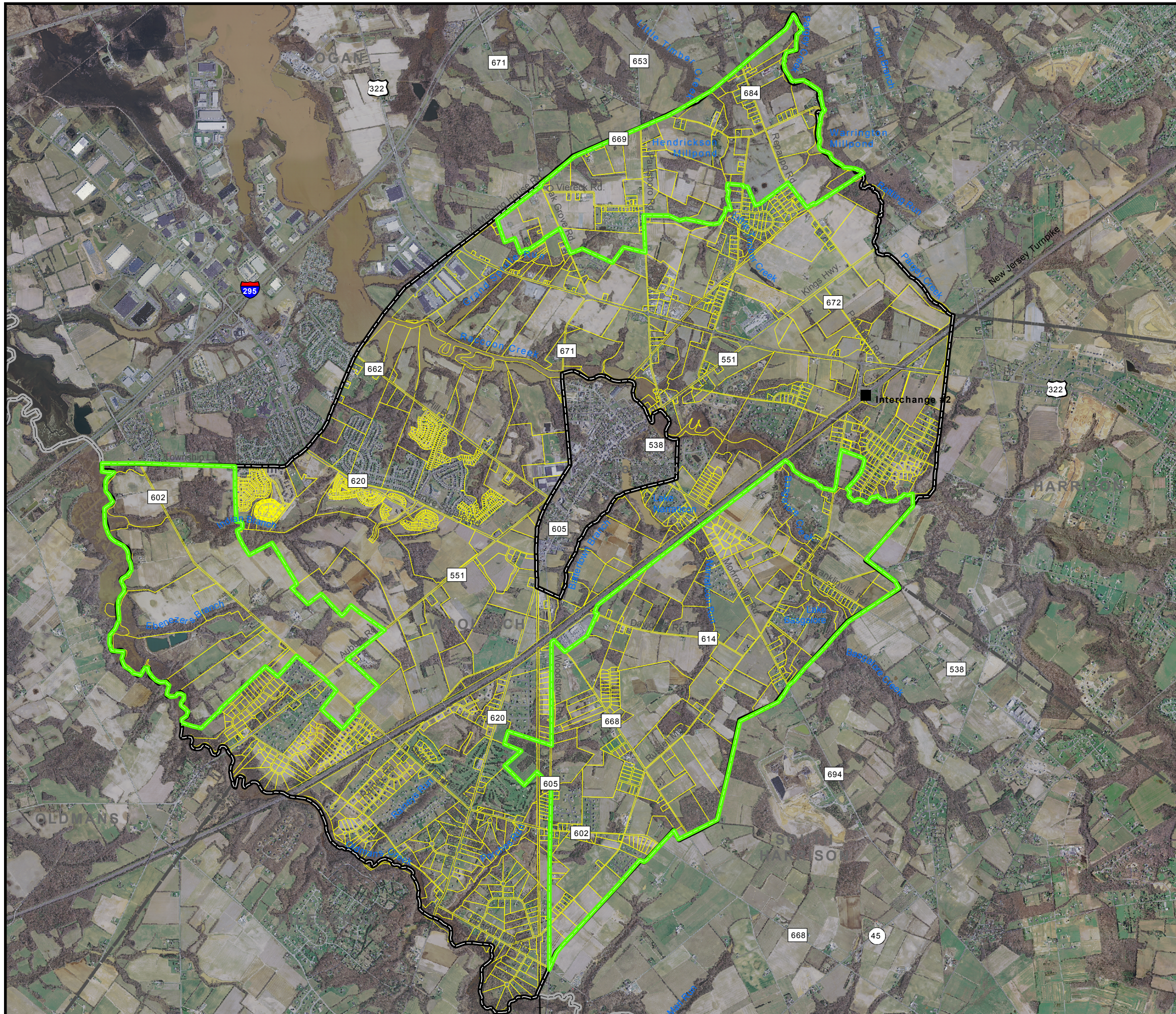
Project Areas Aerial Photo (2005)

-  Project Area
-  Tax Parcel Boundary
-  Woolwich Township Boundary

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  Miles
 Delaware Valley
Regional Planning Commission
March 2008






Source : Gloucester Cnty, NJDEP, NJDOT, DVRPC.
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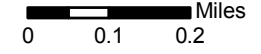

Woolwich Township

Map # 3

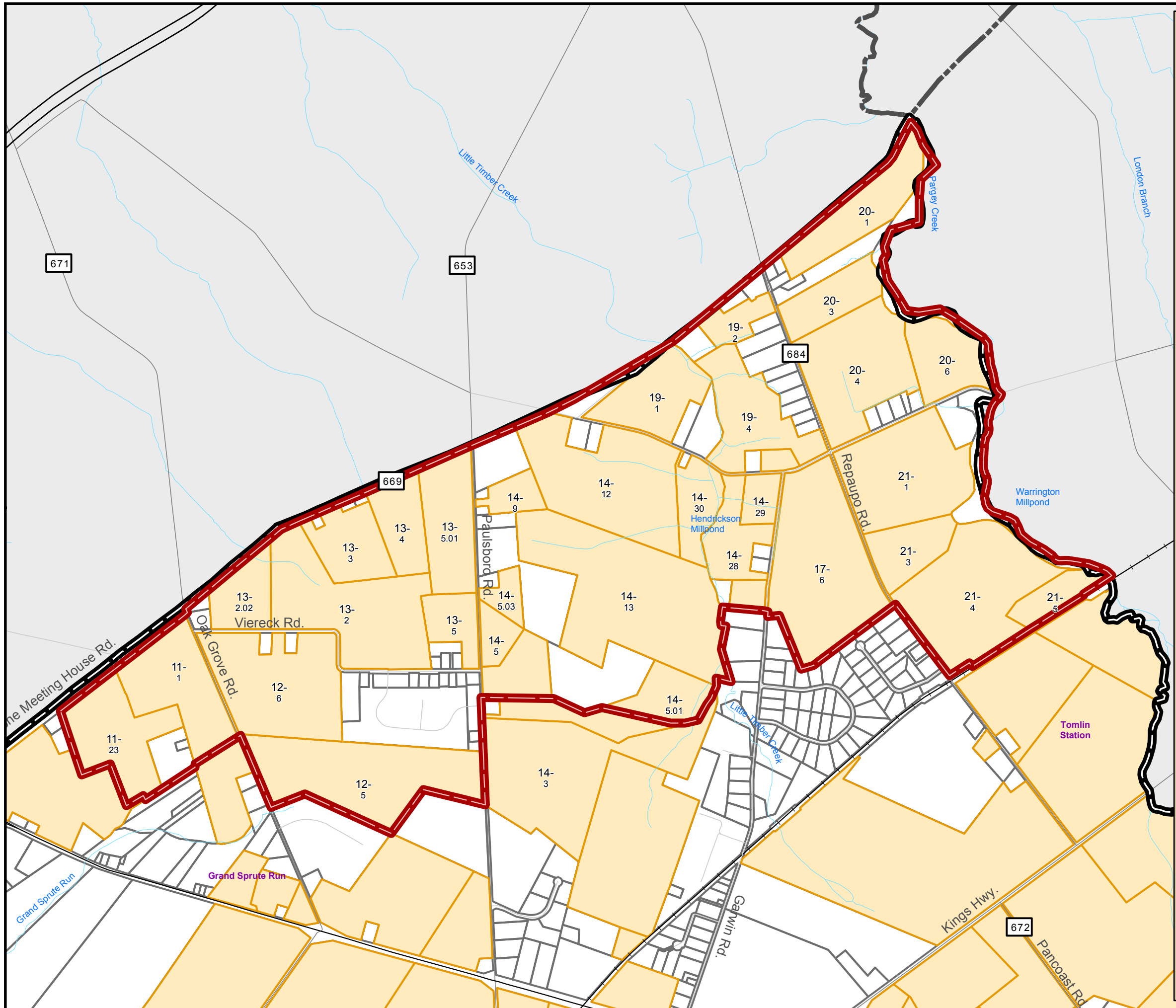
North Project Area

-  Project Area
-  Tax Parcel Boundary
-  Farm Assessed
-  8-Year Program
-  Permanently Preserved Farmland

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 Delaware Valley Regional Planning Commission
March 2008








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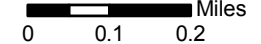
Woolwich Township


Map # 4

North Project Area & Soil Classifications

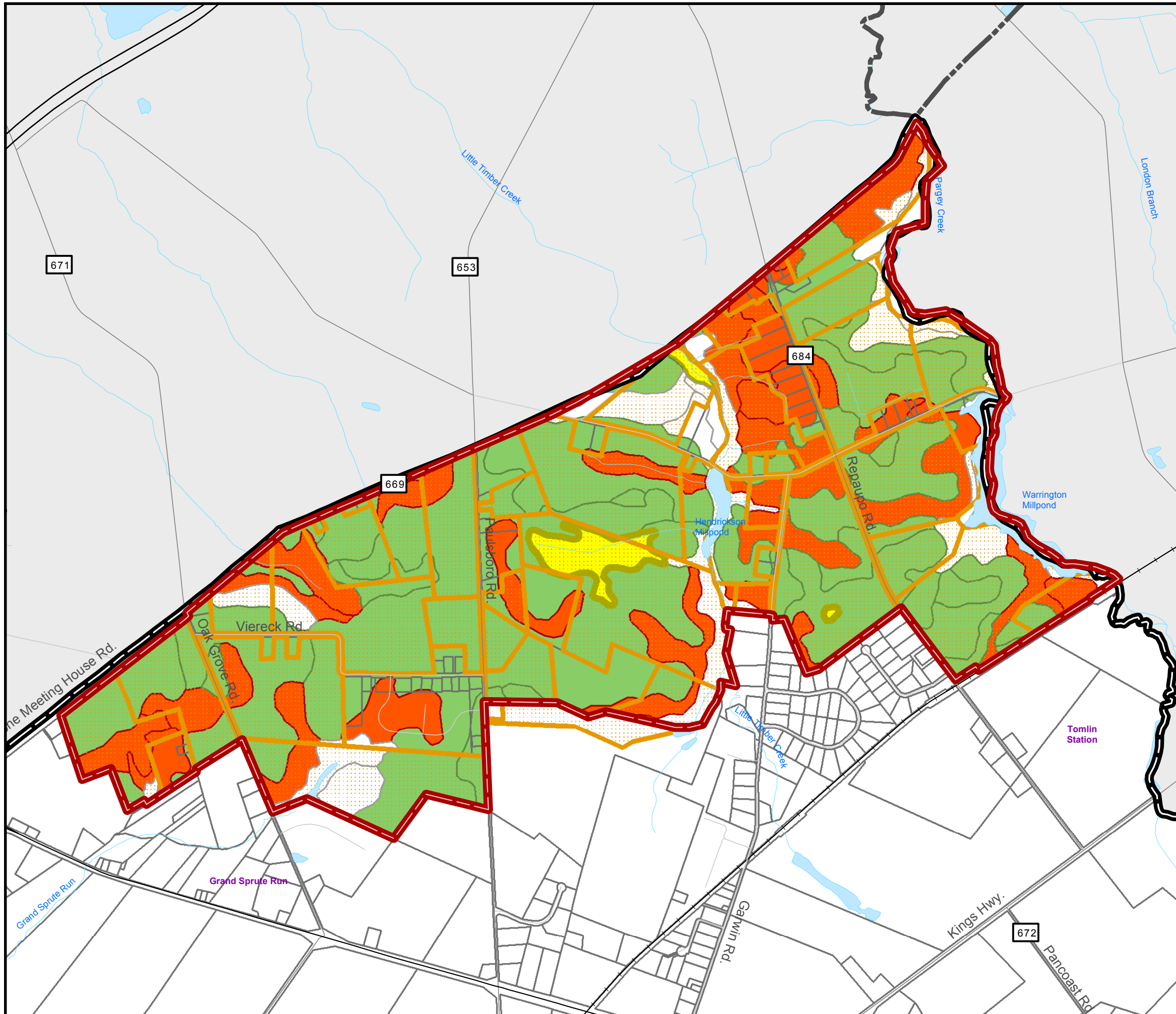
-  Project Area
 -  Tax Parcel Boundary
 -  Farm Assessed
- Soil Designation**
-  NA - Not Rated for Agricultural Use
 -  P1 - Prime Farmland
 -  S1 - Farmland of Statewide Importance
 -  U1 - Unique Farmland

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0 0.1 0.2

 Delaware Valley
Regional Planning Commission
March 2008






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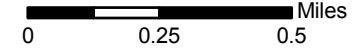

Woolwich Township

Map # 5

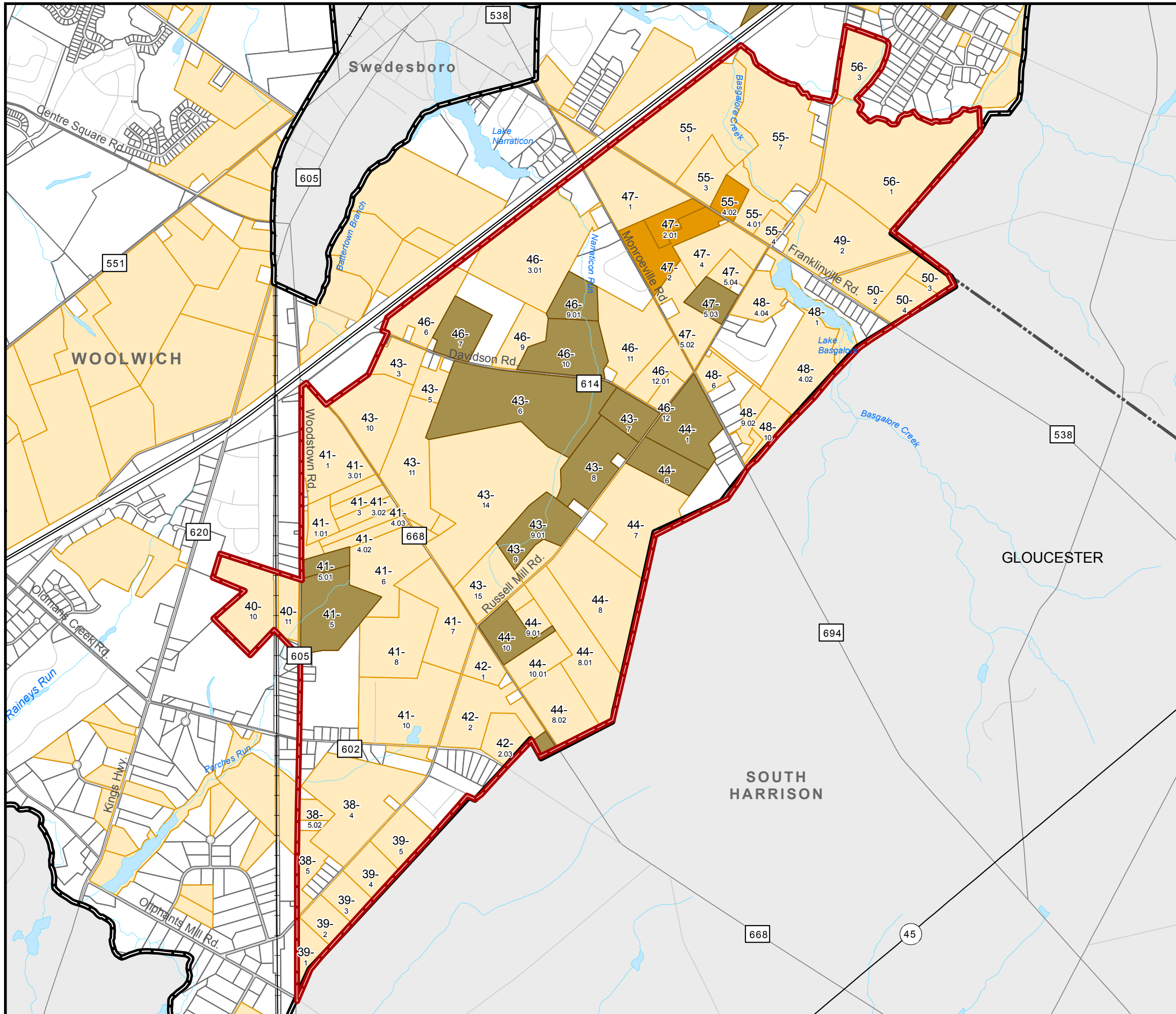
East Project Area

-  Project Area
-  Tax Parcel Boundary
-  Farm Assessed
-  8-Year Program
-  Permanently Preserved Farmland

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 Delaware Valley
Regional Planning Commission
March 2008








Source : Gloucester Cnty, NJDEP, NJDOT, DVRPC.
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Geographic Information System digital data,
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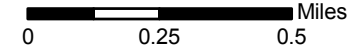
Woolwich Township

Map # 6

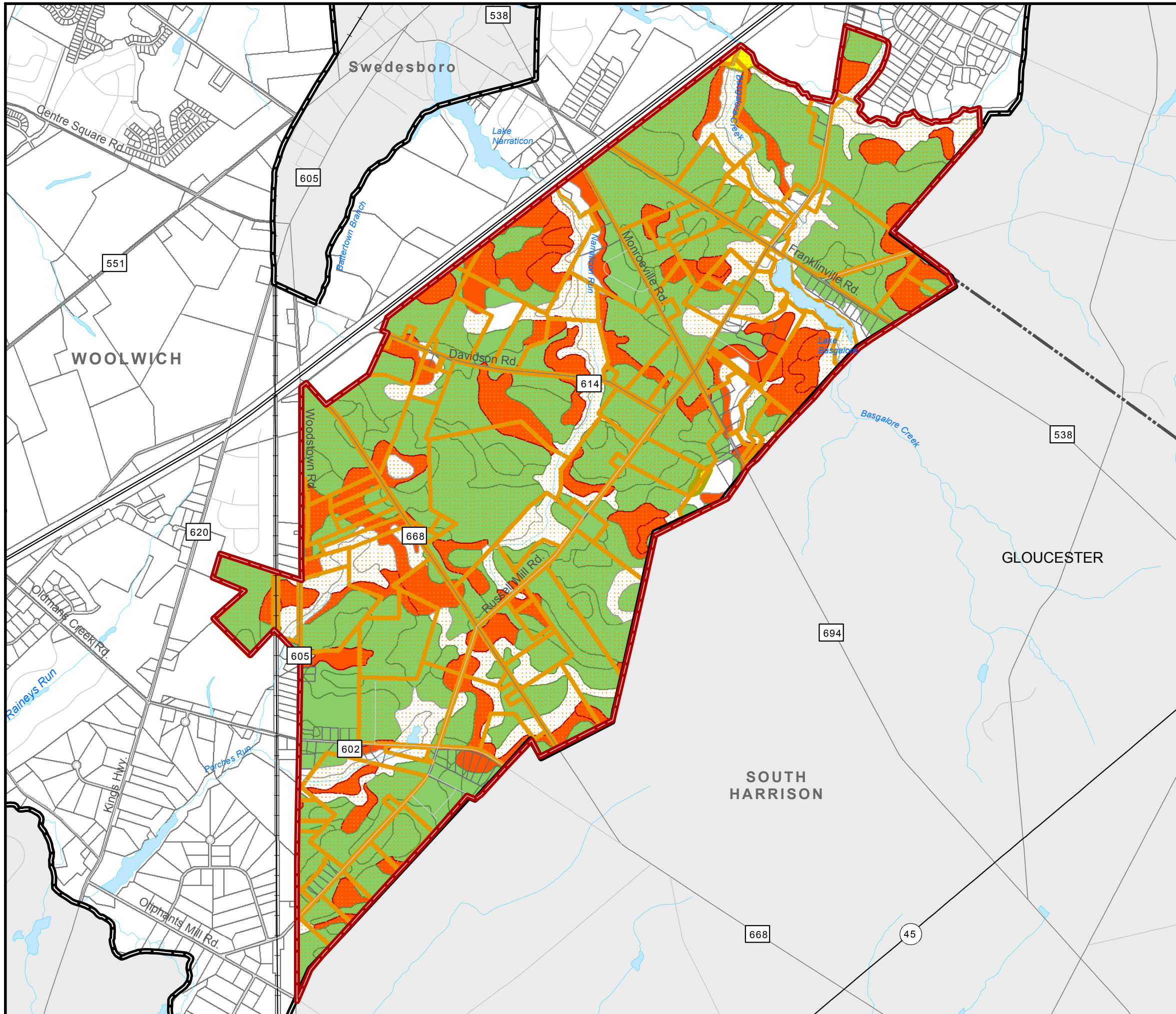
East Project Area & Soil Classifications

-  Project Area
 -  Tax Parcel Boundary
 -  Farm Assessed
- Soil Designation**
-  NA - Not Rated for Agricultural Use
 -  P1 - Prime Farmland
 -  S1 - Farmland of Statewide Importance
 -  U1 - Unique Farmland

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Delaware Valley
Regional Planning Commission
March 2008






Source : Glouc Cnty, NJDEP, NJDOT, DVRPC, NRCS.
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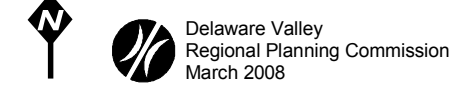
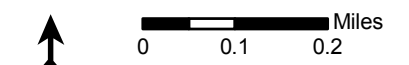
Woolwich Township

Map # 7

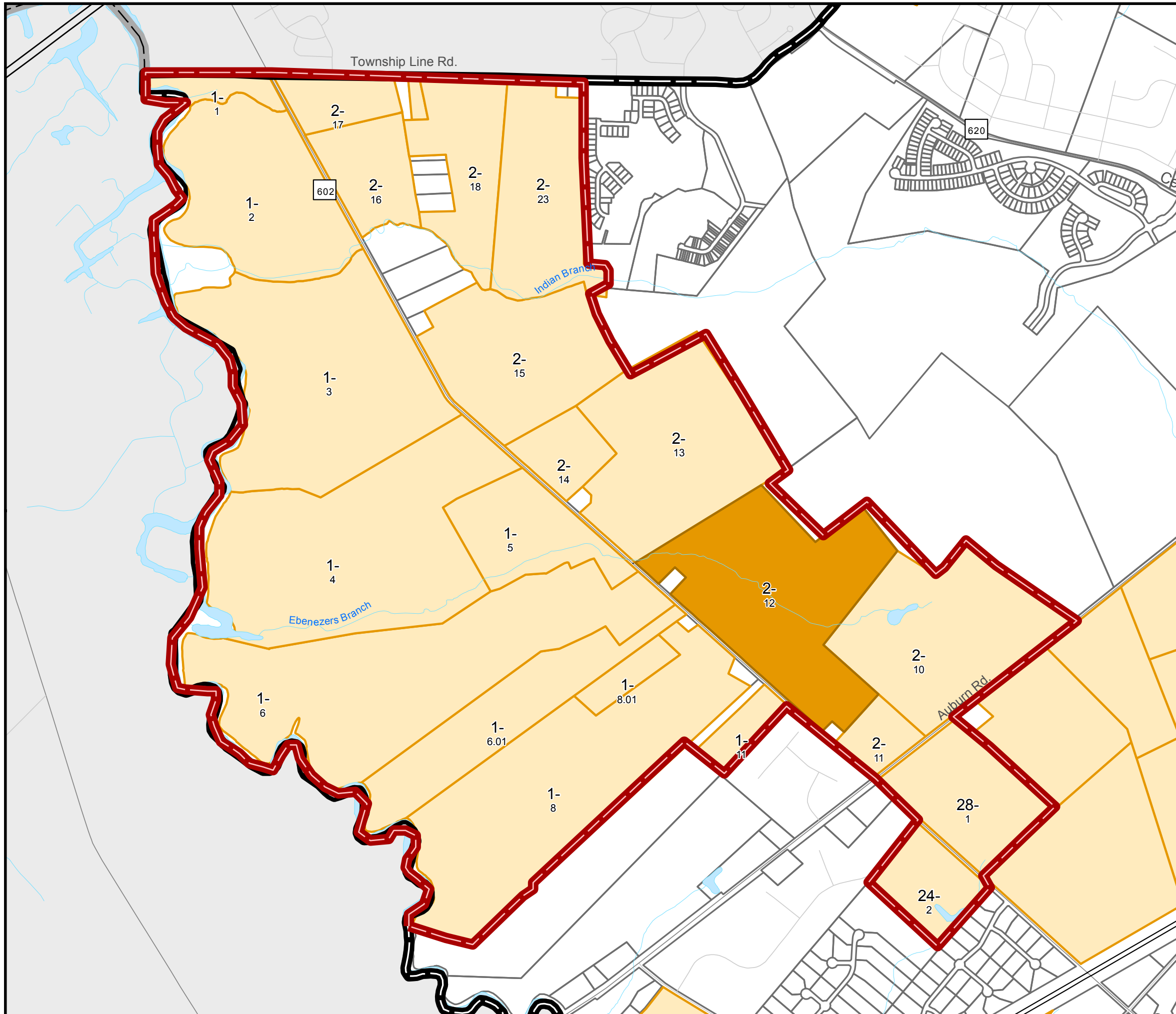
Southwest Project Area

-  Project Area
-  Tax Parcel Boundary
-  Farm Assessed
-  8-Year Program
-  Permanently Preserved Farmland

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Source : Gloucester Cnty, NJDEP, NJDOT, DVRPC.
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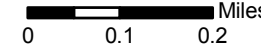

Woolwich Township

Map # 8

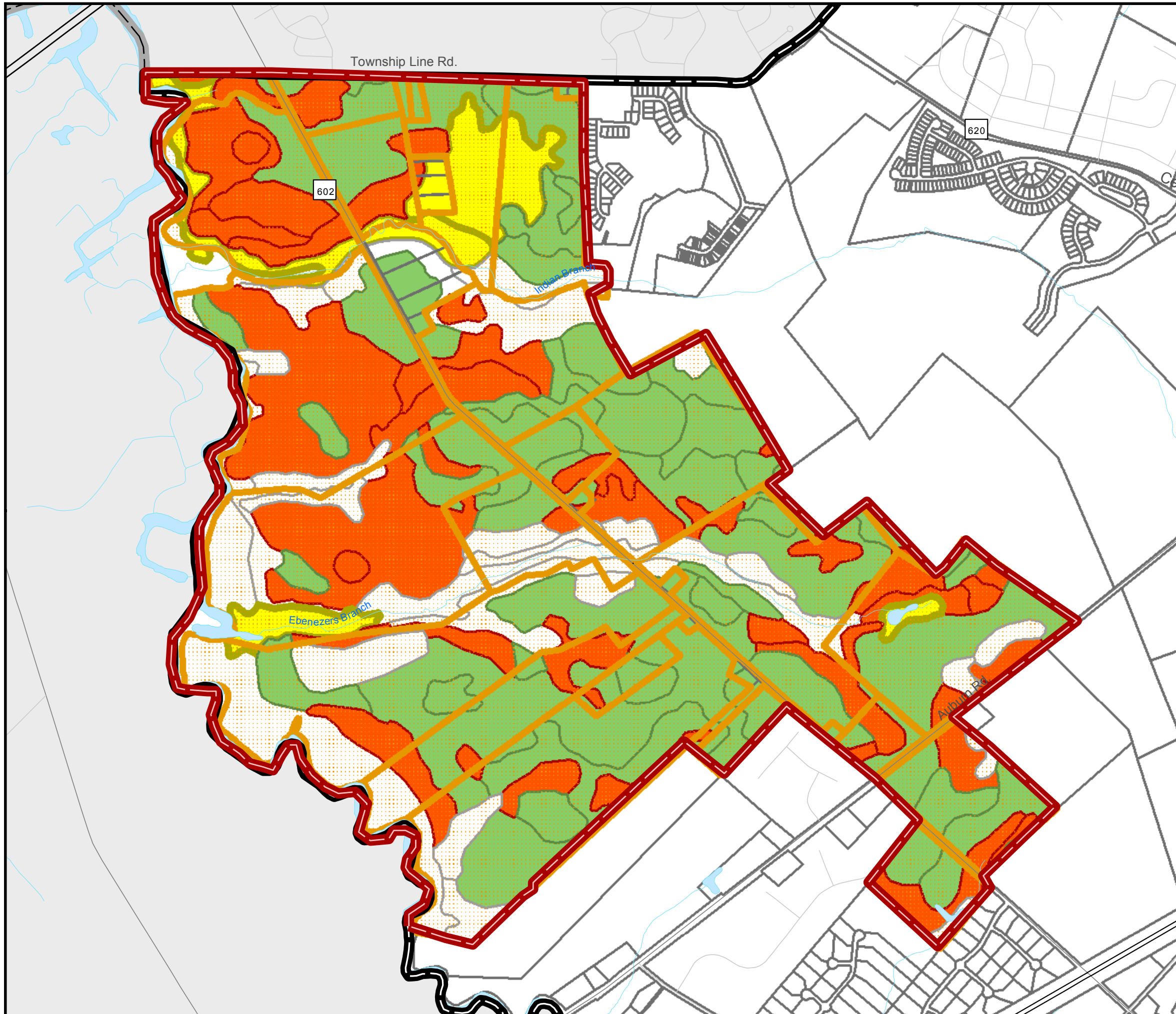
Southwest Project Area & Soil Classifications

-  Project Area
 -  Tax Parcel Boundary
 -  Farm Assessed
- Soil Designation**
-  NA - Not Rated for Agricultural Use
 -  P1 - Prime Farmland
 -  S1 - Farmland of Statewide Importance
 -  U1 - Unique Farmland

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 Delaware Valley
Regional Planning Commission
March 2008

Source : Glouc Cnty, NJDEP, NJDOT, DVRPC, NRCS.
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Woolwich Township

Map # 9

DVRPC Land Use (2005)

Land Use Type

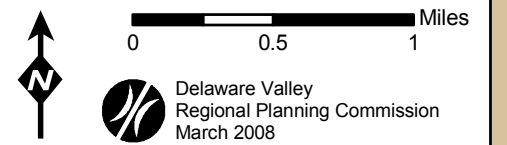
- Agriculture
- Commercial
- Community Services
- Light Manufacturing
- Military
- Mining
- Parking & Transportation
- Residential: Multi-Family
- Residential: Single-Family
- Recreation
- Utility
- Vacant
- Water
- Wooded

Boundaries

- Project Area

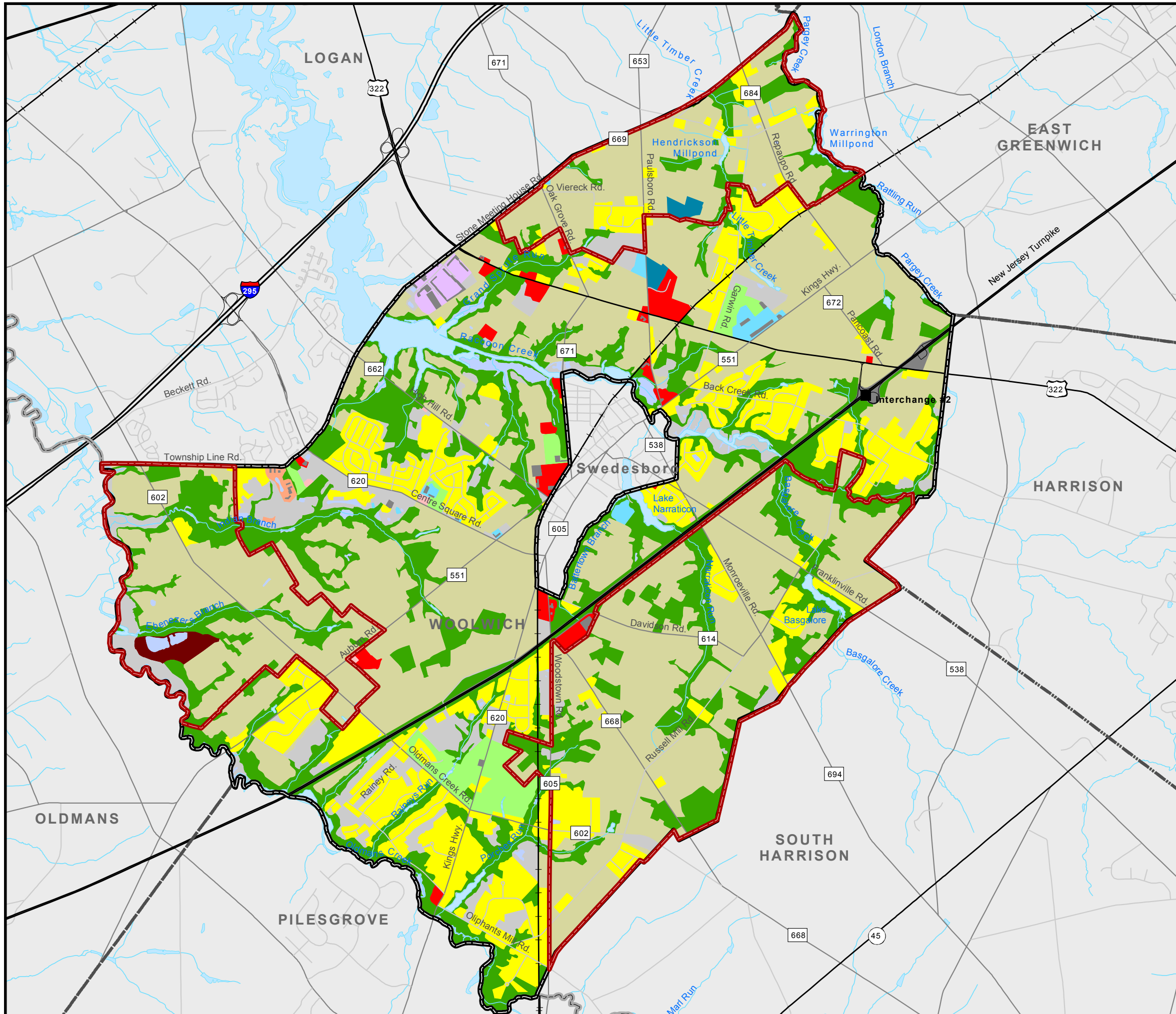
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0 0.5 1 Miles



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Woolwich Township

Map # 10

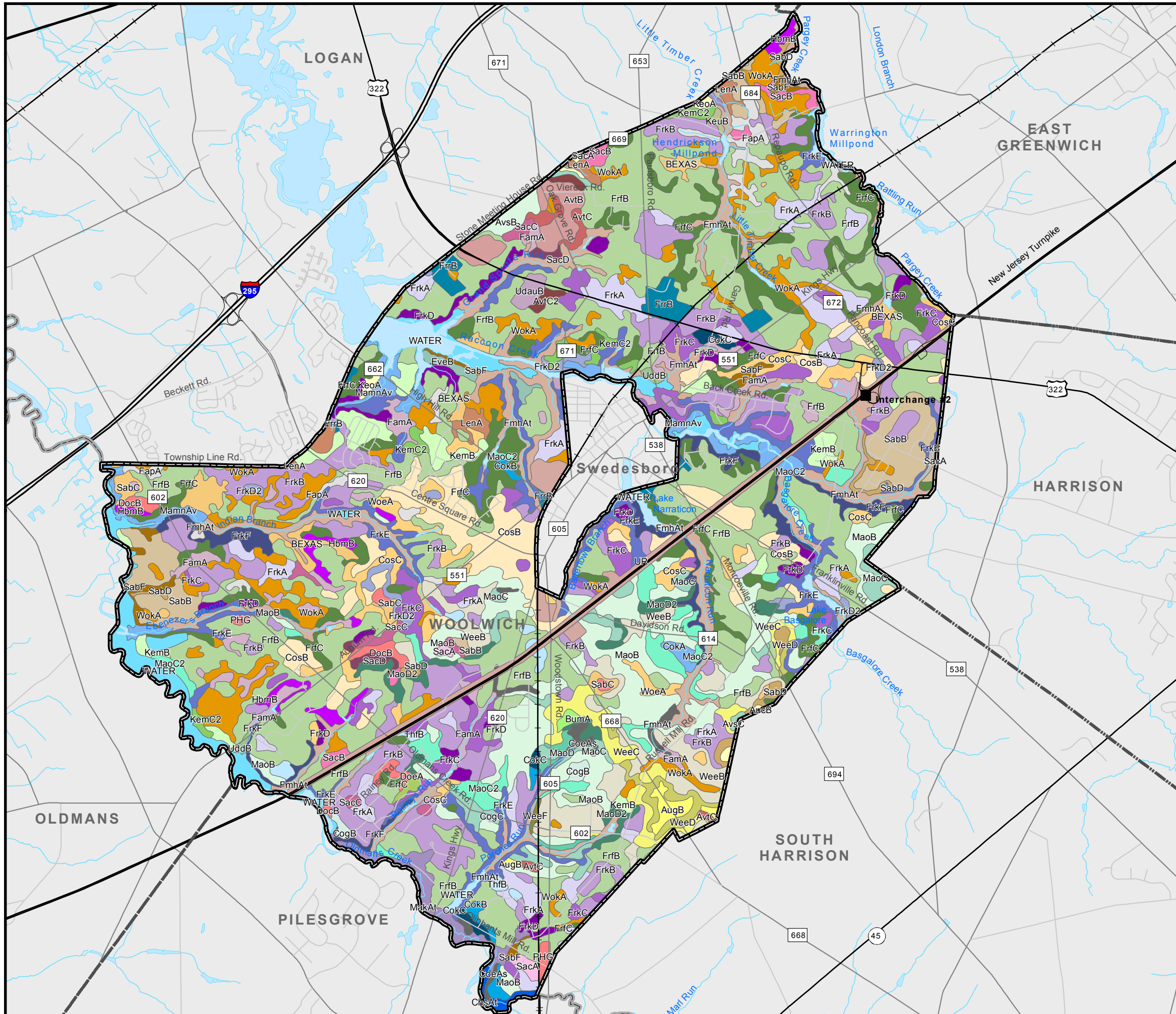
Soils

AucB	FmhAt	MaoD2
AugB	FrFB	PHG
AvsB	FrFC	SabB
AvsC	FrkA	SabC
AvtB	FrkB	SabD
AvtC	FrkC	SabF
AvtC2	FrkD	SacA
BEXAS	FrkD2	SacB
BumA	FrkE	SacC
ChsAt	FrkF	SacD
CoeAs	FrrB	ThfB
CogB	HbmB	UR
CogC	KemB	Udaub
CokA	KemC2	UddB
CokB	KeoA	WATER
CokC	KeuB	WeeB
CosB	LenA	WeeC
CosC	MakAt	WeeD
DocB	MamnAv	WeeF
DoeA	MaoB	WoeA
EveB	MaoC	WokA
FamA	MaoC2	
FapA	MaoD	

0 0.5 1 Miles

Delaware Valley
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Woolwich Township









Map # 11

Landscape Project


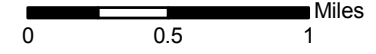

Boundaries

-  Project Area
-  Natural Heritage Priority Site

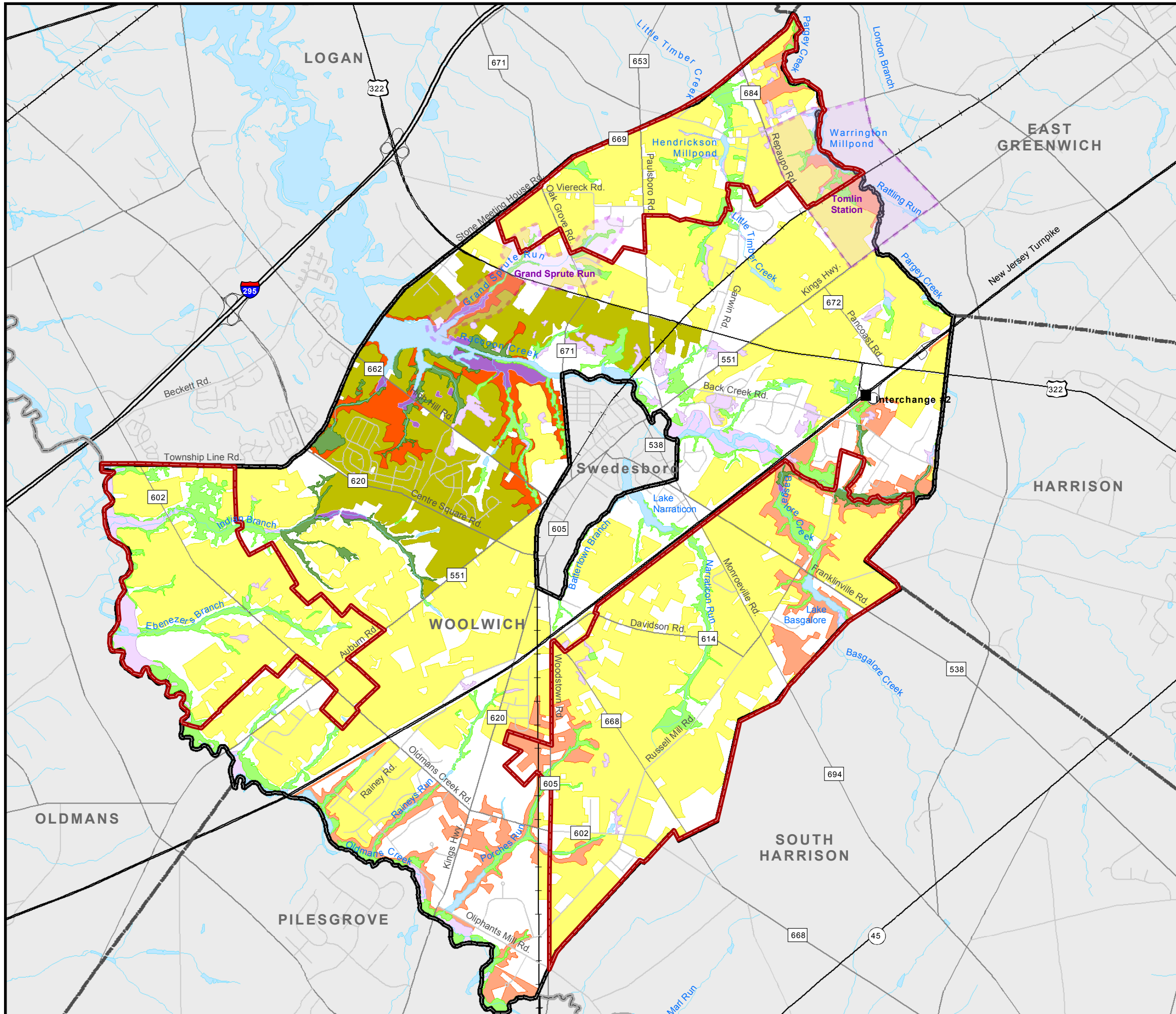
Conservation Priority Type

- | | |
|--|--|
| Emergent Wetlands | Upland Forest |
|  Critical Habitat |  Critical Habitat |
|  Suitable Habitat |  Suitable Habitat |
| Forested Wetlands | Grasslands |
|  Critical Habitat |  Critical Habitat |
|  Suitable Habitat |  Suitable Habitat |

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ID	State Planning Area
PA - 1	Metropolitan
PA - 2	Suburban
PA - 3	Fringe
PA - 4	Rural
PA - 4B	Rural/ Env. Sensitive
PA - 5	Environmentally Sensitive

Woolwich Township


Map # 13

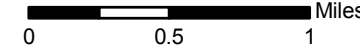
Existing Zoning & New Jersey State Planning Areas


-  New Jersey State Planning Area
-  Potential Redevelopment Area
-  Weatherby Commercial Overlay
-  Kingsway Commercial Overlay

- Zoning Categories**
-  5 Acres Residential
 -  R-1 - Residential
 -  R-2 - Residential
 -  R-3 - Residential
 -  RLM - Residential Low/Moderate
 -  PAC - Planned Adult Community
 -  PUD - Planned Unit Development
 -  FOC - Flexible Office Commercial
 -  LIO - Light Industry Office

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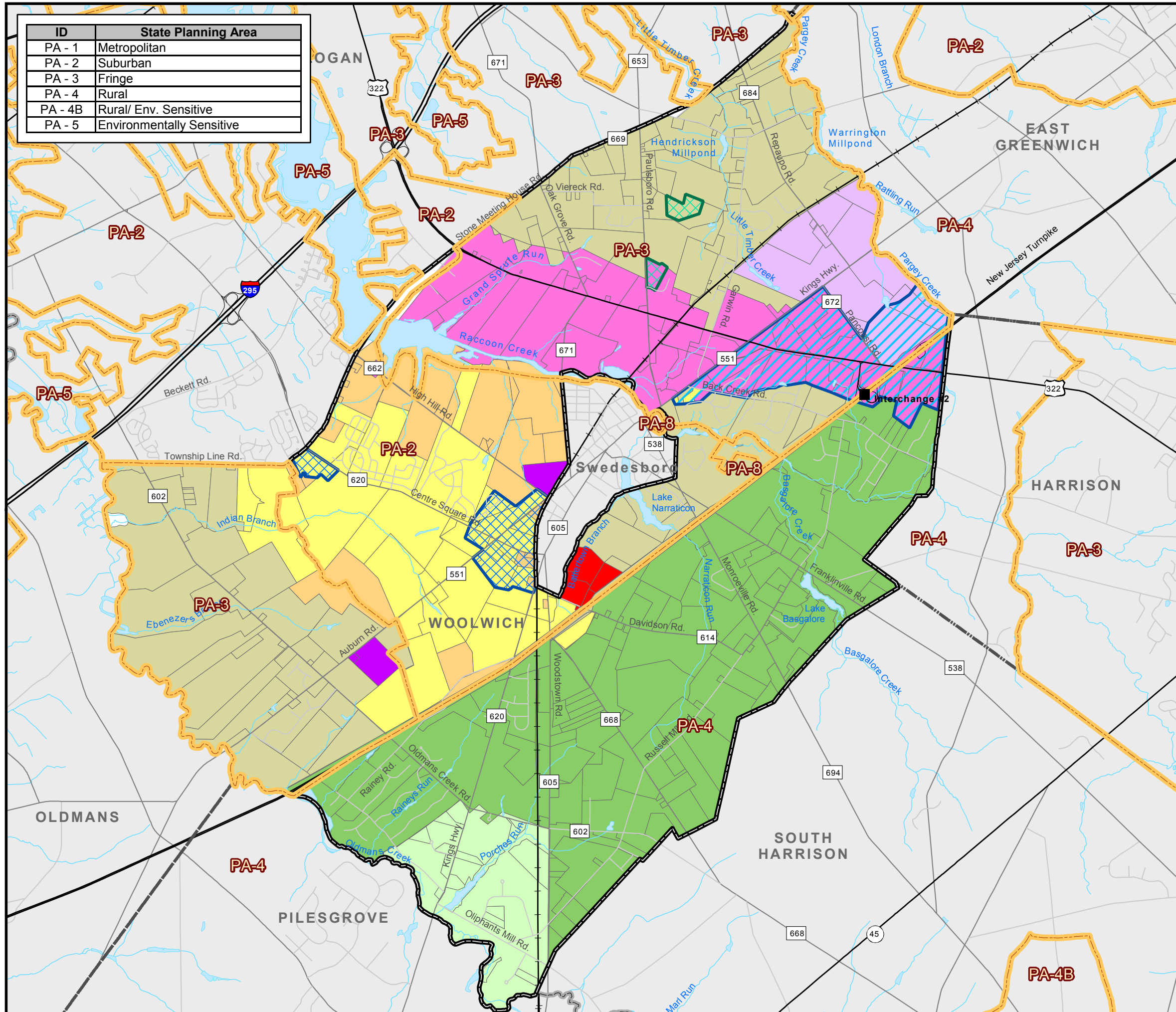






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March 2008









Source : Waetzman Planning Group, NJDEP, NJDOT, DVRPC, NJ Dept. of Community Affairs - Office of Smart Growth,
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 NJDEP and is not state-authorized.




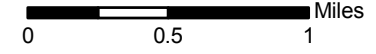

Woolwich Township

Map # 14

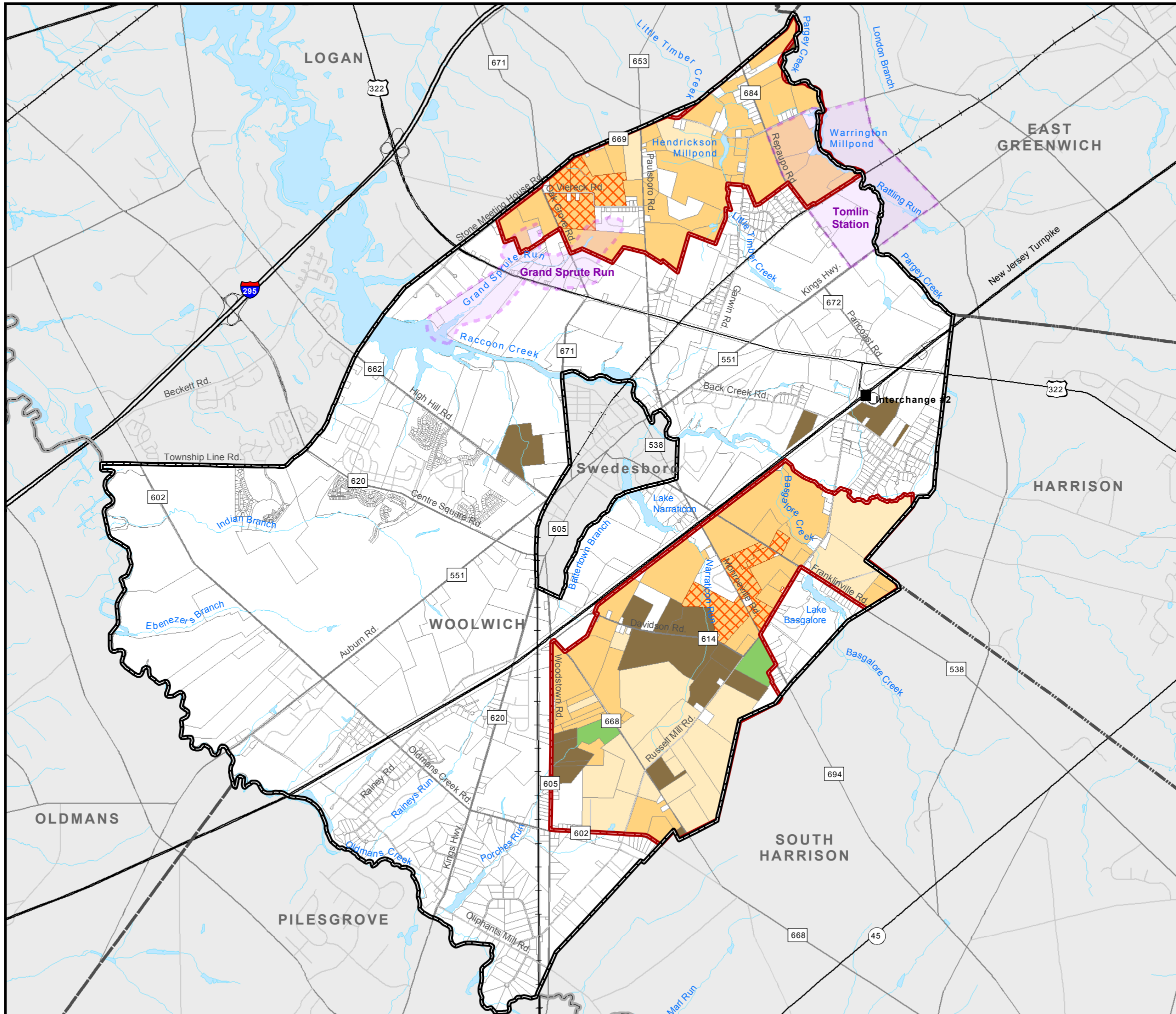
2005 Farmland Plan Project Areas

-  Project Areas
-  Preferred Farms
-  Non-Preferred Farms
-  Preservation in Progress (1-12-05)
-  Farmland Preservation (Permanent)
-  Farmland Preservation (8-Year)
-  Non-farm Parcels (2003)
-  Natural Heritage Priority Site

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  Miles
 Delaware Valley
Regional Planning Commission
March 2008

Source : Gloucester Cnty, NJDEP, NJDOT, DVRPC.
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DELAWARE VALLEY REGIONAL PLANNING COMMISSION

Publication Abstract

Title: Township of Woolwich,
Gloucester County,
Farmland Preservation Plan

Date Published:
Publication No.

December 2008
08013

Geographic Area Covered: Woolwich Township, Gloucester County, New Jersey

Key Words: Agriculture, Agricultural Project Areas, conservation, environment, farming industry, farmland, farmland preservation, Gloucester County, land preservation, master planning, municipal planning, natural resources, Planning Incentive Grant, Woolwich Township.

ABSTRACT

This publication outlines a plan for municipal action to preserve farmland and the agricultural industry in Woolwich Township, Gloucester County, New Jersey. It delineates Agricultural Project Areas within the township and lists individual farm properties for priority preservation. It meets the requirements for such plans of the NJ State Agricultural Development Committee and supports application to the state for a Farmland Planning Incentive Grant for Woolwich.

Information on Woolwich Township's agricultural land base, its soils, the region's agricultural status, township planning, farmland preservation options, delineation of natural resource conservation programs for farmers, and ideas to support local farmers and strengthen the local agricultural industry are provided through text, tables, and maps. Farmland already preserved in Woolwich is documented, and future plans to protect farmland are outlined, including a multi-year funding plan for future farmland preservation through purchase of development easements. An inventory of all farmland-assessed parcels and some specific tools for ranking farmland and for evaluating township support of agriculture are incorporated, along with tables of farming-related businesses in Southern New Jersey,

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