

## **SUSTAINABLE AGRICULTURE CHARRETTE – DAY ONE 3/28/06**

Facilitator     Tim Brill  
Recorder       Kim Ball Kaiser

### Strategies

1. Equity very important
  - a. Needed for borrowing capacity
  - b. Need flexibility to be able to divest of or develop parcels if monetary need arises.
    - i. Implementation
      1. Water Consumption Fee to pay for equity
      2. Repeal Highlands Act, put money for Act toward farmland preservation
      3. More funds for easement purchase
      4. Ability to sell off/develop lots
      5. Funds for more fee acquisition
      6. Reauthorization of GSPT
      7. Value land at development FMV
      8. Re-exam appraisal methodology
2. Euro/Rain fee
  - a. Implementation
    - i. Payments for recharge rate/acreage/soil/conservation management practices
    - ii. NRCS conservation security program
    - iii. Need funding source
    - iv. Water consumption fee should be paid by ALL purveyors who use Highlands waters
3. NRCS and other conservation programs
  - a. Implementation
    - i. Education for landowners of program availability
    - ii. Technical assistance and help in applying for programs
    - iii. Cost share funds
    - iv. Land forum for conservation and other programs
    - v. Use GIS to identify landowners who would benefit from programs
4. Agriculture Friendly Municipalities
  - a. Lack of restrictive ordinances
  - b. Easier local permitting
  - c. Right to Farm ordinances based on State model
  - d. Agricultural Advisory Committee
  - e. Treat Silviculture as Agriculture
  - f. Farm building should be tax exempt
  - g. Notices in Deeds of neighboring property owners of Right to Farm
  - h. Farm markets to have less burdensome site plan requirements – health and safety issues OK

## Implementation

1. Educate municipalities
  2. Agricultural Committee should have authority and need enabling legislation
  3. Thresholds in ordinances and policies needed for Ag friendly town status
  4. Farm market site plan reviews streamlined and simplified
  5. CADB to approve farm markets in lieu of municipal approvals
  6. Standards for farm markets tied to farming
  7. Review existing ordinances
    - a. Signs
    - b. Fencing
    - c. Labor Housing
    - d. Firearms
    - e. Burning
5. Lessen NJDEP requirements
- a. Implementation
    - i. Address issues through farm conservation plans
    - ii. Eliminate septic density rules – 88/25
    - iii. Do not reduce water allocations
6. Wildlife control
- a. Implementation
    - i. Make deer and geese a commodity
    - ii. Change Fish and Wildlife deer rules

## **SUSTAINABLE AGRICULTURE CHARRETTE – DAY TWO 3/29/06**

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### Strategies

1. Dedicated funding for equity protection/compensation
  - a. TDR
  - b. Water Consumption Fee
  - c. GSPT reauthorization
  - d. State loan guarantee program
2. Agriculture friendly municipalities
  - a. Uniform thresholds for ordinances/policies used by towns
  - b. Re-examine existing ordinances
  - c. Re-examine fee structure for permitting
  - d. Establish agriculture committees with power, enabling legislation needed
  - e. Right to Farm ordinance based on State model
  - f. Deed Notice to all residential development and resale neighboring farms about right to farm
  - g. Treat silviculture as agriculture
  - h. Educate and outreach to government and public about farming
  - i. Simplified/streamlined site plan review for farm activities
3. Stewardship
  - a. Water Stewardship Bonus from State – payments based on recharge rates/acreage/soil type/ conservation management plan
  - b. Address environmental issues with farm conservation plans – not regulations
  - c. Have cost share funding and technical assistance for State and federal conservation programs
4. Temper DEP rules to consider agricultural perspective
  - a. Clarify exemptions in rules – i.e. conservation restriction and exempt single family construction
  - b. Ease restrictions on labor housing
  - c. Ensure water supply for farming
5. Wildlife Control
  - a. Make deer and geese a commodity to help reduce crop damage
  - b. Restore “Earn A Buck” program
  - c. Active management and stewardship for natural resources
6. Viable Agriculture
  - a. Make healthcare and pensions available
  - b. Affordable land
  - c. New farmer programs to foster future farming
  - d. Expand markets
  - e. Provide forums to resolve issues/disputes between the agriculture community and others