

# *Township of Elk*

**GLOUCESTER COUNTY**



## **FARMLAND PRESERVATION PLAN**

WILKES VALLEY  
**advrpe**  
REGIONAL  
PLANNING ORGANIZATION

*July 2010*



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**GLOUCESTER COUNTY**



## **FARMLAND PRESERVATION PLAN**

WILKES VALLEY  
**odvrpc**  
REGIONAL  
PLANNING COMMISSION

*July 2010*

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Cover Photo: George Lewis Farm

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- The Delaware Valley Regional Planning Commission
- The Township of Elk

This Farmland Preservation Plan was guided in its development by members of the Agricultural Advisory Committee, the township Joint Land Use Board, and the Elk Township Committee.

### **Agricultural Advisory Committee**

George Lucas, Chairman  
George Dean  
Teal Jefferis  
Patricia Mood, Secretary  
Jim Visalli

#### *Alternates*

William Haynicz  
James Rambo

#### *Associate Members:*

Wayne Swanson, Township Committee Liaison  
Michael Pantaleo, Economic Development Committee Liaison

### **Elk Township Planning Board**

|                                |                                |
|--------------------------------|--------------------------------|
| Nicholas Yovnello, Chairman    | Frank Goss, Member             |
| Chuck Nicholson, Vice Chairman | David McCreery, Zoning Officer |
| Phil Barbaro, Mayor            | Jeanne White, Member           |
| Wayne Swanson, Twp Committee   | Eugene Shoultz, Member         |
| William Carter, Member         | Ed Pearson, Alternate #1       |

Don Brovero, former Township Committee liaison, and Teal Jefferis, Agricultural Advisory Committee and the Chair of the Environmental Commission, deserve special mention for the extensive information and assistance they provided in developing the Plan, along with the other members of the AAC. Elk Township staff members also provided critical support. They include

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*Source: DVRPC*

*The Haynicz Brothers Orchards in bloom.*

## **EXECUTIVE SUMMARY**

Elk has a large amount of active agricultural land that is highly productive, with farm-assessed land totaling 6,802 acres or 55% of all land area. Soils are very rich in Elk with high percentages of prime soils and soils of statewide importance located throughout the township. The majority of farmland consists of tillable acres, with horticultural crops, orchards, field crops, and some vegetable farming predominating.

Elk Township is rich in many aspects, not the least of which is its diverse agricultural products grown locally and sold both in the township and across the country. Elk Township may be best known for its orchards, but grows many other crops, such as apples, grapes, corn, tomatoes, asparagus, cantaloupes, strawberries, string beans, and peppers. Local honey and apple cider are also available from Elk Township farmers. Recently, Elk Township has moved into growing grapes, and its vineyards add to the township's agricultural diversity. The economy of Elk Township as a whole was historically noted for its lumbering, farming, basket making, and milling. It was particularly well known for its apple orchards. Indeed, the Lewis Mood Farm near Ferrell is credited with creating its own recognized variety of apple, the Mood apple, in 1922. This variation on the "Red Delicious" apple, later called the "Starking Delicious," was released on the market in 1975.

Elk Farmers and Growers provide more than just food crops. They have nurseries and green houses growing evergreen trees, deciduous trees, various bushes, ornamental plants, as well as beautiful flowers for local home owners, retailers, and landscapers. The township's extensive greenhouses serve a large market in the eastern U.S. and beyond.

Over half of Elk Township's farmland has been preserved through acquisition of development easements by Gloucester County or the State of New Jersey. Indeed, Elk Township has more acres of preserved farmland than any other municipality in Gloucester County. Almost 2,800 acres are permanently preserved, out of total agricultural acreage of 5,104 acres. These farms are closely clustered in the center of Elk, which helps to protect and enhance the township's farming industry. Much of Elk's forested land has also been preserved by the township, and this land adjoins and buffers the agricultural region. Section 4 of this Plan describes Elk Township's preserved land in detail.

Elk Township has been undergoing substantial change in recent decades. Its proximity to the Philadelphia metropolitan area and the presence of two exits from a major limited-access highway in and next to its borders has made it a target for development. There are many acres of land on the northeastern and eastern side of the township, near Route 55, that have approvals for large development projects, including over 2,000 units of residential housing and 820,000 square feet of commercial development. These will bring new residents to the township and will change the vistas and activity of the area.

To accommodate these expected changes and to increase the viability of its agricultural industry, Elk Township has been actively promoting farmland preservation to its farm landowners. The township has also been examining programs to support and enhance the economics and

environmental aspects of farming. This Plan is part of Elk's effort. The Agricultural Advisory Committee has designated two Project Areas covering 3,520 acres as the focus for preservation and has identified 1,005 acres of target farms within them. Those Areas are described in detail in Section 5 of the Plan, along with a ten-year funding plan that would utilize state Planning Incentive Grant money for municipalities, in combination with the township's Open Space and Farmland Preservation Trust Fund and financial support through Gloucester County's Farmland Preservation Program. These Project Areas do not contain all the farmland that Elk would like to see preserved, but they do encompass those parcels that would complete a large contiguous area of farmland that is currently about 50% preserved.

The township is also examining its ordinances and land use more broadly to strengthen and protect farming activities within its boundaries. This Plan includes descriptions of options for preservation that are tools the township could utilize (Section 4), along with some local actions to enhance an understanding of agriculture by residents (Section 8). Sections 6 and 7 describe programs that add value to farming operations, support farming businesses, or enhance environmental protections on farmland. The Appendices also provide information on the region's agricultural and supporting industry resources.



*Source: Kevin Costello*

*Elk Township Peach Orchard*

## ELK TOWNSHIP

### COMPREHENSIVE FARMLAND PRESERVATION PLAN

#### 1.0 ELK 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 20<sup>th</sup> 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 statewide trend of diminishing farmland. Between 1987 and 2007, the county lost 15,466 acres of farms, as seen below in *Table 1: Gloucester County Farms*. This represents a 25% loss in farmland, during those years. Looking at recent changes between 1997 and 2007, the total number of farms in Gloucester County increased somewhat, although they became smaller in size. The Census of Agriculture reports that in 2007 there were 669 farms in Gloucester County, up 3% from the 652 farms the county had in 1997. The average size of farms in 2007 was 70 acres, a decrease of 22% from its 1997 average of 90 acres. The median size of farms in the county in 2007 was only 15 acres, down from the 1997 median size of 22 acres.

*Table 1: Gloucester County Farms*

|                           | 1987   | 1992   | 1997   | 2002   | 2007   |
|---------------------------|--------|--------|--------|--------|--------|
| Number of farms           | 681    | 704    | 652    | 692    | 669    |
| Land in farms (acres)     | 62,128 | 61,748 | 58,373 | 50,753 | 46,662 |
| Average farm size (acres) | 91     | 88     | 90     | 73     | 70     |
| Median farm size (acres)  | (N)    | (N)    | 22     | 22     | 15     |
| (N) Not Available         |        |        |        |        |        |

Source: USDA Census of Agriculture, 1982, 1992, 1997, 2002, 2007

Of the 692 farms in Gloucester in 2007, 157 (23%) were 50 acres or greater in size, as seen below in **Table 2: Size of Gloucester County Farms**. About 44% of farms in the county were between 10 and 49 acres in size, and another 33% were less than ten acres.

**Table 2: Size of Gloucester County Farms**

|                    | 1987 | 1992 | 1997 | 2002 | 2007 |
|--------------------|------|------|------|------|------|
| 1-9 acres          | 134  | 199  | 191  | 197  | 221  |
| 10-49 acres        | 261  | 255  | 241  | 283  | 291  |
| 50-179 acres       | 196  | 168  | 139  | 151  | 103  |
| 180-499 acres      | 67   | 62   | 60   | 39   | 38   |
| 500 to 999 acres   | 19   | 14   | 12   | 15   | 9    |
| 1000 or more acres | 4    | 6    | 9    | 7    | 7    |

Source: USDA Census of Agriculture, 1987, 1992, 1997, 2002, 2007

According to the US Department of Agriculture (USDA) 2007 Census of Agriculture, Gloucester County has 46,662 acres of farms, comprising about 22% of the county's total land area. The majority (80%) of farm acreage in the county consists of cropland, as shown in the table below.

**Table 3: Types of Farmland in Gloucester County**

| Category   |  |       | 1997   | 2002   | 2007   |
|--|--|-------|--------|--------|--------|
| Total Cropland   |  | farms | 602    | 578    | 507    |
|  |  | acres | 46,095 | 37,422 | 34,709 |
|  | <i>Harvested Cropland</i>                        | farms | 548    | 511    | 447    |
|  |  | acres | 40,692 | 32,892 | 31,890 |
|  | <i>Cropland used only for pasture or grazing</i> | farms | 190    | 161    | 85     |
|  |  | acres | 2,142  | 2,667  | 978    |
|  | <i>Other cropland</i>                            | farms | (N)    | 114    | 103    |
|  |  | acres | (N)    | 1,862  | 1,841  |
| Total Woodland   |  | farms | 261    | 313    | 312    |
|  |  | acres | 5,997  | 7,445  | 6,750  |
|  | <i>Woodland pastured</i>                         | farms | 46     | 93     | 65     |
|  |  | acres | 454    | 1,276  | 547    |
|  | <i>Woodland not pastured</i>                     | farms | 231    | 241    | 274    |
|  |  | acres | 5,543  | 6,169  | 6,203  |
| Pastureland and rangeland (other than cropland and woodland) |  | farms | 84     | 188    | 248    |
|  |  | acres | 2,507  | 2,231  | 2,055  |
| (N) Not available  |  |       |        |        |        |

Source: USDA Census of Agriculture, 1997, 2002, 2007

The Census of Agriculture reports that the average age of farmers in Gloucester County was 56 in 2007, two years older than in 2002. Of principal operators in 2007, 132 (20%) are female and 537 (80%) are male. About 46% of principal operators consider farming to be their primary occupation, with the remainder having employment other than farming. This is a decrease from 53% in 2002. Individuals or families, rather than entities such as real estate companies, owned 97% (648) of all farms in Gloucester County in 2007.

### 1.1.2 Elk Township

Elk Township covers 12,366 acres of land, of which 7,139 acres (58%) were farmland-assessed in 2007. Farmland-assessed land includes cropland and pasture, as well as non-agricultural land such as farm buildings and woodlands under a woodland management plan. This acreage is found throughout the township on a total of 268 lots, although some have been approved for development as of July 2007.

The majority of farmland-assessed property in Elk Township consists of tillable acres. Over the past two decades, the amount of agricultural land and total farm acreage in Elk Township has remained steady and has only decreased slightly, as shown in the table below.

Many acres of farmland are leased to the active farmers in Elk and adjoining townships. Some of this acreage has approvals for development. Some is owned by farmers who have retired fully or partly, or is held by the heirs of deceased farmers.

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

| Category                   | Acreage      |              |              |              |              |              |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                            | 1984         | 1991         | 2001         | 2005         | 2006         | 2007         |
| Total Cropland             | 5,351        | 5,747        | 5,861        | 5,411        | 5,615        | 5,429        |
| <i>Harvested Cropland</i>  | 5,280        | 5,646        | 5,784        | 5,310        | 5,536        | 5,350        |
| <i>Cropland Pastured</i>   | 71           | 101          | 77           | 101          | 79           | 79           |
| Total Woodland             | 1,302        | 1,795        | 1,416        | 1,416        | 1,504        | 1,437        |
| <i>Unattached Woodland</i> | (N)          | 325          | 240          | 464          | 384          | 490          |
| <i>Attached Woodland</i>   | (N)          | 1,470        | 1,176        | 952          | 1,120        | 947          |
| Permanent Pasture          | 73           | 131          | 123          | 160          | 170          | 104          |
| Total for Ag Use           | 6,723        | 7,671        | 7,409        | 7,019        | 7,295        | 6,988        |
| Total Non-Ag               | 935          | 291          | 128          | 185          | 222          | 151          |
| <b>Total Farm Acreage</b>  | <b>7,657</b> | <b>7,961</b> | <b>7,537</b> | <b>7,204</b> | <b>7,517</b> | <b>7,139</b> |
| <i>(N) Not available</i>   |              |              |              |              |              |              |

Source: NJDA, 1984-2007

See also **Appendix A. Inventory of All Farmland-Assessed Properties in Elk Township 2007**. This is based on farmland-assessment applications to the township and has two parts. **A-1** breaks down the parcels by farmland usage. **A-2** gives crop acreage and animals raised per parcel. The average farmland-assessed parcel size in Elk Township is approximately 35 acres.

## 1.2 SOILS

About three-quarters of Elk's land is rich, arable, and valuable soil. Elk Township's soils consist of 17 series types and 41 variations within those series as identified by the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS). See **Table 5: Classification of Elk Township Soils** for the acreage in each category and **Map 6: Soils**.

The majority of these township soils (41.2 %) 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.

Thirty-four percent (34.4 %) of Elk'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.

Thirteen percent (13%) of Elk's soils are ranked as Unique Farmlands (U-1). Certain soil qualities, locations, growing seasons, and moisture supplies allow Unique Farmland to support specialized crops when properly managed. In order for lands to be classified as Unique Farmland, the land must have various specific characteristics, be used for a specific high-value food or fiber, and have an adequate moisture supply for that crop. The following table gives the breakdown of Elk's acreage by soil classification.

**Table 5: Classification of Elk Township Soils**

| Designation  | Type  | Area<br>(in Acres) | %             |
|--------------|---|--------------------|---------------|
| P-1          | Prime Farmland Soils                            | 5,094.61           | 41.20%        |
| S-1          | Soils of Statewide Importance                   | 4,251.14           | 34.38%        |
| U-1          | Unique Soils                                    | 1,655.76           | 13.39%        |
| NA           | Water and Soils not classified for farmland use | 1,364.57           | 11.03%        |
| <b>Total</b> |   | <b>12,366.17</b>   | <b>100.0%</b> |

Source: USDA NRCS, 2004

These designations of soils within Elk Township are shown on **Map 7: Project Areas & Soil Classifications**, and the percentage of each classification within the Project Areas' target farms is described in **Tables 12 and 13: Target Farms & Soil Classifications**, located in Section 5 of this Plan. A complete list of Elk soils is shown in the table below and all soils are shown on **Map 6: Soils**.

**Table 6: Elk Township Soils**

| Soil Code | Soil Description                                   | Acres    | Percentage of all Acres | Designation | Hydric Soil |
|-----------|--|----------|-------------------------|-------------|-------------|
| AtsAr     | Atsion sand, 0 to 2 percent slopes, rarely flooded | 126.32   | 1.02%                   | U-1         | Y           |
| AucB      | Aura loamy sand, 0 to 5 percent slopes             | 86.62    | 0.70%                   | P-1         | N           |
| AugB      | Aura sandy loam, 2 to 5 percent slopes             | 862.63   | 6.98%                   | P-1         | N           |
| AupB      | Aura loam, 2 to 5 percent slopes                   | 46.47    | 0.38%                   | P-1         | N           |
| AvsB      | Aura-Sassafras loamy sands, 0 to 5 percent slopes  | 238.67   | 1.93%                   | P-1         | N           |
| AvsC      | Aura-Sassafras loamy sands, 5 to 10 percent slopes | 71.48    | 0.58%                   | S-1         | N           |
| AvtB      | Aura-Sassafras sandy loams, 2 to 5 percent slopes  | 1,587.51 | 12.84%                  | P-1         | N           |
| AvtC      | Aura-Sassafras sandy loams, 5 to 10 percent slopes | 60.26    | 0.49%                   | S-1         | N           |



| Soil Code                         | Soil Description  | Acres            | Percentage of all Acres | Designation | Hydric Soil |
|-----------------------------------|---|------------------|-------------------------|-------------|-------------|
| AvuB                              | Aura-Urban land complex, 0 to 5 percent slopes                                  | 37.90            | 0.31%                   | NA          | N           |
| BEXAS                             | Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded        | 479.43           | 3.88%                   | U-1         | Y           |
| BumA                              | Buddtown-Deptford complex, 0 to 2 percent slopes                                | 81.91            | 0.66%                   | P-1         | Y           |
| DocB                              | Downer loamy sand, 0 to 5 percent slopes  | 2,554.81         | 20.66%                  | S-1         | Y           |
| DocC                              | Downer loamy sand, 5 to 10 percent slopes                                       | 58.65            | 0.47%                   | S-1         | N           |
| DoeA                              | Downer sandy loam, 0 to 2 percent slopes  | 196.38           | 1.59%                   | P-1         | Y           |
| DouB                              | Downer-Urban land complex, 0 to 5 percent slopes                                | 177.87           | 1.44%                   | NA          | N           |
| EveB                              | Evesboro sand, 0 to 5 percent slopes  | 433.96           | 3.51%                   | NA          | Y           |
| FamA                              | Fallsington sandy loam, 0 to 2 percent slopes                                   | 738.32           | 5.97%                   | S-1         | Y           |
| FapA                              | Fallsington loam, 0 to 2 percent slopes   | 170.05           | 1.38%                   | S-1         | Y           |
| FauB                              | Fallsington-Urban land complex, 0 to 5 percent slopes                           | 1.77             | 0.01%                   | NA          | Y           |
| FmhAt                             | Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded                   | 205.57           | 1.66%                   | NA          | Y           |
| HbmB                              | Hammonton loamy sand, 0 to 5 percent slopes                                     | 207.37           | 1.68%                   | S-1         | Y           |
| KemB                              | Keyport sandy loam, 2 to 5 percent slopes                                       | 29.98            | 0.24%                   | P-1         | Y           |
| KeoA                              | Keyport loam, 0 to 2 percent slopes   | 10.32            | 0.08%                   | P-1         | Y           |
| LenA                              | Lenni loam, 0 to 2 percent slopes   | 178.63           | 1.44%                   | S-1         | Y           |
| MakAt                             | Manahawkin muck, 0 to 2 percent slopes, frequently flooded                      | 1,050.01         | 8.49%                   | U-1         | Y           |
| OTKA                              | Othello and Fallsington soils, 0 to 2 percent slopes                            | 1.01             | 0.01%                   | S-1         | Y           |
| PEEAR                             | Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded | 76.90            | 0.62%                   | NA          | Y           |
| PHG                               | Pits, sand, and gravel  | 4.70             | 0.04%                   | NA          | N           |
| SabB                              | Sassafras loamy sand, 0 to 5 percent slopes                                     | 28.48            | 0.23%                   | S-1         | N           |
| SabC                              | Sassafras loamy sand, 5 to 10 percent slopes                                    | 59.97            | 0.48%                   | S-1         | N           |
| SabD                              | Sassafras loamy sand, 10 to 15 percent slopes                                   | 20.01            | 0.16%                   | NA          | N           |
| SabF                              | Sassafras loamy sand, 15 to 40 percent slopes                                   | 36.10            | 0.29%                   | NA          | N           |
| SacA                              | Sassafras sandy loam, 0 to 2 percent slopes                                     | 185.80           | 1.50%                   | P-1         | Y           |
| SacB                              | Sassafras sandy loam, 2 to 5 percent slopes                                     | 281.43           | 2.28%                   | P-1         | Y           |
| SacC                              | Sassafras sandy loam, 5 to 10 percent slopes                                    | 43.77            | 0.35%                   | S-1         | N           |
| UR                                | Urban land  | 216.51           | 1.75%                   | NA          | N           |
| WATER                             | Water   | 81.13            | 0.66%                   | NA          | N           |
| WeeB                              | Westphalia fine sandy loam, 2 to 5 percent slopes                               | 132.07           | 1.07%                   | P-1         | Y           |
| WeeC                              | Westphalia fine sandy loam, 5 to 10 percent slopes                              | 78.35            | 0.63%                   | S-1         | N           |
| WeeF                              | Westphalia fine sandy loam, 15 to 40 percent slopes                             | 38.44            | 0.31%                   | NA          | N           |
| WoeA                              | Woodstown sandy loam, 0 to 2 percent slopes                                     | 7.10             | 0.06%                   | P-1         | Y           |
| WoeB                              | Woodstown sandy loam, 2 to 5 percent slopes                                     | 15.72            | 0.13%                   | P-1         | Y           |
| WokA                              | Woodstown-Glassboro complex, 0 to 2 percent slopes                              | 1,332.01         | 10.77%                  | P-1         | Y           |
| WooB                              | Woodstown-Urban land complex, 0 to 5 percent slopes                             | 33.70            | 0.27%                   | NA          | N           |
|                                   |   |                  |                         |             |             |
| <b>Total</b>                      |   | <b>12,366.17</b> | <b>100.0%</b>           |             |             |
| <b>Total Farmland Acreage</b>     |   | <b>11,001.52</b> | <b>88.97%</b>           |             |             |
| <b>Total Non-Farmland Acreage</b> |   | <b>1,364.57</b>  | <b>11.03%</b>           |             |             |

Source: USDA NRCS, 2004

### 1.3 WATER RESOURCES

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. Based on historic data from 1895 to 2007, the average precipitation rate in New Jersey is 44 inches a year and despite some minor variation, all parts of Elk Township are near this amount.

Three major aquifers – the Kirkwood-Cohansey, the Wenonah-Mount Laurel, and the Vincentown – provide public and private drinking water for Elk residents, and some wells may draw water from the Upper Potomac-Raritan-Magothy formation. The aquifers are recharged directly by precipitation in outcrop areas, by vertical leakage through confining layers, and by seepage from surface water bodies. Elk Township lies entirely within the Kirkwood-Cohansey aquifer outcrop. Most farmers in Elk who irrigate land from wells are probably tapping the Kirkwood-Cohansey aquifer for their irrigation water, especially those in the center and eastern sides of the township.

A water pipeline from New Jersey American Water Company has been extended through Glassboro to the northern border of Elk Township, in preparation for serving the approved projects that are slated for that northeastern region – the Grande, Latham Park, and Silvergate developments. However, no water pipelines have yet been installed within Elk Township.

#### *Irrigation*

There are various ways to irrigate a farm. A farm pond that captures surface water from the surrounding area can be dug. 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.

According to farmland assessment data, for 2006 there were 3,409 irrigated acres within Gloucester County of which 801 irrigated acres were in Elk Township, the most in Gloucester County. Over half (435 acres) in Elk were used for ornamental crops, 93 acres were field crops, 150 acres were fruit, and 123 acres were vegetables. The assessment application data for 2007, compiled by the township (See **Appendix A-2**), shows 211 acres in Elk were for irrigated field crops and vegetables. An additional 100 acres of fruit crops and 411 acres of ornamental plant crops were also irrigated, for a total of 722 acres.

Fourteen farms in Elk utilize water diversions requiring certifications or registrations, as **Table 7** below shows. This does not reflect the number of wells or other water sources on a given farm, which may be multiple.

**Table 7: Water Certifications and Registrations in Elk Township**

| Program Interest ID | Program Interest Name | Activity Number | Activity Type Description                 | Effective Start Date | Expiration Date |
|---------------------|-----------------------|-----------------|---|----------------------|-----------------|
| GL0017              | Aura Orchards II Inc  | AGC040001       | Agricultural Certification - Renewal      | 11/1/2005            | 10/31/2010      |
| GL0005              | Haynicz Orchards      | AGC040001       | Agricultural Certification - Modification | 6/1/2005             | 5/31/2010       |
| GL0138              | Lucas Greenhouses     | AGC030001       | Agricultural Certification - Modification | 9/1/2005             | 8/31/2010       |
| GL0225              | Dean Farm             | AGC050001       | Agricultural Certification - Renewal      | 4/1/2006             | 3/31/2011       |
| GL0082              | Deans Evergreens Inc  | AGC060001       | Agricultural Certification - Renewal      | 6/1/2007             | 5/31/2012       |
| GL0137              | Fruitwood Farms Inc   | AGC030002       | Agricultural Certification - Modification | 8/1/2005             | 7/31/2010       |
| GL233R              | George C Lewis        | AGR020001       | Agricultural Registration - New           | 9/13/2004            |                 |
| GL0186              | Grasso Farm           | AGC030001       | Agricultural Certification - Renewal      | 6/1/2004             | 5/31/2009       |
| GL0230              | L C Acres Farm        | AGC050001       | Agricultural Certification - Renewal      | 8/1/2006             | 7/31/2011       |
| GL0027              | Mood Farm             | AGC060001       | Agricultural Certification - Renewal      | 8/1/2006             | 7/31/2011       |
| GL237R              | Richards Farm         | AGR040001       | Agricultural Registration - New           | 2/16/2005            |                 |
| GL0191              | Summit City Farms     | AGC020001       | Agricultural Certification - Modification | 8/1/2005             | 7/31/2010       |
| GL0115              | Thomas Gant Farm      | AGC060001       | Agricultural Certification - Renewal      | 4/1/2007             | 3/31/2012       |
| GL0224              | Weiss Farm            | AGC020002       | Agricultural Certification - Renewal      | 11/1/2004            | 10/31/2009      |

Source: NJDEP, 2007

Assistance with irrigation projects and water quality improvements, along with preparation of conservation plans, is available through the Natural Resource Conservation Service of the US Department of Agriculture. See Section 7.2 and **Appendix E: Federal and State Conservation Programs for Farmers** for details on relevant programs.



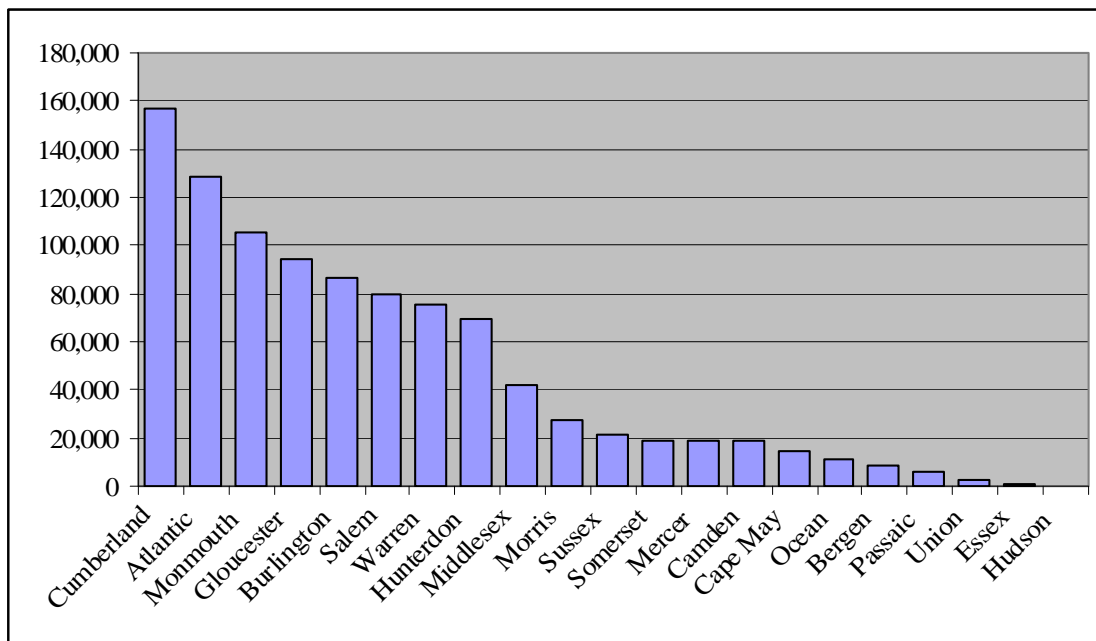
*Grapes are an increasingly popular crop in New Jersey.*

## 2.0 AGRICULTURAL INDUSTRY IN THE REGION

### 2.1 GLOUCESTER COUNTY – MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD

According to the 2007 US Census of Agriculture, Gloucester is fourth among New Jersey counties in the value of its agricultural products, with a total sales value of just under \$94 million. As shown in the chart below, Gloucester County was the fourth highest grossing county in the state, 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 Elk Township is unavailable.

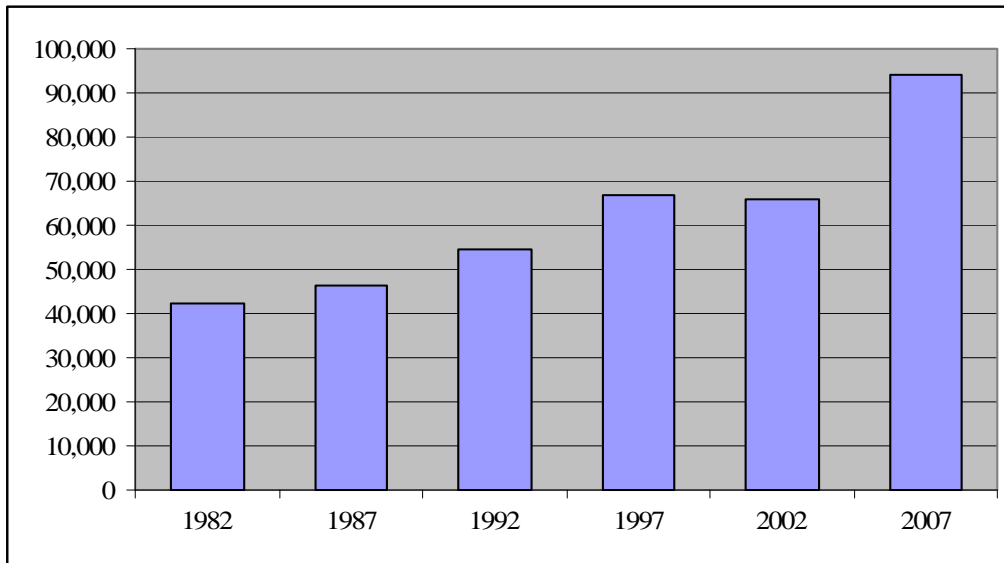
*Figure 1: Agricultural Market Value (\$1,000) in New Jersey, 2007*



Source: USDA Census of Agriculture, 2007

As shown in *Figure 2* below, the agricultural market value in Gloucester County has increased greatly over the past 20 years. The total agricultural market value in the county more than doubled during this time period, from \$46,391,000 (\$68,122 per farm) in 1987 to \$93,883,000 (\$140,333 per farm) in 2007. A large part of that growth occurred in the 5 years between 2002 and 2007 when market value rose from \$66,009,000 to \$93,883,000 – a 42 percent increase. The value of vegetable crops and of horticultural crops both increased substantially in that period.

**Figure 2: Agricultural Market Value (\$1,000) in Gloucester County, 1982-2007**

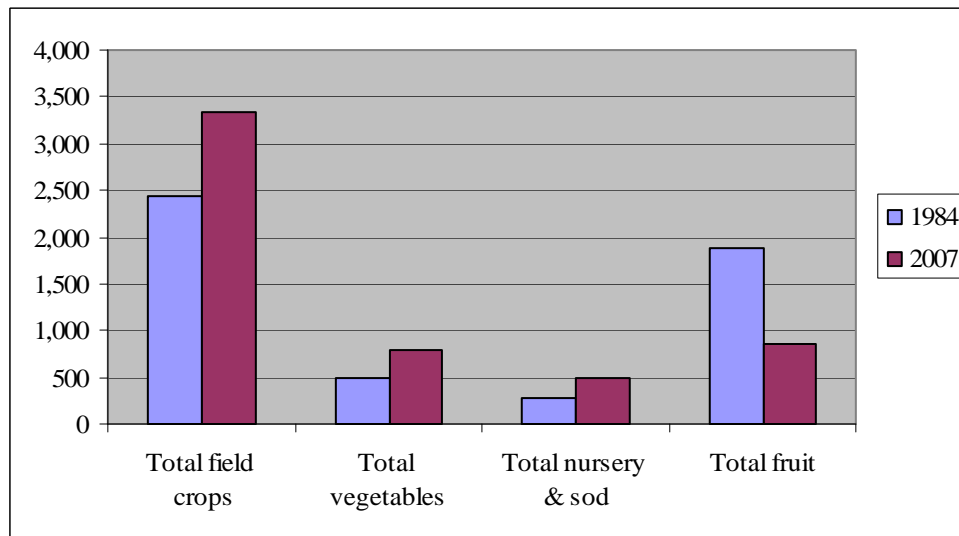


Source: USDA Census of Agriculture, 1982, 1987, 1992, 1997, 2002, 2007

## 2.2 CROP AND PRODUCTION TRENDS

According to farmland assessment data from 2007, field crops cover the greatest amount of acreage in Elk Township by far, as shown in **Figure 3**. Over half of Elk Township’s farmland assessed land is devoted to field crops, followed by fruit crops, vegetable crops, and ornamental crops. Over the past two decades, the land in field crops has increased 37% from 2,436 acres in 1984 to 3,339 acres in 2007. Vegetable crops have increased 62% in acreage from 485 acres to 787 acres. Nursery and sod crops have increased 76% from 285 acres to 501 acres. However, the amount of land dedicated to fruit has decreased by 55% during this time period from 1,876 acres in 1984 to 849 acres in 2007.

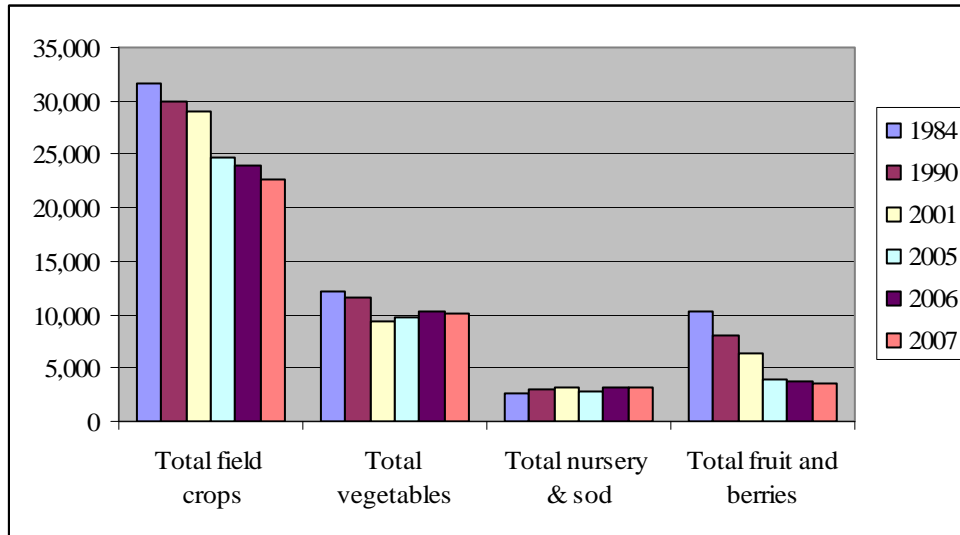
**Figure 3: Acres of Crop Types in Elk Township, 1984 & 2007**



Source: NJDA, 1984, 2007

The 20-year trends of crop types in Elk Township generally follow the countywide trends, as seen in **Figure 4** below. However, fruit production covers a slightly larger share of the agricultural land in Elk Township than it does for the county as a whole. Also, whereas the total acreage of vegetables has decreased in the county, the land acreage dedicated to growing vegetables in Elk Township has actually increased over that of 1984.

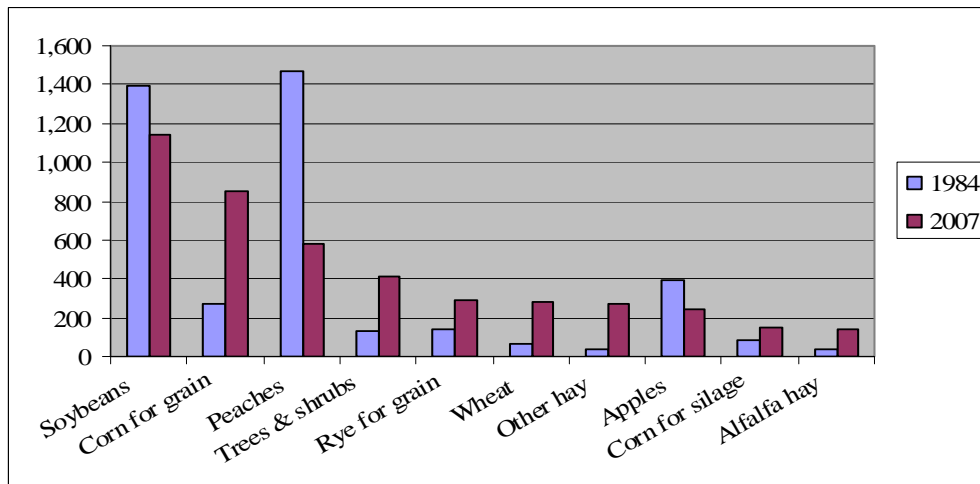
**Figure 4: Acres of Crop Types in Gloucester County, 1984-2007**



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

Of the ten crops that cover the greatest number of acres in Elk Township, seven are field crops, two are fruits, and one is a nursery crop. Important field crops include soybeans and corn for grain, while peaches are the predominant fruit crop. **Figure 5** below shows the top ten crops in Elk Township in 2007, as well as their corresponding acreage in 1984. The amount of land dedicated to growing corn for grain has more than tripled from 274 acres in 1984 to 848 acres in 2007. However, the amount of land on which peaches are grown has fallen 61% during this time period from 1,465 acres to 578 acres.

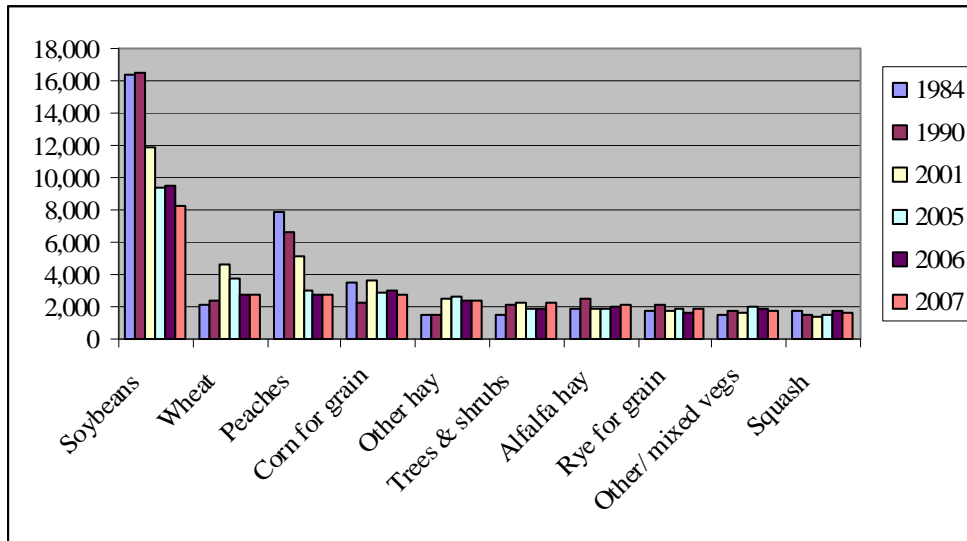
**Figure 5: Dominant Crops in Elk Township by Acres, 1984 & 2007**



Source: NJDA, 1984 and 2007

Of the top 10 crops in Elk Township in 2007, eight are also among the top 10 crops in the county, as shown in **Figure 6**. The difference is that apples and corn for silage are included in Elk Township, whereas Other/mixed vegetables and squash are included in Gloucester County. In the county as a whole, soybeans are predominant, with other crops covering far less acreage. Over the past 20 years, the acreage of soybeans in the county fell 49 percent, from 16,373 acres in 1984 to 8,310 acres in 2007. The acreage of peaches in the county plunged 65 percent, from 7,913 acres in 1984 to 2,766 acres in 2007.

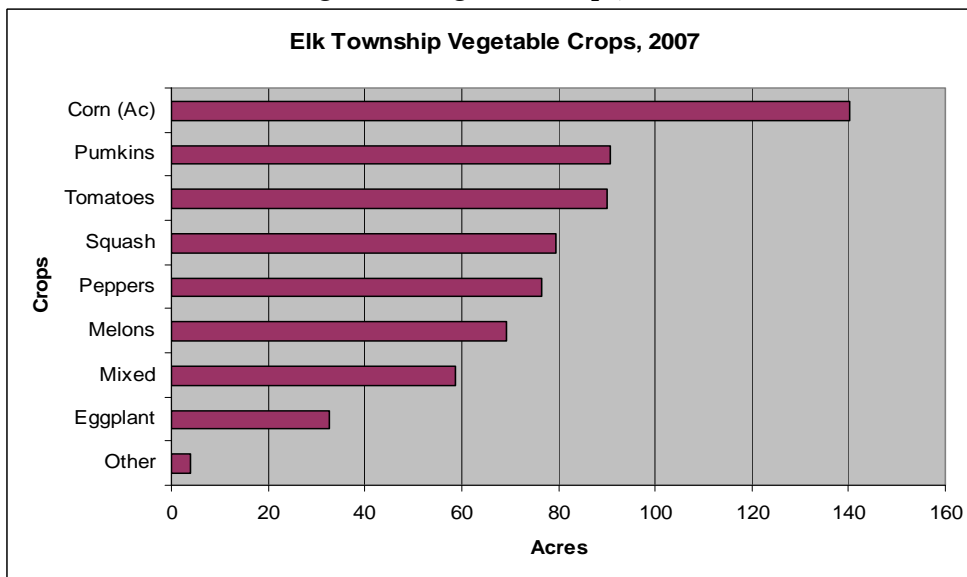
**Figure 6: Dominant Crops in Gloucester County by Acres, 1984-2007**



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

Five crops account for approximately three-quarters of all vegetable crop acres in Elk Township: corn, tomatoes, squash, peppers, and pumpkins, as **Figure 7** shows.

**Figure 7: Vegetable Crops, 2007**



Source: Elk Township Farmland Assessed Land 2007



Woodlands in Elk Township produced 83 cords of fuel wood and 40,000 board feet of timber in 2007. See **Appendix A: Inventory of All Farmland-Assessed Properties in Elk Township, 2007**, particularly **Appendix A-2**, for more details on Elk farm production and livestock holdings, as well as **Table 8** below.

**Table 8: Livestock**

| <b>Elk Township Livestock, 2007</b> |    |
|-------------------------------------|----|
| Dairy young                         | 50 |
| Cattle                              | 39 |
| Goats                               | 34 |
| Horses/Ponies                       | 25 |
| Sheep                               | 10 |
| Swine                               | 10 |
| Ducks                               | 52 |
| Geese                               | 26 |
| Chickens                            | 22 |
| Turkey                              | 3  |

*Source: Elk Township Farmland Assessed Land, 2007*

### **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 Woodstown Boroughs, and in Cumberland County. Farmers depend upon these local concerns for farming equipment and supplies, seeds, fertilizer, animal feed, and irrigation systems.

There are many food distributors and brokers in the region surrounding Elk Township. Because of its strategic location between major metropolitan areas, southern New Jersey has the greatest concentration of cold storage warehouses on the East Coast.

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. 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.

See **Appendix B: Farm Markets and Sales in the Elk Township Region** and **Appendix C: Agricultural Support and Service Businesses in the Elk Township Region** for inventories of the many varied businesses that serve the agricultural and food industry.



*Apples are a major crop in Elk Township.*

## 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 may be reviewed by the State Planning Commission to evaluate consistency with the State Plan through the Plan Endorsement process. 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, PA6).

Elk Township lies within six of the seven planning areas – all except PA1. The land areas along the Route 55 corridor, including the Lawn community, the neighborhood below Silver Lake, and another block of land on the southeastern edge of the township east of Aura Road are within the Suburban Planning Area (PA2). This is where most development is scheduled to occur. All of this land is within the currently approved sewer service area but that is likely to change with the 2010 completion of the Gloucester County Wastewater Management Plan.

The northwestern section of the township along the Raccoon Creek and south to Whig Lane is within the Fringe Planning Area (PA3), which is designated for less intense development, but is an area able to accommodate growth. The Rural Planning Area (PA4) occupies half of the western section of the township, northwest of Whig Lane and just below the PA3 area. All other agricultural land falls within the Environmentally Sensitive Rural Area (PA4B). Across all of the zones are large regions designated as Environmentally Sensitive Areas (PA5) because of the large amount of forested wetlands located in Elk Township. These areas are prevalent along and around stream corridors, including Raccoon Creek and its tributaries, Still Run and its tributaries, and Reed Branch.

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 yet to be adopted, but there are some significant proposed changes to the plan map in Elk Township. The PA2 areas west of Route 55 are proposed to become PA4B areas, except for the region in the most southeast corner of the township. The large PA3 area on the northwest side of Elk is eliminated, except for a small area in the northwest corner of the township near the border with Harrison Township and north of Ewan Lake. All of the remaining land is proposed to be designated as PA4, PA4B, or PA5. See **Map 12: NJ State Development & Redevelopment Plan – Preliminary Map III (June 20, 2007)**.

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. There are no Designated Centers within Gloucester County, although there are four Proposed Centers, none of which are in Elk Township. The Regional Center of Elk, however, has been listed on the much longer inventory of Identified Centers.

### **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. Within these categories are a total of 13 specific objectives that are further broken down into specific strategies. 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 examines 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**

### **3.2.1 Delaware Valley Regional Planning Commission Connections 2035 Plan**

The Delaware Valley Regional Planning Commission (DVRPC) is the federally-designated Metropolitan Planning Organization 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 to 2035. This Plan, *Connections: The Regional Plan for a Sustainable Future*, addresses land use and transportation for the Delaware Valley and includes a large section about existing and potential open space and farmland, natural resources, and recreation areas. These elements are indicated on the land use plan map, along with related items. The land use plan map also identifies a proposed interconnected open space network across the region – the 3035 Greenspace Network, along with locations that should remain rural and agricultural in character.

The 2035 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 Elk Township is designated as being within the Conservation Focus Area, specifically in the Gloucester County Farm Belt B, the township’s farmland preservation goals are consistent with the regional conservation agenda.

### 3.3 COUNTY PLANNING

#### 3.3.1 Gloucester County Farmland Preservation Planning

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.

Gloucester County recently adopted a new farmland plan, the *Gloucester County Comprehensive Farmland Preservation Plan – 2008* in April 2008 in response to the new rules adopted by the State Agricultural Development Committee (SADC) in 2007 (N.J.A.C. 2:76-6.3 through 2:76-17A.17). This plan qualifies the county for Planning Incentive Grant (PIG) funding and enables it to accept and act upon farmland preservation applications throughout the year, as compared to the limited once/year application round that existed previously. State funding of \$2 million per year from the SADC to the County will be in the form of PIG funding. Additional monies in Competitive Grant funds will be open to any county that has expended its PIG monies. In FY 2009, the Competitive Grant funding was \$15 million.

The Gloucester County Plan’s goals are to preserve blocks of contiguous farmland and to support and enhance the farming industry in the county. Eleven Project Areas and target farms within those Areas have been identified and a more limited Agricultural Development Area (ADA) than the entire county (of the previous Plan) has been delineated. See **Map 14: Agricultural Development Area, Gloucester County, New Jersey**. All of Elk Township is within the Still Run Project Area, along with some small areas in Clayton and Glassboro. All of Elk is also within the new ADA. Other specific requirements of the Gloucester County Plan, such as minimum eligibility requirements, accord with SADC guidelines and recommendations. They have also been incorporated into this Farmland Preservation Plan for Elk Township.

The *Comprehensive Farmland Preservation Plan – 2008* was approved by the County Agricultural Development Board, which will administer it, with staff support from the Gloucester County Farmland Preservation Program. The County is agreeable to cost sharing with municipalities that adopt Preservation Plans and that apply for PIG funding at the municipal level, in addition to direct county funding of farm preservation projects.

### 3.4 ELK TOWNSHIP PLANNING

#### 3.4.1 Municipal Master Plan

Elk Township's last fully revised Master Plan was adopted in 1978. In 1989, the Master Plan was updated and included a Community Facilities Plan and a Recreation Plan. Elk Township's 1978 Master Plan had several goals, including:

- Provision of a balanced land use development pattern which can be effectively serviced by the transportation, the utility, and the community facilities systems of the Township.
- Provision of a broad range of housing types for permanent residents
- Provision of more efficient movement of people and goods through the improvement of the Township transportation system
- Promotion of the orderly development of utility services to satisfy the needs of the township population
- Encouragement of the continued diversification of a viable Township economic base
- Provision for a comprehensive system of public recreation facilities to serve all segments of the population
- Protection of natural and environmental resources

The goals have not changed in subsequent re-examinations, which occurred in 1999, 2002, 2004, and 2006.

Some of the objectives under these goals address environmental issues, but do not specifically mention farmland preservation or the town's current and future agricultural economic viability.

Regarding agriculture specifically, the Land Use Element of the 1978 Master Plan states, "Agricultural use areas are not specifically designated on the Land Use Plan; however, they are included in the area designated as AR – Agricultural/Residential, and total 44 percent of the land area of the Township and 59 percent of the AR use. Because of the nature of the land in Elk Township and its regional location, the best possible use for the majority of the western portion of the Township is Agricultural use. This recommendation also is consistent with both the County and State master plans. Some residential uses and other types of development are inevitable and Elk Township should take all the measures possible to ensure that the agricultural areas of the Township are protected from undesirable and incompatible uses. Residential uses should be limited to reasonably compact areas owing to the industrial nature of modern farming techniques. Additionally, buffer areas should be required between areas of housing and agricultural areas to help eliminate possible conflicts."

### 3.5 ELK TOWNSHIP ZONING AND DEVELOPMENT REGULATIONS

#### 3.5.1 Zoning Overview

Elk Township's zoning is shown on **Map 11: Zoning**. The majority of currently active farms in Elk are located in either the Rural Environmental (RE) zone or the Rural (R) districts, but there

are a number of farm parcels located in the Residential Low Density (LD) area in the northwest corner of the township. The eastern side of the township, east of Route 55, has been zoned for a Residential Medium Density (MD), along with an area to the west of Route 55 in the southeast corner of the township. These areas are where most of the approved and constructed development is located.

The majority of land within the two agricultural Project Areas in Elk Township is zoned Rural Environmental (RE). The two exceptions are: a small area zoned C-1 in Project Area 1 near Aura, and the land zoned Rural (R) between Aura Road and Route 55 in Project Area 2.

Agricultural uses and buildings are permitted in the following zoning districts in Elk Township, which have the following residential densities:

- Moderate Density (MD): 25,000 square feet/unit
- Low Density (LD): 40,000 sq. ft/unit
- Rural Residential (R): 80,000 sq. ft./unit
- Rural Environmental (RE): 80,000 sq. ft./unit

Agricultural buildings and uses are also permitted under certain restrictions in Commercial Neighborhood (C-1) and Manufacturing Light (M-1) districts.

### **3.5.2 Other Planning and Zoning Techniques**

The following descriptions are intended to provide information to township leaders and the Agricultural Advisory Committee members so they may determine whether Elk Township wishes to utilize these techniques to provide additional protection to township farmland and the farming industry generally.

#### ***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 not reduce the number of residential units that are possible or direct their placement in planned growth areas, however. Clustering is an especially effective tool when the ordinance requiring open space set asides is linked to adjacent protected property in coordination with an environmental or agricultural resource plan.

Elk Township officials would tend to consider adoption of a clustering ordinance where the clustering is voluntary rather than mandatory. There are significant concerns about protecting farmer equity in Elk Township. Although mandatory clustering does not reduce the potential "yield" of residential units or the consequent value of the property, mandatory clustering, or other mandatory measures, will require further discussion before they will be seriously considered for adoption.

### ***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 and can be used in planned unit developments.

### ***Conservation Design***

Conservation Design is a variation on 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 mandates that open space and farmland must be linked to contiguous open space or farmland, and that farm parcel lands maintain the integrity of a farming area in order to make farming operations easier. It also allows preservation of important scenic views, which in Elk are largely across beautiful farmland.

Elk Township may consider adopting 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. Such a Conservation Design ordinance could be utilized for preserving farmland on those parcels that are in the process of development but are not yet approved, through active negotiation between the Planning Board and development applicants.

### ***Lot Size Averaging***

In lot size averaging, some lots in a subdivision are approved at less than the standard minimum lot size, while other lots are larger than the minimum and the subdivision as a whole conforms to the overall intent of the zoning regulations. Lot size averaging is a way to allow flexibility in lot sizes on parcels that are slated for subdivision and development. Like cluster zoning, flexible lot sizes can situate development to allow for the greatest conservation of resources. It is an especially useful tool in conjunction with Conservation Design Clustering.



### 3.5.3 Transfer of Development Rights (TDR)

#### *Municipal Transfer of Development Rights (TDR)*

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 were selected by the state to develop their own TDR programs as demonstration projects, including Woolwich Township in Gloucester County.

A TDR program has the distinct advantage of preserving land and containing sprawl development without any expenditure of public funds. It is complicated and 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.

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.

Elk Township's leadership has considered the possibility of establishing a TDR program and has concluded, for the present, that it would be a difficult and expensive option. It is also difficult to see where a viable Town Center could be established in the town, given the amount of already approved development in the most logical areas. Elk's environmentally sensitive land, both forested and farmland, further constrains identification of such a receiving area. As the New Jersey Development and Redevelopment Plan outlines, Planning Areas 4 (rural), 4B (rural environmentally sensitive) and 5 (environmentally sensitive) are not ideal regions for such growth, despite the existence of an approved sewer service area in the township.

#### *Regional Transfer of Development Rights*

The TDR legislation enacted 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 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.

### **3.6 CURRENT LAND USE**

While Gloucester County lost harvested cropland between 1980 and 2001, Elk Township did not follow this trend. According to the 2003 New Jersey State Agriculture Development Committee *Strategic Targeting Project Report*, Elk Township actually increased its harvested cropland acreage. However, this trend is likely to be reversed in the near future. Since 2003, the pace of development on former farmland has rapidly increased throughout the township, with 947 units, mostly single family homes, granted approval between 2003 and 2008. (Subdivisions of more than 50 units require public sewer and water hookups, but Elk Township does not have these public utilities at this time.)

About 41.3% (5,104 acres) of land in Elk Township was agricultural as of 2002, based on land use data published by the New Jersey Department of Environmental Protection. Another 2,503 acres were categorized as woodland, and 2,682 acres were wetlands. Residential housing occupied 1,424 acres and another covered 446 acres were also classed as urban land. See **Map 5: DVRPC Land Use (2005)**.

### **3.7 WATER AND SEWER INFRASTRUCTURE**

#### ***Water Supply***

Most residential drinking water is drawn from local private wells that tap into the Kirkwood-Cohansey aquifer, as is agricultural water. There are, however, seven public wells in Elk. Those run by the Elk Township Municipal Utility Authority draw on the Kirkwood-Cohansey aquifer. The four wells that serve the Laux Lakeview Mobile Home Park tap the Vincentown and Mount Laurel-Wenonah aquifers. 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 to Glassboro. This pipeline has been extended to the border of Elk Township but no pipes are yet laid within Elk Township.

#### ***Sewer Service***

There is a large approved sewer service area in Elk Township that covers almost two-thirds of the land area. It is located in the eastern half of the township, on either side of Route 55 but extends as far west as Hardingville Road and south to Elk-Swedesboro Rd. (Route 538). This

means that much of Elk's active agricultural area is within an approved sewer service area, including most of the township's preserved farms. It also means that the existing sewer service area encompasses large parts of proposed State Planning Areas 4, 4B, and 5 –Rural, Environmentally Sensitive Rural, and Environmentally Sensitive Planning Areas. Although some infrastructure is in place, no piping has been constructed in this sewer service area, primarily because Elk Township's current agreement with the Gloucester County Utility Authority (GCUA) to accept sewage is very limited (250,000 Gallons Per Day or GPD). See **Map 10: Sewer Service Area** for the location of the currently approved sewer service area.

Under the new Wastewater Management Rules (N.J.A.C 7:15) adopted by NJDEP in July 2008, Gloucester County is preparing a new Wastewater Management Plan (WMP) for that part of the county that falls outside the GCUA consolidated region (which has its own WMP). Although Elk Township has an agreement with GCUA, the township is not one of the consolidated municipalities and will therefore be part of the new WMP.

The new WMP will drastically shrink Elk's sewer service area to those areas that have township-approved development projects – both residential and commercial. The agreement with GCUA to accommodate 250,000 GPD of flow is inadequate to service even this limited area, however. The Gloucester County WMP is proposing various alternatives to address this issue in Elk and in other townships in the county. One such alternative is to connect areas in Gloucester, including small areas in Elk, to the DuPont sewage treatment plant in Carneys Point, Salem County, which has a very large capacity that is no longer needed by the reduced DuPont operations.

The Gloucester County WMP should be completed sometime in 2010 when the new sewer service area is finally determined and approved at all levels. At that time, the sewer service area shown in **Map 10** will look very different.

### 3.8 TOWNSHIP DEVELOPMENT PRESSURES AND LAND VALUE TRENDS

The proximity to northeast U.S. markets has helped Elk's farmers, but it has also brought attention that is going to change the community substantially in the next few years. Elk's proximity to the Philadelphia metropolitan area and accessibility to Route 55, a major limited-access highway with two exits in Elk, have made it a prime location for development.

Beginning in the late 1980s, several large projects were initiated on the northeast side of the township, spanning Route 55. These included projects that have evolved



*New houses in Elk Township on Former Farmland*

into the Latham Park and The Grande developments, along with the Planned Unit Development of Silvergate, which has seven phases of planned construction. Most of these phases involve development of both residential housing and commercial space. Altogether, over 2,200 units of housing and 824,000 square feet of commercial space were scheduled to be built, of which a substantial proportion have received preliminary or final approval from the township. The construction at almost all of these sites has been delayed, in part, by the lack of clarity as to where sewage will be sent. This is an issue that must still be resolved.

The 1990 U.S. Census listed a population of 3,806 residents for Elk Township. By 2000, Elk's population had decreased by 7.6 percent to 3,514 residents. Since then, Elk's population has grown, with a 2005 population of 3,810 and an expected 2010 population of 4,210, based on population projections from the Delaware Valley Regional Planning Commission (DVRPC).

The anticipated increase in population corresponds with an anticipated increase in employment as well. DVRPC estimates that there will be a 121% increase in employment between 2005 and 2035.

According to information provided by the Elk Township municipal office, major subdivision approvals in recent years were as follows:

- 2003 Meadow Brook (39 single family homes)
- 2004 Silvergate Phase I (32 single family homes)
- 2004 Silvergate Phase III (162 single family homes)
- 2004 Hampton Hills (49 single family homes)
- 2005 Country Woods (19 single family homes)
- 2005 Silver Lake Estates (41 units of age-restricted housing)
- 2006 The Grande at Elk (318 units of age-restricted housing)
- 2006 Silvergate Phase II (230 single family homes)
- 2006 Twin Ponds (49 single family homes)
- 2007 Smith Land Co, LLC (10 lots)
- 2007 White Tail Estates (11 lots)
- 2007 Valley Del Sol (18 single family solar homes)

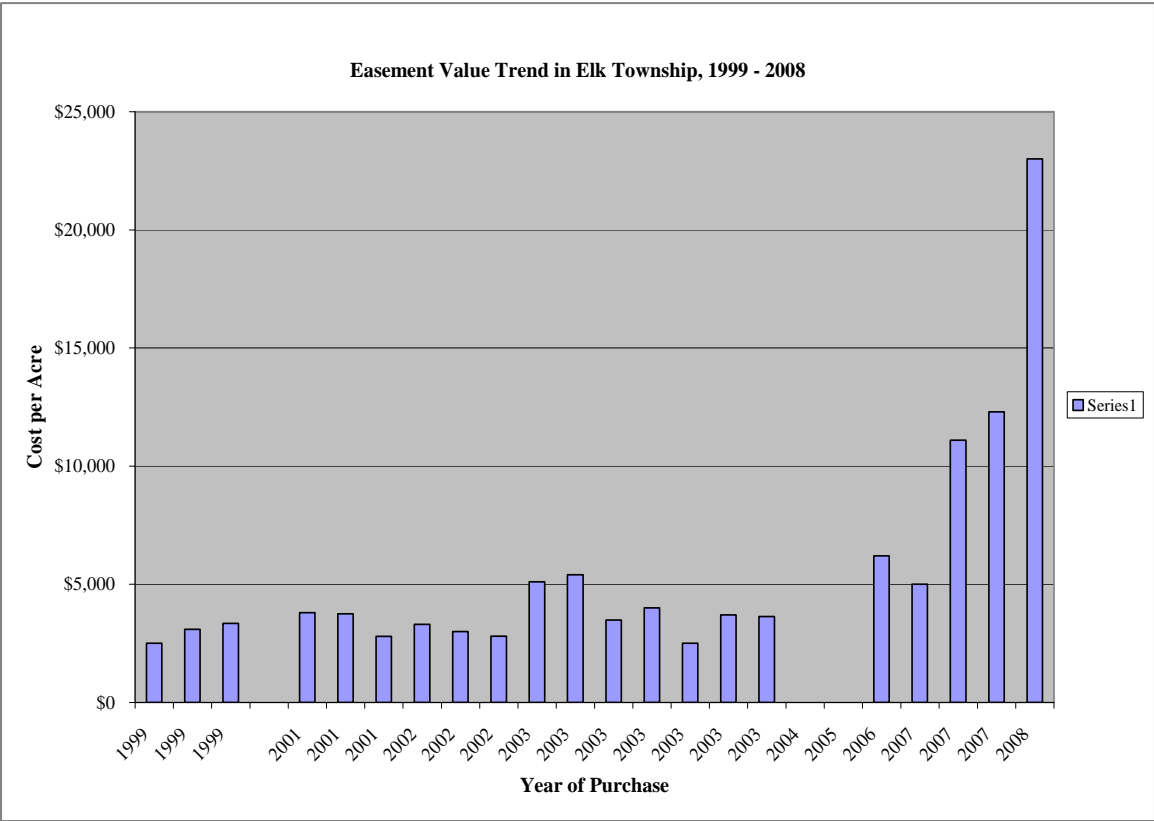
In addition, the steady growth of residential units along road frontage and the development of smaller subdivisions on farmland is a constant encroachment on farming operations and on the health of the farming industry in the township.

The list of all farms in the Project Areas is indicative of the development pressure on farmers to sell their land. The "Development Status" column within each of the Project Area tables (*Tables 13 and 14* at the end of **Section 5**) shows that developments were approved for four parcels totaling approximately 99.6 acres in the Project Areas, a potential loss of farming in the township because of the size and location of these parcels. These have not yet all been built and there may be some potential for preservation of these properties.

**Land Value Trends**

Appraisal values for farmland preservation are affected by the development in a community because the average cost per acre of a farm is based on comparable sales that have occurred in the area, along with many other farm-specific factors. A look at the prices paid per acre for the easement (which is what is actually purchased) for Elk farms preserved between 1999 and 2007 shows fairly steady values until 2006 when prices began to rise dramatically. This is shown in the chart below - **Figure 8: Easement Cost per Acre, Elk Township, 1999 – 2008**. 2007-08 was the year in which the real estate market reached a peak in values, before the recent downturn. Additionally, the Elk Township property that generated the 2008 spike in value on the **Figure 8** chart was highly “developable.” It was 100% tilled land with no wetlands, on the corner of two roads, which gave it a large frontage, in an area that is highly desirable for housing.

**Figure 8: Easement Cost per Acre, Elk Township, 1999 - 2008**



Source: Gloucester County Office of Land Preservation, March 2008



*Apple Trees in Blossom*

## 4.0 FARMLAND PRESERVATION IN ELK TOWNSHIP

### 4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA

The Agriculture Retention and Development Act of 1983 authorized County Agriculture Development Boards (CADBs) to identify Agricultural Development Areas (ADAs) as the initial geographic target areas for Farmland Preservation Program activity. By definition, ADAs are lands where agriculture is the preferred, but not necessarily exclusive use of the land, constituting no greater than 90% of the agricultural land base in the county. The Act specifies four basic criteria for ADAs and encourages CADBs to adopt local criteria for consideration in evaluating proposals. The statutory criteria are as follows:

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

The Agricultural Development Area (ADA) within Gloucester County was originally equivalent to the boundaries of the county. With the development of a new Farmland Preservation Plan in 2008, Gloucester County reduced its ADA in accordance with the criteria above. The new ADA encompasses all preserved farmland and all eight-year farms, plus the farmland within the Planning Incentive Grant Project Areas in Woolwich and Franklin Townships. It excludes farm-assessed land under development, within Planning Area 1, and within the designated TDR receiving zones in Woolwich Township. See **Map 14: Agricultural Development Area, Gloucester County, New Jersey**. The entire area of Elk Township is within the new ADA.

### 4.2 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS

There are several programs and methods for preserving farmland in any community. In Elk 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. All preserved farmland in Elk Township has been protected through acquisition of farmland easements.

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.

#### **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 its 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. Other eligibility requirements are that the municipality has a dedicated source of



funding for farmland preservation and that it has adopted a Right-to-Farm ordinance. 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. See Section **4.4 Consistency with SADC Strategic Targeting Project** for details on Elk’s compliance with these requirements.

PIG funding allows a municipality to obtain its own state funding of up to \$1.5 million per year, 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, state-approved 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. The licensed appraisers the municipality can select must be certified by the SADC.

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 Elk 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. Other features of the new rules include a requirement that a given year’s appropriation to a municipality must be spent within three years. In addition, nonprofit organizations can now obtain Planning Incentive Grants for farmland preservation, with the funding to be utilized within two years.

### **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 selling the development rights and then selling the preserved land to another farmer.

Fee-Simple acquisition is available through the Gloucester County Farmland Preservation program but has not been used 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 preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas. Up to 50% of the fee simple or easement value can be funded through the SADC. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Elk Township. The South Jersey Land & Water Trust has a Green Acres PIG that covers the watersheds of Raccoon and Oldmans Creeks, in which part of Elk 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 3.5.3: Transfer of Development Rights (TDR)**.

#### **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. All farmland preservation purchases in Burlington County are done on an installment basis and Gloucester County is currently working on the establishment of such a program.

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. Gloucester County is setting up an Installment Purchase program for farmland acquisitions. Elk may benefit from the county's experience in developing this approach.

#### **4.2.7 Donation**

Land, or the development rights to the land, can be donated by a landowner to a public entity or a nonprofit 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 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 eight-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.

In 2006, a Pilot Agricultural Enterprise District was 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 Eight-Year Preservation Program. It also requires approval by the three counties. To date, Salem and Cumberland County's Boards of Agricultural and County Agricultural Development Boards have all approved the concept and Gloucester County approvals are currently being sought. Municipalities could opt into such a program if it is approved at the state and county levels.

### **4.3 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, according to the Gloucester County Office of Land Preservation. There are no farms currently in the Eight-Year Program in Elk Township.

#### 4.4 CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT

The goals of the Strategic Targeting Project of the SADC are to protect large areas of reasonably contiguous, high-quality farmland that will promote the long-term economic viability of the agriculture industry through the Planning Incentive Grant (PIG) program. More specifically, the goals are:

1. To coordinate farmland preservation / agricultural retention efforts with proactive planning initiatives,
2. To update / create maps used to target preservation efforts, and
3. To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.
4. To prioritize preservation of prime and statewide soils in active agricultural use outside of sewer service areas.

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. Elk Township has satisfied all four requirements for the municipal PIG program.

The Elk Township Committee established an Agricultural Advisory Committee (AAC) in 2007 to oversee the development and implementation of a Farmland Preservation Plan and to recommend actions to the Township Committee that will support the agricultural industry. The Committee is composed of five members, including four farmers who farm land they own, and another member who is the Chairman of the Environmental Commission. A member of the Township Committee also serves as the liaison to this Committee and the Environmental Commission. See the *Acknowledgements* page for a 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*. Currently, the AAC meets on the third Monday of every other month in the Municipal Building.

As will be discussed in **Section 5.3: Funding Plan**, Elk Township has a dedicated source of funding for farmland preservation from its Farmland Preservation and Open Space Trust Fund. As noted in **Section 3.4 Elk Township Planning**, the Master Plan of Elk Township highlights the importance of farmland preservation. The township also passed a new Right-to-Farm Ordinance which is included in **Appendix F**, thereby fulfilling all requirements for the SADC Strategic Targeting Project.

#### 4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS

Elk Township began work on planning protection of its farmland and open space by mapping existing conditions in the township in 2008. This map was eye-opening in that Elk has substantial acreage that is in preservation, either through severance of development rights on farms or by direct open space preservation. In particular, a large amount of land along Reed Branch, known as Elephant Swamp, has been preserved through a 2008 Conservation Easement by the Township. All this preservation occurred through assistance from the Gloucester County Land Preservation Program. Elk Township is focused on protection of open space along this

stream corridor where a major trail has already been developed. The trail runs along an old railroad bed which is situated on the boundary between Project Areas 1 and 2. It continues south along the western boundary of Project Area 2. See **Map 1: Project Areas** and also **Map 13: Protected Open Space & Preserved Farmland (2007)**, where the trail is depicted as a line of township-owned property (turquoise blue). The trail is adjacent to preserved farmland in both Project Areas but is bounded by woodland on those farms.

In 2007 the township received funding from the Association of Environmental Commissions (ANJEC) to prepare an Environmental Resource Inventory and a Farmland Preservation Plan. These projects are currently ongoing and will be completed shortly. The township also applied for funding to develop an Open Space & Recreation Plan but was not awarded that grant.

The Garden State Greenways project, produced by the New Jersey Conservation Foundation, 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 farmland preservation will enhance open space protections, for this Farmland Preservation Plan. The descriptions of the Project Areas in this Plan incorporate information drawn from those sources. See **Map 8: Landscape Project** for a depiction of this particular resource. See Elk Township's *Environmental Resource Inventory* for a detailed explanation of the habitat categories and underlying methodology of this state mapping and database tool.

#### 4.6 PRESERVED FARMLAND IN ELK TOWNSHIP

Farms have been preserved in Elk Township by either the purchase of development easements or fee-simple acquisition. Most preservation occurred through the Gloucester County Farmland Preservation Program, while some parcels were acquired by the SADC. See **Table 9** below for a list of permanently preserved farms. Elk's permanently preserved farms occupy 2773.62 acres. See **Table 10** below for information on the funding of these preserved acres.

**Table 9: Permanently Preserved Farmland in Elk Township**

| Block | Lot                 | Current Owner's Name  | Location   | Elk Acres | Preservation Type |
|-------|---------------------|-----------------------|--|-----------|-------------------|
| 37    | 12, 12.01           | Paul & Joanne Cooper  | Elk  | 45.77     | CTY EP            |
| 34    | 1                   | Brian & Bridget Dean  | Elk  | 239.00    | SADC FS           |
| 35    | 1, 1.07, 1.08, 1.09 | Brian & Bridget Dean  |  |           |                   |
| 37    | 2, 2.09             | Brian & Bridget Dean  | Elk  | 95.00     | SADC FS           |
| 54    | 18                  | Fred & Joan DeClement | Elk  | 38.70     | CTY IEP           |
| 176   | 7                   | Fred & Joan DeClement |  |           |                   |
| 172   | 9.01                | Allan Dennis          | 47.4 ac total in Elk & Clayton                       | 1.70      | CTY EP            |
| 5     | 2                   | Ella Eachus           | 335 ac total in Elk, Harrison, Mantua & So. Harrison | 52.14     | CTY EP            |
| 5     | 11                  | Robert & Cindy Gaines | 317 ac in Elk & So. Harrison                         | 99.00     | CTY EP            |

| Block   | Lot          | Current Owner's Name         | Location                          | Elk Acres      | Preservation Type |
|---|--------------|------------------------------|-----------------------------------|----------------|-------------------|
| 19  | 4            | Thomas & Mary Gant           | Elk                               | 219.00         | CTY EP            |
| 39  | 1, 13        | Thomas & Mary Gant           |                                   |                |                   |
| 24  | 17           | Thomas & Mary Gant           |                                   |                |                   |
| 27  | 4            | Louis & Phyllis Gerlack      | 45.99 ac total in Elk & Glassboro | 43.73          | CTY EP            |
| 29  | 1            | Louis & Phyllis Gerlack      |                                   |                |                   |
| 41  | 8            | Steve & Cindy Hawk           | Elk                               | 18.00          | CTY EP            |
| 54  | 15, 16       | Daniel & Elinor Haynicz      | Elk                               | 55.15          | CTY EP            |
| 43  | 5, 7, 8, 9   | Holly Acres                  | Elk                               | 193.59         | SADC FS           |
| 43  | 1            | Holly Acres LLC              | Elk                               | 140.96         | SADC EP           |
| 45  | 12           | Myron & Darlene Huff         | 218.71 ac total in Elk & Franklin | 86.78          | CTY EP            |
| 47  | 1            | Myron & Darlene Huff         |                                   |                |                   |
| 48  | 1, 2         | Myron & Darlene Huff         |                                   |                |                   |
| 49  | 1            | Myron & Darlene Huff         |                                   |                |                   |
| 35  | 2            | J. Wilson Hughes             | Elk                               | 20.00          | CTY EP            |
| 54  | 4            | Fletcher & Marcella Kerns    | Elk                               | 46.72          | CTY EP            |
| 42  | 11           | Lewis & Angela Kirkpatrick   | Elk                               | 25.60          | CTY EP            |
| 33  | 12.11, 12.12 | LC Acres LLC (Eliz Wightman) | Elk                               | 154.00         | SADC FS           |
| 36  | 18, 20       | George & Kathy Lewis         | Elk                               | 89.78          | CTY EP            |
| 37  | 1            | George & Kathy Lewis         | Elk                               | 35.00          | CTY EP            |
| 40  | 18           | Joseph Luccarella            | Elk                               | 82.00          | CTY EP            |
| 6   | 28.01        | Amy & William Marple         | Elk                               | 250.21         | CTY EP            |
| 10  | 10           | Amy & William Marple         |                                   |                |                   |
| 55  | 3            | Thomas McCann                | Elk                               | 53.00          | CTY EP            |
| 55  | 3.02         | Thomas McCann                | Elk                               | 6              |                   |
| 54  | 3            | Edythe & James Murphy        | Elk                               | 49.31          | CTY EP            |
| 25  | 5            | Ben Richards                 | Elk                               | 47.83          | CTY EP            |
| 56  | 2            | Balkar & Bhupinder Saini     | Elk                               | 42.75          | CTY EP            |
| 36  | 12           | Carmen & Mary Visalli        | Elk                               | 19.30          | CTY EP            |
| 36  | 2, 15, 17    | Carmen & Mary Visalli        | Elk                               | 161.00         | CTY EP            |
| 37  | 19           | Jim Visalli                  | Elk                               | *              | *                 |
| 54  | 22           | Herman Wagner                | Elk                               | 137.00         | CTY EP            |
| 33  | 1.01         | John & Margaret Wagner       | Elk                               | 96.60          | CTY EP            |
| 25  | 7            | Donna & Leigh Weiss          | Elk                               | 129.00         | SADC FS           |
| <b>TOTAL</b>  |              |                              |                                   | <b>2773.62</b> |                   |
| * Preserved as part of Carmen Visalli Block 36/Lots 2, 15, 17 |              |                              |                                   |                |                   |

Source: Gloucester County Office of Land Preservation, 2007 & Township of Elk, 2009

**Table 10: Cost and Funding, to date, of Elk Township Preserved Land**

| Farm         | Acres | Total Cost             | State Cost            | County Cost           | Per Acre Total Cost | State Cost Share | County Cost Share | Type of Acquisition | Purchase Date |
|--------------|-------|------------------------|-----------------------|-----------------------|---------------------|------------------|-------------------|---------------------|---------------|
| 1*           | 311   | 1,042,232.00           | 749,859.00            | 292,373.00            | 3,348.00            | 71.95%           | 28.05%            | CTY EP              | 1999          |
| 2            | 46    | 114,150.00             | 84,471.00             | 29,679.00             | 2,500.00            | 74.00%           | 26.00%            | CTY EP              | 1999          |
| 3            | 194   | 695,963.00             | 577,333.00            | 118,630.00            | 3,595.00            | 82.95%           | 17.05%            | SADC FS             | 1999          |
| 4            | 157   | 486,390.00             | 354,594.00            | 131,796.00            | 3,100.00            | 72.90%           | 27.10%            | CTY EP              | 1999          |
| 5            | 90    | 341,164.00             | 219,494.00            | 121,670.00            | 3,800.00            | 64.34%           | 35.66%            | CTY EP              | 2001          |
| 6            | 48    | 179,363.00             | 105,319.00            | 74,043.00             | 3,750.00            | 58.72%           | 41.28%            | CTY EP              | 2001          |
| 7            | 24    | 80,741.00              | 58,231.00             | 22,510.00             | 3,300.00            | 72.12%           | 27.88%            | CTY EP              | 2002          |
| 8            | 53    | 158,310.00             | 95,485.00             | 62,825.00             | 3,000.00            | 60.32%           | 39.68%            | CTY EP              | 2002          |
| 9            | 131   | 368,736.00             | 230,218.00            | 135,518.00            | 2,800.00            | 62.43%           | 36.75%            | CTY EP              | 2002          |
| 10           | 212   | 1,081,659.00           | 530,225.00            | 551,434.00            | 5,100.00            | 49.02%           | 50.98%            | CTY EP              | 2003          |
| 11*          | 46    | 167,210.00             | 107,138.00            | 60,073.00             | 3,635.00            | 64.07%           | 35.93%            | CTY EP              | 2003          |
| 12           | 34    | 184,302.00             | 121,162.00            | 63,141.00             | 5,400.00            | 65.74%           | 34.26%            | CTY EP              | 2003          |
| 13           | 37    | 130,114.00             | 84,388.00             | 45,726.00             | 3,485.00            | 64.86%           | 35.14%            | CTY EP              | 2003          |
| 14           | 248   | 992,816.00             | 502,008.00            | 490,810.00            | 4,000.00            | 50.56%           | 49.44%            | CTY EP              | 2003          |
| 15           | 44    | 108,875.00             | 80,575.00             | 28,300.00             | 2,500.00            | 74.01%           | 25.99%            | CTY EP              | 2003          |
| 16           | 91    | 337,133.00             | 211,391.00            | 126,741.00            | 3,700.00            | 62.70%           | 37.59%            | CTY EP              | 2003          |
| 17           | 17    | 141,778.00             | 55,674.00             | 86,104.00             | 6,200.00            | 39.27%           | 60.73%            | CTY EP              | 2006          |
| 18*          | 47    | 582,651.00             | 349,590.00            | 233,081.00            | 12,300.00           | 60.00%           | 40.00%            | CTY IEP             | 2007          |
| 19           | 20    | 98,000.00              | 0.00                  | 98,000.00             | 5,000.00            | 0.00%            | 100.00%           | CTY IEP             | 2007          |
| 20           | 55    | 612,165.00             | 306,083.00            | 306,083.00            | 11,100.00           | 50.00%           | 50.00%            | CTY EP              | 2007          |
| 21           | 20    | 455,906.00             | 276,000.00            | 179,706.00            | 23,000.00           | 60.54%           | 39.42%            | CTY IEP             | 2008          |
| 22           | 141   | 484,057.00             | 484,057.00            | 0.00                  | 3,434.00            | 100.00%          | 0.00%             | SADC FS             | 2002          |
| 23           | 46    | 128,158.00             | 81,613.00             | 46,543.00             | 2,795.00            | 63.68%           | 36.32%            | CTY EP              | 2001          |
| 24*          | 772   | 3,704,037.00           | 3,072,667.00          | 631,370.00            | 4,800.00            | 82.95%           | 17.05%            | SADC FS             | 2000          |
| <b>TOTAL</b> |       | <b>\$12,675,910.00</b> | <b>\$8,737,575.00</b> | <b>\$3,936,156.00</b> |                     | <b>68.93%</b>    | <b>31.05%</b>     |                     |               |

Source: Gloucester County Office of Land Preservation, March 2008

| <b>Key to Table 10</b>   |  |
|--|--|
| CTY EP = County-owned easement purchase with SADC cost share grant               | SADC EP = State Agriculture Development Committee easement purchase (direct)     |
| CTY IEP = County-owned easement purchased independently, without SADC cost share | SADC FS = State Agriculture Development Committee purchase of farm in fee-simple |
| * = Farm not entirely within Elk Township; portions in adjoining municipalities  |  |

#### **4.7 MONITORING PRESERVED FARMLAND**

Elk Township relies on the Gloucester County Farmland Preservation Program to conduct annual monitoring of preserved farmland through its regular monitoring program. 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 Gloucester County Farmland Preservation Program is responsible for county-held easements, while the SADC is responsible for those that are state-held.



*Tomatoes are grown on over 100 acres in Elk Township.*



## 5.0 FUTURE FARMLAND PRESERVATION PROGRAM

### 5.1 ELK TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES

#### 5.1.1 Preservation Goals and Objectives

The Elk 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 Elk 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 Elk Township, based on soil quality and land use planning criteria
- To utilize development rights and fee-simple acquisition as the principal 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 Elk residents about the benefits of farming in the community

### 5.2 PROJECT AREAS

#### 5.2.1 Project Area Summary

The Agricultural Advisory Committee recommended the establishment of two Project Areas (PAs) in the township for its Farmland Preservation Plan and for a potential Planning Incentive Grant application. These Project Areas are contiguous with each other and are in the central section of the township. They are described here and depicted on **Map 1: Project Areas**.

Tables listing all targeted farms in each Project Area are at the end of **Section 5**. Included in each table is the acreage of prime soils and soils of statewide importance for each target farm, a list of preserved farmland within the Project Area, a list of township-owned land in the Project Area, where appropriate, and parcels of other farm-assessed land that are under ten acres in size.

See **Appendix A** for a complete list of all farm-assessed land in Elk Township as of August 2007, with details on harvested cropland, pasture, and appurtenant and non-appurtenant woodland.

## 5.2.2 Project Areas – Descriptions

### *Project Area 1:*

This Project Area is located at the center of the township and is the larger of the two PAs, encompassing 2,239 acres on 166 parcels in all. It is bounded by Ewan-Aura Road on the north and Elk Road on the south. The eastern edge follows Railroad Ave. until that road bends. The Project Area extends across Hardingville Road on the west to encompass both preserved and unpreserved farmland east of the stream flowing to Lake Gilman. Assessed farmland within the Project Area comprises 1,651 acres on 45 parcels. **Map 2: Project Area 1** gives a closer view of this PA.

PA 1 has the greatest amount of preserved farmland – twelve farms encompassing 1,279.2 acres on 26 parcels are permanently protected, including one 20-acre parcel that just closed in early 2008. Another 149 acres of land within the PA are owned by the township and are part of the active recreation fields or are used for other municipal functions. As of June 1, 2007, 109.9 acres within PA 1 have been approved for development of which 99.64 acres are part of target farms.

There are sixteen target farms within this Project Area on a total of 544 acres. This land surrounds the huge central cluster of preserved farmland and almost every parcel is contiguous with preserved farmland or township open space. Target farm land is quite rich with 138 acres of prime farmland (24.9% of target farm acreage) and 305 acres made up of soils of statewide importance (55% of target farm acreage).

The Project Area is not only important for farming, but it is also very important in terms of its ecological importance. The Landscape Project, which was developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish and Wildlife, documents the value of different types of habitats throughout the state. It categorizes these habitats into one of five groups, according to their importance. Categories three through five are “critical” habitats that possess two exceptional characteristics: (1) a documented occurrence of one or more species on either the federal or the state threatened and endangered species lists, and (2) a sufficient amount of habitat type to sustain these species. These habitats are collectively known as “critical habitat.” The lower two tiers – Category one and two habitats – are labeled “suitable habitats.” Category two habitats have one or more occurrences of at least one non-listed state priority species, and category one habitat is deemed suitable for species that are included on the state or federal threatened and endangered species list but for which there are no documented occurrences or sightings.

The majority of this PA is “critical” grassland habitat. Along the edges there is also “suitable” grassland, “suitable” forested wetland, and “suitable” upland forest habitat.

Project Area 1 is also an important area for groundwater recharge. The central portion of Project Area 1 and the area west of Hardingville Road have some of the highest recharge rates in Elk Township. There are between 11 and 13 inches per acre per year of groundwater recharge in this area.

**Project Area 2:**

Project Area 2 is the smaller of the two project areas in Elk Township. It contains a total of 1,281 acres on 68 parcels, of which 21 lots covering 658.86 acres are farmland assessed. Currently, 527.375 acres of Project Area 2 are permanently preserved, 6.25 acres are pending preservation, and another 131.32 acres are Township-owned. See **Map 3: Project Area 2**.

Soils in Project Area 2 are of high quality. There are 350 acres of prime soils (76% of target farm acreage) and 57.6 acres containing soils of statewide importance (12.5% of target farm acreage).

The majority of Project Area 2, especially the area north of Elk Road, is classified as “critical” habitat according to the Landscape Project. There are two areas of “suitable” grassland habitat: the area on the south side of Elk Road and another area between Reed Branch and the Gloucester-Salem county line. The areas along the streams, such as the West Clayton Branch and the Reed Branch, are classed as “suitable” forested wetland habitat, and there are also several areas of “suitable” upland forest habitat. This Project Area has only a few scattered patches of “suitable” emergent wetland habitat.

The floodplains adjacent to the Reed Branch have low annual groundwater recharge rates, but the remainder of PA 2 has groundwater recharge rates of between 7 and 10 inches per acre per year. Some areas south of the West Clayton Branch and just south of Aura have 11-13 inches per acre per year.

**5.2.2 Project Areas – Summary and Goals**

Total acreage of unpreserved target farms within the two Project Areas is 1,004.90 acres, as shown in the table below. This is based on adding together actual “farms,” which are defined as any parcel of farm-assessed land that is greater than 10 acres or more in size, or any cluster of parcels held by the same owner or related owners in the same vicinity that totals greater than 10 acres in size.

**Table 11: Target Farm Acreage in Project Areas**

| Project Area        | Acres    |
|---------------------|----------|
| PA 1                | 544.20   |
| PA 2                | 460.69   |
| <b>TOTAL</b>        | 1,004.90 |
| <b>75% of Total</b> | 753.67   |

Source: DVRPC, 2007

Arriving at meaningful goals for municipal preservation efforts is difficult, given the entirely voluntary nature of farmland preservation programs. Looking at both Project Areas equally and estimating that 75 percent of the target farm acreage is probably the maximum achievable for preservation, generates a breakdown over 10 years into preservation goals that seem realistic. To

the degree that Elk Township can increase preservation in the earlier years above these goal levels, it can maximize the benefits of the Planning Incentive Grant funding,

#### **Acreage Goals**

One year goal = 75.367 acres total

Five year goal = 376.835 acres total

Ten year goal = 753.670 acres total

### **5.3 ELIGIBILITY CRITERIA**

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. Elk's Agricultural Advisory Committee has recommended that the municipality's eligibility match these criteria. Gloucester County has also adopted these criteria for its Farmland Preservation Plan. Those criteria are:

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.

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.

### **5.4 RANKING CRITERIA**

Elk Township has elected to use Gloucester County's ranking criteria as the basis for its own criteria but has modified the ranking system slightly to make it appropriate to the municipal situation. See **Appendix D: Elk Township Farmland Preservation Ranking Criteria**. In both the county and township Criteria, more weight is given to farms that adjoin or are within a half-mile of preserved farmland or have a boundary that abuts a preserved farm or other protected land. Some weight is given to adjacent natural features, such as wildlife areas or streams, or to restricted access land that will provide a buffer to the farm operation. The other areas of weighting are the percentages of tillable acres and high quality soils. Additional points are added to the ranking if the applicant farm is under threat of imminent change. The township Ranking Criteria is nearly identical to that of the county but the county adds a component for ranking township support of preservation, which is irrelevant to the township ranking scheme.

## 5.5 MUNICIPAL AND COUNTY HOUSING POLICIES

Elk 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 requirements.

### 5.5.1 Approval of Housing Opportunities

Agricultural labor housing must be approved by the SADC and the Gloucester County Farmland Preservation Program, which both recognize the need to house those who work on farms. As discussed in *Financing Services and Loan Programs* of **Section 6.2.1: Farmer Support**, there are a number of financing opportunities to enable farmers to construct housing for agricultural labor. The deed of easement prohibits landowner family members from occupying agricultural labor housing. Applications to construct agricultural labor housing should be forwarded by the landowner directly to the government agency holding the easement. It is incumbent upon the applicant to substantiate how the construction and use of the residential unit is for agricultural labor housing and is necessary to the agricultural production of the farm. If the county holds the easement, then County Agriculture Development Board (CADB) approval is required prior to the SADC's review of the application. However, for cases where the SADC has purchased the easement directly, no county approval is required.

Replacement housing must also be approved by the SADC and the Gloucester County Farmland Preservation Program. The county has no additional policies on replacement housing beyond the state requirements. Any new housing on a preserved farm must still comply with municipal permit requirements. The process in place for replacement of a housing unit in existence at the time of easement purchase is similar to the process for agricultural labor housing.

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. Any RSDO must be allocated prior to easement acquisition and may be allocated at a density not to exceed one residential unit per 100 acres including existing and proposed units. Each request must first be approved by the CADB and then 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

Elk 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; and 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, and that the subdivision itself is for an agricultural purpose, 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 non-severable 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 Elk 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. In July 2002, The Elk Township Committee proposed a dedicated tax for the acquisition of open space and farmland. On November 5, 2002, township residents voted overwhelmingly in favor of the referendum question establishing an "Open Space and Farmland Trust Fund."

Ordinance O-2-2003 established a "Farmland Preservation and Open Space Trust Fund." The Trust was funded by an amount of one cent (\$.01) per \$100 of assessed value beginning in the budget year 2003, which generated \$ 138,582 in 2008 and \$39,951 in 2009. As of December 31, 2009 the Open Space Trust Fund in the Township had a balance of \$192,207.

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 preservation 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.

### ***Total Cost to Achieve Goals***

The actual cost per acre of land is difficult to estimate for Elk Township. State-certified offers based on 2006 appraisals were very high for lands with large tillable acreage and extensive road frontage. The real estate market in 2006 was at an all-time high and easement values ranged from \$5,000 per acre for properties with a large percentage of woodlands up to a high of \$20,000 for very developable land on prime tillable soils. The current downturn in the housing market is already having a negative impact on land values. The average for Elk as of late 2008 was probably somewhere between \$10,000 and \$12,000, according to the Gloucester County Farmland Preservation Office. Thus, an average value of \$11,000 was used to estimate total costs over the next few years.

The total cost of land over the next 10 years is also difficult to calculate. It is uncertain how long the market downturn will continue. Using a starting figure of \$11,000 and increasing that amount over the ten-year period gives a total cost for 75 percent of the target farm acreage in both Project Areas as close to \$21 million. For the sake of estimating cost over time, the easement purchase cost of \$11,000 per acre was kept level for 2010 and 2011 and increased by \$500 increments from 2012 through 2019.

The following ***Table 12*** provides a breakdown of the costs and potential funding for Project Area target farm preservation over 10 years.

**Table 12: Ten-year Costs and Funding**

| State Fiscal Year | Goals-acreage | Per acre price | Total Cost         | State share        | 20% County Share   | 20% Municipal share |
|-------------------|---------------|----------------|--------------------|--------------------|--------------------|---------------------|
| 2010              | 75.367        | \$11,000       | \$829,037          | \$497,422          | \$165,807          | \$165,807           |
| 2011              | 75.367        | \$11,000       | \$829,037          | \$497,422          | \$165,807          | \$165,807           |
| 2012              | 75.367        | \$11,500       | \$866,721          | \$520,032          | \$173,344          | \$173,344           |
| 2013              | 75.367        | \$12,000       | \$904,404          | \$542,642          | \$180,881          | \$180,881           |
| 2014              | 75.367        | \$12,500       | \$942,088          | \$565,253          | \$188,418          | \$188,418           |
| 2015              | 75.367        | \$13,000       | \$979,771          | \$587,863          | \$195,954          | \$195,954           |
| 2016              | 75.367        | \$13,500       | \$1,017,455        | \$610,473          | \$203,491          | \$203,491           |
| 2017              | 75.367        | \$14,000       | \$1,055,138        | \$633,083          | \$211,028          | \$211,028           |
| 2018              | 75.367        | \$14,500       | \$1,092,822        | \$655,693          | \$218,564          | \$218,564           |
| 2019              | 75.367        | \$15,000       | \$1,130,505        | \$678,303          | \$226,101          | \$226,101           |
| <b>TOTAL</b>      | <b>753.67</b> |                | <b>\$9,646,976</b> | <b>\$5,788,186</b> | <b>\$1,929,395</b> | <b>\$1,929,395</b>  |

Source: DVRPC, 2007

### **Bonding**

Elk 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.

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.

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 Elk could expect from the State would be a maximum of \$1.5 million per year for a total of just over \$12.6 million. **Table 12** outlines the cost of achieving Elk's one, five, and ten year goals, and the cost sharing that will be needed.

The township could generate these sums through a twenty-year municipal bond expended over the ten-year period and could use its Open Space and Farmland Preservation tax to finance the bond. 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 Planning Incentive Grant (PIG) monies are available and if the County is able to contribute at the projected levels. Indeed, the County may be able to contribute more per year to this financing, as the following section (5.6.2) suggests. The State share, which is based on the per-acre easement land value, would be at 60% for most acquisitions. The maximum Planning Incentive Grant allocation of \$1.5 million would cover that percentage in all years.



### **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 up to \$500,000 per year from the County's Open Space, Farmland, and Historic Preservation Trust Fund for at least the next two years to the two townships that have Planning Incentive Grants – Woolwich and Franklin townships. Presumably, the county will be able to make such funding available to Elk Township as well. This funding could possibly begin in calendar 2010 and be used to match any allocation from the state for state fiscal year 2010 (ending June 30, 2010).

Some preservation of Elk farms could come directly through the county's Planning Incentive Grant (PIG) funding while the remainder would serve as a match to the Township's PIG funding. The county is also establishing an Installment Purchase Agreement form of funding, which Elk Township could perhaps emulate.

### **5.6.3 Other Partners**

A nonprofit land trust that is protecting farmland in this part of South Jersey is the New Jersey Conservation Foundation (NJCF). Elk 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 (FFRPP) 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 acquisition. Currently, SJLWT's Green Acres PIG Project Area is for any lands within the Raccoon and Oldmans Creeks watersheds, which includes part of Elk Township.

## **5.7 FARMLAND PRESERVATION PROGRAM ADMINISTRATIVE RESOURCES**

Elk Township will have to address the need for administrative assistance if it is awarded a Farmland Planning Incentive Grant. Members of the Agricultural Advisory Committee are willing to talk to farmers in the community but will require staff support for follow-up.

Both Franklin and Woolwich townships, both of which have Planning Incentive Grants, opted to utilize the services of a consulting Farmland Preservation Coordinator who works with local farmers, assists with applications, arranges appraisals, and interacts with the SADC. These agreements have been in place since 2006 and have been less expensive and more effective than attempting to hire or train staff for this role.

Elk Township lacks direct GIS mapping capability by its staff at this time. For farmland mapping the township will rely on its Engineer and Planner. It also can utilize assistance from

the Delaware Valley Regional Planning Commission (DVRPC), which provides some long-term technical help to municipalities with which it does planning projects. Elk is preparing its Environmental Resource Inventory and Farmland Preservation Plan with the help of DVRPC.

## 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. In Elk Township, the small size of the Township's Trust Fund is also a factor. It necessitates bonding to carry out direct municipal preservation projects. It is clear that a larger tax would help build the Fund, but it has not seemed politically feasible to propose such an increase during the last two years, given the necessity to increase taxes for school and municipal budgets. The current economic situation precludes any current consideration of such an increase.



*Rows and rows of hoop-houses.*

**Table 13: Project Area 1 – Target Farms & Soil Classifications**

| Farm #  | Block | Lot   | Owner Name                     | Area (Acres)  | Parcel Address         | Develop. Status   | Preserv. Status 07 | Prime Soils   | & Prime Soils     | State Imp. Soils | & State Imp. Soils | Unique Soils | Not Prime Soils |
|---|-------|-------|--------------------------------|---------------|------------------------|-------------------|--------------------|---------------|-------------------|------------------|--------------------|--------------|-----------------|
| <b>Target Farms</b>                             |       |       |                                |               |                        |                   |                    |               |                   |                  |                    |              |                 |
| 1   | 28    | 15.01 | Deeugenio, Lewis J Jr          | 67.27         | Elmer Barns Rd         |                   |                    | 29.97         | 5.38              | 36.91            | 6.63               | 0.00         | 0.39            |
|   | 33    | 12.13 | Deeugenio, Lewis J Jr          | 31.35         | Whig Lane              |                   |                    | 4.14          | 0.74              | 27.21            | 4.89               | 0.00         | 0.00            |
| 2   | 38    | 2     | Gant, Reba K C/O Louise Lucas  | 15.84         | Elmer Barns Rd         |                   |                    | 0.72          | 0.13              | 15.13            | 2.72               | 0.00         | 0.00            |
|   | 38    | 3     | Gant, Reba K C/O Louise Lucas  |               | Elmer Barns Rd         |                   |                    |               | 0.00              |                  | 0.00               |              |                 |
| 3   | 33    | 12.03 | Graves, Richard & Loric        | 25.47         | Whig Lane Rd/Cr#619    |                   |                    | 25.47         | 4.57              | 0.00             | 0.00               | 0.00         | 0.00            |
| 4   | 33    | 3     | Greisler, Nancy E              | 12.66         | Unionville Road        |                   |                    | 2.18          | 0.39              | 10.48            | 1.88               | 0.00         | 0.00            |
| 5   | 33    | 12.12 | Lc Acres LLC C/O Eliz Wightman | 15.82         | Whig Lane Rd/Cr#619    |                   |                    | 7.17          | 1.29              | 8.65             | 1.55               | 0.00         | 0.00            |
| 6   | 19    | 12    | Lucas, M Louise                | 43.60         | Whig Lane Rd/Cr#619    |                   |                    | 3.55          | 0.64              | 40.04            | 7.19               | 0.00         | 0.00            |
| 7   | 28    | 19.01 | Stambaugh, Christine G         | 37.32         | Unionville Rd/Cr#623   |                   |                    | 3.56          | 0.64              | 32.09            | 5.76               | 0.00         | 1.67            |
| 8   | 35    | 5     | Vecchio, Daniel & Kathleen     | 35.64         | Railroad Ave           |                   |                    | 11.63         | 2.09              | 0.73             | 0.13               | 23.28        | 0.00            |
| 9   | 28    | 13    | Villone, Michael & Angela      | 42.78         | Elmer Barns Rd         | Approved Develop. |                    | 3.43          | 0.62              | 27.85            | 5.00               | 0.00         | 11.49           |
| 10  | 35    | 4     | Wagner, Herman                 | 13.53         | Railroad Ave           |                   |                    | 7.56          | 1.36              | 0.00             | 0.00               | 5.97         | 0.00            |
| 11  | 33    | 6     | Wood, Jean                     | 27.13         | Unionville Rd          |                   |                    | 9.77          | 1.75              | 17.35            | 3.12               | 0.00         | 0.00            |
| 12  | 28    | 10    | Wright, Charles C & Norma      | 38.13         | Hardingville Rd/Cr#609 |                   |                    | 9.25          | 1.66              | 5.73             | 1.03               | 0.00         | 23.15           |
|   | 19    | 14    | Wright, Gloria C               | 41.78         | Hardingville Rd        |                   |                    | 0.99          | 0.18              | 40.79            | 7.32               | 0.00         | 0.00            |
|   | 28    | 7     | Wright, Raymond H & Wilma      | 12.16         | Hardingville Rd        |                   |                    | 1.64          | 0.29              | 2.25             | 0.40               | 0.00         | 8.28            |
|   | 28    | 9     | Wright, Wesly H                | 13.23         | Hardingville Rd/Cr#609 |                   |                    | 3.05          | 0.55              | 0.47             | 0.09               | 0.00         | 9.71            |
| 13  | 36    | 1     |                                | 27.25         |                        | Approved Develop. |                    | 5.89          | 1.06              | 21.29            | 3.82               | 1.29         | 0.00            |
| 14  | 36    | 21    |                                | 24.59         |                        | Approved Develop. |                    | 0.93          | 0.17              | 6.42             | 1.15               | 17.24        | 0.00            |
| 15  | 33    | 5     |                                | 13.59         |                        |                   |                    | 7.00          | 1.26              | 6.59             | 1.18               | 0.00         | 0.00            |
| 16  | 36    | 16    |                                | 5.02          |                        | Approved Develop. |                    | 0.06          | 0.01              | 4.49             | 0.81               | 0.47         | 0.00            |
| <b>Total</b>                                    |       |       |                                | <b>544.17</b> |                        |                   |                    | <b>137.97</b> | <b>24.90&amp;</b> | <b>304.49</b>    | <b>54.94 &amp;</b> | <b>48.25</b> | <b>54.69</b>    |
| <b>Preserved Farmland Within Project Area 1</b> |       |       |                                |               |                        |                   |                    |               |                   |                  |                    |              |                 |

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Table 13: Project Area 1 – Target Farms & Soil Classifications

| Farm #   | Block | Lot    | Owner Name                              | Area (Acres)    | Parcel Address          | Develop. Status | Preserv. Status 07 | Prime Soils | & Prime Soils | State Imp. Soils | & State Imp Soils | Unique Soils | Not Prime Soils |
|--|-------|--------|---|-----------------|-------------------------|-----------------|--------------------|-------------|---------------|------------------|-------------------|--------------|-----------------|
|  | 35    | 1      | Dean, Brian S Sr & Bridget T            | 75.54           | Whig Lane               |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 35    | 1.07   | Dean, Brian S Sr & Bridget T            | 57.10           | Railroad                |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 37    | 2.09   | Dean, Brian S Sr & Bridget T            | 53.36           | 351 Whig Lane Rd/Cr#619 |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 34    | 1      | Dean, Brian S Sr & Bridget T            | 50.85           | Whig Lane Rd/Cr#619     |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 37    | 2      | Dean, Brian S Sr & Bridget T            | 43.17           | Whig Lane Rd            |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 35    | 1.08   | Dean, Brian S Sr & Bridget T            | 32.41           | Whig Lane               |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 35    | 1.09   | Dean, Brian S Sr & Bridget T            | 27.27           | Whig Lane               |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 24    | 17     | Gant, Thomas F & Mary                   | 53.67           | Ellis Mill Rd           |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 19    | 4      | Gant, Thomas F Jr, Mary & Et. al        | 96.38           | Rt 538                  |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 33    | 12.12  | Lc Acres LLC C/O Eliz Wightman          | 84.59           | Whig Lane Rd/Cr#619     |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 37    | 1      | Lewis, George & Katherine               | 34.60           | Whig Lane Rd/Cr#619     |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 36    | 18, 20 | Lewis, George C Jr & Kathy M            | 58.47           | Whig Lane               |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 36    | 20     | Lewis, George C Jr & Kathy M            | 35.71           | Whig Lane               |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 25    | 5      | Richards, Ben & D Richards              | 45.49           | Hardingville Road       |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 33    | 12.11  | SADC/Gloucester Co. Co-Operative Farm 3 | 67.77           |                         |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 37    | 12.01  | Smith, Carl & Vonnie                    | 29.11           |                         |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 37    | 12     | Smith, Carl & Vonnie                    | 16.12           |                         |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 36    | 17     | Visalli, Carmen & Mary                  | 29.99           |                         |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 36    | 15     | Visalli, Carmen & Mary                  | 28.02           | Elk Rd/Cr#538           |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 36    | 12     | Visalli, Carmen & Mary                  | 19.27           | Railroad Avenue         |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 36    | 2      | Visalli, Carmen & Mary                  | 12.68           | Elk Rd/Cr#538           |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 37    | 19     | Visalli, James & Kellie                 | 86.33           | Elk Rd/Cr#538           |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 33    | 1.01   | Wagner, John H & S Margaret             | 91.63           | Unionville Rd/Cr#623    |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 25    | 7      | Weiss, Leigh B & Donna T                | 129.32          | Hardingville Rd         |                 | Permanent          |             |               |                  |                   |              |                 |
|  | 35    | 2      | Hughes, J. Wilson & Et. al              | 20.32           | Whig Lane Rd/Cr#619     |                 | Permanent          |             |               |                  |                   |              |                 |
|  |       |        | <b>Total</b>                            | <b>1,279.19</b> |                         |                 |                    |             |               |                  |                   |              |                 |
| <b>Township-Owned Open Space Within Project Area</b> |       |        |   |                 |                         |                 |                    |             |               |                  |                   |              |                 |
|  | 28    | 24     | Township Of Elk                         | 83.76           | S Of Ewan Aura Rd       |                 |                    |             |               |                  |                   |              |                 |
|  | 28    | 25     | Township Of Elk                         | 34.63           | Ewan Aura Rd            |                 |                    |             |               |                  |                   |              |                 |
|  | 34    | 3      | Township Of Elk                         | 1.75            | 663 Whig Lane Rd/Cr#619 |                 |                    |             |               |                  |                   |              |                 |

**Table 13: Project Area 1 – Target Farms & Soil Classifications**

| Farm #                                   | Block | Lot  | Owner Name                      | Area (Acres)  | Parcel Address          | Develop. Status | Preserv. Status 07 | Prime Soils | & Prime Soils | State Imp. Soils | & State Imp Soils | Unique Soils | Not Prime Soils |
|--|-------|------|---------------------------------|---------------|-------------------------|-----------------|--------------------|-------------|---------------|------------------|-------------------|--------------|-----------------|
|  | 34    | 4    | Township Of Elk                 | 0.39          | 667 Whig Lane Rd/Cr#619 |                 |                    |             |               |                  |                   |              |                 |
|  | 34    | 1.03 | Township Of Elk                 | 0.49          | 667 Whig Lane Rd/Cr#619 |                 |                    |             |               |                  |                   |              |                 |
|  | 34    | 1.04 | Township Of Elk                 | 0.49          | 667 Whig Lane Rd/Cr#619 |                 |                    |             |               |                  |                   |              |                 |
|  | 34    | 1.05 | Township Of Elk                 | 16.83         |                         |                 |                    |             |               |                  |                   |              |                 |
|  | 35    | 6    | Township Of Elk                 | 0.10          | Railroad Ave            |                 |                    |             |               |                  |                   |              |                 |
|  | 54    | 36   | Township Of Elk                 | 11.03         | Aura Rd/Cr#667          |                 |                    |             |               |                  |                   |              |                 |
|  | 34    | 1.05 | Township Of Elk                 | 16.83         |                         |                 |                    |             |               |                  |                   |              |                 |
| <b>Total</b>                             |       |      |                                 | <b>166.31</b> |                         |                 |                    |             |               |                  |                   |              |                 |
| <b>Farm-Assessed Land Under 10 Acres</b> |       |      |                                 |               |                         |                 |                    |             |               |                  |                   |              |                 |
|  | 36    | 8    | Bradford, Robert & Jacqueline S | 6.49          | 886 Elk Rd              |                 |                    |             |               |                  |                   |              |                 |
|  | 36    | 9    |                                 | 6.43          |                         |                 |                    |             |               |                  |                   |              |                 |
| <b>Total</b>                             |       |      |                                 | <b>12.92</b>  |                         |                 |                    |             |               |                  |                   |              |                 |

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Source: Elk Township

**Table 14: Project Area 2 – Target Farms & Soil Classifications**

| Farm #              | Block | Lot | Owner Name                         | Area (Acres) | Parcel Address | Develop. Status | Preserv. Status 07 | Prime Soils | % Prime Soils | State Imp. Soils | % State Imp Soils | Unique Soils | Not Prime Soil |
|---------------------|-------|-----|------------------------------------|--------------|----------------|-----------------|--------------------|-------------|---------------|------------------|-------------------|--------------|----------------|
| <b>Target Farms</b> |       |     |                                    |              |                |                 |                    |             |               |                  |                   |              |                |
|                     | 42    | 5   | Gardiner, Philip - Estate of:      | 10.63        | Elk Rd         |                 |                    | 10.63       | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |
|                     | 176   | 3   | Gassler, Tim E & Catherine         | 11.79        | 1189 Aura Rd   |                 |                    | 5.12        | 43.46%        | 4.52             | 38.34%            | 1.72         | 0.42           |
|                     | 54    | 17  | Sullivan, James Michael & Sherry   | 13.99        | Aura Rd        |                 |                    | 12.97       | 92.71%        | 0.00             | 0.00%             | 1.02         | 0.00           |
|                     | 42    | 2   | Menszak, John P III                | 15.66        | E Of Prsl      |                 |                    | 0.00        | 0.00%         | 13.44            | 85.87%            | 2.21         | 0.00           |
|                     | 54    | 21  | Wagner, John H & S Margaret        | 19.73        | Aura Rd        |                 |                    | 16.54       | 83.85%        | 3.12             | 15.82%            | 0.07         | 0.00           |
|                     | 55    | 1   | Declement, Frederick & Joan Et. al | 20.55        | Cedar Lane     |                 |                    | 12.71       | 61.84%        | 7.43             | 36.13%            | 0.42         | 0.00           |
|                     | 54    | 6   | Senatore, Joseph III               | 21.35        | 947 Elk Rd     |                 |                    | 21.35       | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |

Table 14: Project Area 2 – Target Farms & Soil Classifications

| Farm #   | Block | Lot  | Owner Name                          | Area (Acres)  | Parcel Address   | Develop. Status | Preserv. Status 07 | Prime Soils   | % Prime Soils | State Imp. Soils | % State Imp Soils | Unique Soils | Not Prime Soil |
|--|-------|------|-------------------------------------|---------------|------------------|-----------------|--------------------|---------------|---------------|------------------|-------------------|--------------|----------------|
|  | 42    | 9    | Grasso, Gaetano & Angelina          | 23.49         | Elk Rd           |                 |                    | 18.79         | 79.98%        | 4.70             | 20.02%            | 0.00         | 0.00           |
|  | 175   | 7    | Haynicz, Daniel & Elinor            | 30.23         | 1092 Elk Rd      |                 |                    | 30.23         | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |
|  | 175   | 1    | Haynicz, Daniel & Elinor            | 31.48         | Silver Lake Rd   |                 |                    | 31.12         | 98.86%        | 0.00             | 0.00%             | 0.00         | 0.36           |
|  | 42    | 3    | Gardiner, Philip - Estate of:       | 38.53         | Elk Rd           |                 |                    | 18.06         | 46.86%        | 20.47            | 53.14%            | 0.00         | 0.00           |
|  | 54    | 8    | Haig, Amy Carol & Becker, Chas Thos | 55.26         | 967 Elk Rd       |                 |                    | 55.18         | 99.85%        | 0.00             | 0.00%             | 0.08         | 0.00           |
|  | 42    | 7    | Grasso, Gaetano & Angelina          | 56.18         | 944 Elk Rd       |                 |                    | 56.03         | 99.73%        | 0.15             | 0.27%             | 0.00         | 0.00           |
|  | 54    | 20   | Haynicz, Peter & Michael & Daniel   | 111.82        | Aura Rd          |                 |                    | 61.56         | 55.05%        | 3.77             | 3.37%             | 46.49        | 0.00           |
|  |       |      |                                     | <b>460.70</b> |                  |                 |                    | <b>350.29</b> | <b>76.0%</b>  | <b>57.6</b>      | <b>12.5%</b>      | <b>52.01</b> | <b>.78</b>     |
| <b>Preserved Farmland Within Project Area 2</b>  |       |      |                                     |               |                  |                 |                    |               |               |                  |                   |              |                |
|  | 55    | 3.02 | Mccann, Thomas E                    | 6.26          | 1065 Aura Rd     |                 | Pending            | 3.36          | 53.75%        | 0.00             | 0.00%             | 2.90         | 0.00           |
|  | 42    | 11   | Kirkpatrick, Lewis III & Angela     | 26.88         | 978 Elk Rd       |                 | Permanent          | 19.95         | 74.22%        | 6.93             | 25.78%            | 0.00         | 0.00           |
|  | 43    | 1    | Holly Acres LLC                     | 142.19        | E Of Prsl        |                 | Permanent          | 112.24        | 78.94%        | 10.52            | 7.40%             | 19.42        | 0.00           |
|  | 43    | 3    | Township Of Elk                     | 2.91          | Elk Rd           |                 | Permanent          | 0.83          | 28.71%        | 0.00             | 0.00%             | 2.07         | 0.00           |
|  | 54    | 15   | Haynicz, Daniel & Elinor            | 27.84         | Silver Lake Road |                 | Permanent          | 27.84         | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |
|  | 54    | 16   | Haynicz, Daniel & Elinor            | 30.38         | Silver Lake Road |                 | Permanent          | 30.32         | 99.78%        | 0.00             | 0.00%             | 0.07         | 0.00           |
|  | 54    | 18   | Declement, Frederick & Joan Et. al  | 10.45         | Aura Rd          |                 | Permanent          | 0.00          | 0.00%         | 1.94             | 18.53%            | 8.51         | 0.00           |
|  | 54    | 22   | Wagner, Herman J                    | 128.09        | Aura Rd          |                 | Permanent          | 85.09         | 66.43%        | 3.15             | 2.46%             | 39.85        | 0.00           |
|  | 54    | 3    | Murphy, Edythe M & James            | 49.41         | 905 Elk Rd       |                 | Permanent          | 34.07         | 68.95%        | 0.56             | 1.13%             | 14.78        | 0.00           |
|  | 54    | 4    | Kerns, Marcella E                   | 44.15         | 909 Elk Rd       |                 | Permanent          | 41.10         | 93.09%        | 0.00             | 0.00%             | 3.05         | 0.00           |
|  | 55    | 3    | Mccann, Thomas E, Sr                | 53.59         | 1049 Aura Rd     |                 | Permanent          | 18.10         | 33.78%        | 27.49            | 51.29%            | 8.01         | 0.00           |
|  | 176   | 7    | N-A                                 | 11.48         | N-A              |                 | Permanent          | 0.00          | 0.00%         | 6.59             | 57.36%            | 4.89         | 0.00           |
|  |       |      |                                     | <b>533.63</b> |                  |                 |                    |               |               |                  |                   |              |                |
| <b>Township Owned Land Within Project Area 2</b> |       |      |                                     |               |                  |                 |                    |               |               |                  |                   |              |                |
|  | 42    | 1    | Township Of Elk                     | 50.35         | 667 Whig Lane Rd |                 | Twp Owned          | 0.19          | 0.38%         | 5.56             | 11.05%            | 44.59        | 0.00           |
|  | 42    | 14   | Township Of Elk                     | 25.44         | 667 Whig Lane Rd |                 | Twp Owned          | 0.00          | 0.00%         | 4.27             | 16.79%            | 21.17        | 0.00           |
|  | 42    | 15   | Township Of Elk                     | 27.08         | 667 Whig Lane Rd |                 | Twp Owned          | 0.66          | 2.43%         | 18.99            | 70.11%            | 7.44         | 0.00           |
|  | 42    | 19   | Township Of Elk                     | 6.73          | 667 Whig Lane Rd |                 | Twp Owned          | 0.00          | 0.00%         | 5.98             | 88.84%            | 0.75         | 0.00           |
|  | 42    | 16   | Township Of Elk                     | 7.67          | 667 Whig Lane Rd |                 | Twp Owned          | 1.16          | 15.13%        | 6.49             | 84.58%            | 0.02         | 0.00           |

Table 14: Project Area 2 – Target Farms & Soil Classifications

| Farm #                                   | Block | Lot   | Owner Name                    | Area (Acres)  | Parcel Address   | Develop. Status | Preserv. Status 07 | Prime Soils | % Prime Soils | State Imp. Soils | % State Imp Soils | Unique Soils | Not Prime Soil |
|--|-------|-------|-------------------------------|---------------|------------------|-----------------|--------------------|-------------|---------------|------------------|-------------------|--------------|----------------|
|  | 42    | 17    | Township Of Elk               | 6.98          | 667 Whig Lane Rd |                 | Twp Owned          | 2.80        | 40.04%        | 4.19             | 59.96%            | 0.00         | 0.00           |
|  | 42    | 20    | Township Of Elk               | 14.59         | 667 Whig Lane Rd |                 | Twp Owned          | 0.00        | 0.00%         | 10.82            | 74.13%            | 3.78         | 0.00           |
|  | 54    | 24    | Township Of Elk               | 21.74         | 667 Whig Lane Rd |                 | Twp Owned          | 20.90       | 96.13%        | 0.02             | 0.10%             | 0.82         | 0.00           |
|  |       |       |                               | <b>160.58</b> |                  |                 |                    |             |               |                  |                   |              |                |
| <b>Farm-Assessed Land Under 10 Acres</b> |       |       |                               |               |                  |                 |                    |             |               |                  |                   |              |                |
|  | 42    | 4     | Gardiner, Philip - Estate Of: | 2.63          | Elk Rd           |                 |                    | 2.63        | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |
|  | 175   | 8     | Freeman, Edith - Estate Of:   | 2.97          | 1198 Aura Rd     |                 |                    | 2.97        | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |
|  | 175   | 9     | Freeman, Edith - Estate Of:   | 4.82          | 1198 Aura Rd     |                 |                    | 3.56        | 73.82%        | 1.26             | 26.18%            | 0.00         | 0.00           |
|  | 175   | 12.02 | Gassler, Robert G             | 4.89          | Aura Rd          |                 |                    | 4.81        | 98.35%        | 0.08             | 1.65%             | 0.00         | 0.00           |
|  | 175   | 12.01 | Maston, Karen Ruth            | 5.85          | Aura Rd          |                 |                    | 3.80        | 64.84%        | 2.06             | 35.16%            | 0.00         | 0.00           |
|  | 42    | 10    | Lutz, John D & Bonnie L       | 6.27          | 968 Elk Rd       |                 |                    | 6.27        | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |
|  | 175   | 13    | Gassler, Robert G             | 6.72          | Aura Rd          |                 |                    | 2.84        | 42.32%        | 0.00             | 0.00%             | 0.00         | 3.87           |
|  | 42    | 18    | Grasso, Gaetano & Angelina    | 7.12          | S Of Elk Rd      |                 |                    | 6.52        | 91.62%        | 0.60             | 8.38%             | 0.00         | 0.00           |
|  | 175   | 11    | Barr, William C Jr & Debra A  | 7.47          | 1192 Aura Rd     |                 |                    | 5.28        | 70.69%        | 2.19             | 29.31%            | 0.00         | 0.00           |
|  | 175   | 12    | Bowers, Barbara               | 8.71          | 1188 Aura Rd     |                 |                    | 5.13        | 58.83%        | 3.59             | 41.17%            | 0.00         | 0.00           |
|  | 42    | 4     | Gardiner, Philip - Estate Of: | 2.63          | Elk Rd           |                 |                    | 2.63        | 100.00%       | 0.00             | 0.00%             | 0.00         | 0.00           |
|  |       |       |                               | <b>57.45</b>  |                  |                 |                    |             |               |                  |                   |              |                |

Source: Elk Township

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*Vegetable Growing in Elk Township*



## 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 2008 Economic Development Strategies*, lists 100 strategies over ten key sectors, including produce, horticulture, aquaculture, dairy, 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.

Elk Township can use recommendations outlined in the *2008 Economic Development Strategies* report to investigate ways to expand its agricultural industry or pursue more profitable sectors while continuing to ensure sustainable agriculture practices and profitability. Although many of the strategies relate to expanding retail markets versus the wholesale markets used by most Elk farmers, there are several strategies relating to healthy plants, coordinating with other market sectors, and expanding farm product branding – Jersey Fresh produce, Jersey Grown ornamental plants, and Jersey Organic products – that may be investigated more closely by Elk Township's AAC.

### 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, nonprofit 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*.

### ***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. They address 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](http://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, [www.nofanj.org](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, [www.newfarm.org](http://www.newfarm.org)).

### ***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 ([www.state.nj.us/agriculture/financialassistance.htm](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 ([www.fsa.usda.gov](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 ([www.rurdev.usda.gov/rhs/mfh/brief\\_mfh\\_flh.htm](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, for example, has created the privately funded Local Producer Loan Program from which \$10 million in low interest loans will be awarded to farmers producing food near Whole Foods stores throughout the country ([www.wholefoodsmarket.com/](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 ([www.firstpioneer.com](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.

## 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, Jersey Organic, and Jersey Seafood brands. Point-of-sale promotional materials are available through the NJDA. The Jersey branding 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. Although New Jersey has very high rates of direct marketing compared with other states, these opportunities can be further expanded. Direct marketing allows proceeds to go directly to the farmer instead of to a chain of middlemen. It can also be very rewarding to the farmer to have immediate contact with the consumer. The creation of more farmers markets or the development of a central market place could expand the potential of direct marketing. While Gloucester County has only one farmers’ market, there are two in Salem County, three in Cumberland County, and six in Camden County as listed below in *Table 15*.

**Table 15: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties**

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

Source: NJDA, 2007

### *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 **Appendices B-1, B-2, and B-3** for lists of roadside markets, farm stores, and farms participating in agritourism in Gloucester and surrounding counties.



*There are 31 roadside markets in Gloucester County.*

### *Direct Sales to Supermarkets*

Several supermarket chains with stores in Gloucester County promote local produce, though definitions of local can range in meaning from within a 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 (NJDA *Economic Development Strategies 2007*). 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 16** is a list of Gloucester County Farmers who sell directly to independent restaurants in South Jersey. **Table 17** 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 16: Farms In or Near Elk Township Participating in “Farm to Fork”**

| Farm  | Location   |
|---|--|
| Adi Farms<br>Joseph Lin                                 | 210 Fork Bridge Road<br>Pittsgrove, NJ 08318                   |
| Banscher Farms,<br>John Banscher                        | 426 Democrat Road,<br>Gibbstown, NJ 08027                      |
| Cassaday Farms, LLC<br>George Cassaday, Jr.             | 145 Glassboro Road<br>Monroeville, NJ 08348                    |
| Dan Graiff Farms LLC,<br>Dan Graiff                     | 106 Yegla Lane,<br>Newfield, NJ 08344                          |
| DeHarts Farm Fresh Produce,<br>William DeHart           | 355 Jessup Rd,<br>Thorofare, NJ 08086                          |
| Duffield’s Farm Market,<br>Farmers Dave & Mary Duffield | 280 Chapel Heights Rd.,<br>Sewell, NJ 08080                    |
| Fruitwood Farms   | 419 Elk Road, Rt. 538<br>Monroeville, NJ 08343                 |
| Heritage Station  | 480 Mullica Hill Rd (rt. 322),<br>PO Box 26 Richwood, NJ 08074 |
| Heritage Tree Fruit LLC,<br>Penni Heritage              | 124 Richwood Rd,<br>Richwood, NJ 08074                         |
| Jersey Fruit Cooperative,<br>Philip Neary               | 800 Ellis Mill Street,<br>Glassboro, NJ 08028                  |
| Mood’s Farm Market                                      | 901 Bridgeton Pike (Rt. 77),<br>Mullica Hill, NJ 08062         |
| Mt. Pleasant Orchards,<br>Bud Reuter, Jr                | 160 Richwood Road,<br>Richwood, NJ 08074                       |
| Muth Family Farm,<br>Farmer Bob Muth                    | 1639 Pitman-Downer Rd.,<br>Williamstown, NJ 08094              |
| Orchardview Farm Market                                 | Rt. 553 and 538<br>Monroeville, NJ                             |
| Rowands Farms,<br>Stephen Rowand                        | 625 Willow Court,<br>Glassboro, NJ 08028                       |
| Royal Acres Farm  | 2084 Winslow Rd,<br>Williamstown, NJ 08094                     |
| Schaub Farms  | 166 E. Cohawhin Road<br>Clarksboro, NJ 08020                   |
| Sorbello’s  | 359 Kings Highway,<br>Mickleton, NJ 08056                      |

| Farm   | Location                           |
|--|------------------------------------|
| Zimmerman Farms,<br>Charles, Carol, Robin, and Charles III | 425 Salina Rd,<br>Sewell, NJ 08080 |

Source: South Jersey Independent Restaurant Association, 2008

**Table 17: Gloucester County Restaurants That Directly Buy from Local Farms**

| Restaurant                      | Location   |
|---------------------------------|--|
| Barnsboro Inn                   | 699 Main Street,<br>Sewell, NJ 08080             |
| Blue Plate Restaurant           | 47 South Main Street,<br>Mullica Hill, NJ 08062  |
| Botto's Italian Line Restaurant | 1411 Kings Highway,<br>Swedesboro, NJ 08085      |
| Carrabbas Italian Grill         | 4650 Route 42,<br>Turnersville, NJ 08012         |
| Charlie Brown's Steakhouse      | 111 North Broad Street,<br>Woodbury, NJ 08096    |
| Masso's Caterers & Deli         | 210 Delsea Drive S,<br>Glassboro, NJ 08028       |
| Spyros Pizzeria                 | 11 Village Center Drive,<br>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 coordinates state purchases with local producers. The Department of Corrections and the School Lunch Program regularly purchase produce and goods from local producers, and state purchases of produce grown in New Jersey totaled \$3 million in 2006. 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 and the US Census, 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 here in **Appendices B and C**.

Members of the Elk Township AAC have expressed appreciation that they are located so close to needed farm-related businesses and services. From Elk Township, almost all necessary suppliers are within a 10 – 15 mile radius and many are even closer.

#### **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, Cumberland County, researchers do trial plantings and other investigations on plant varieties, pest control, and many other agricultural management practices.

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. Currently, there are 18 staff members, though agents with specialized expertise share services across the offices. One Agent specializes in nursery stock, and another Agent's specialty is agricultural and resource management. The Cooperative Extension office also has staff members that run 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 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 Elk Township could consider implementing or encouraging. Anticipated trends relevant to the future of agriculture in New Jersey, Gloucester County, and Elk 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 festival to promote locally grown products could generate additional revenue as well as instill pride in the area’s agricultural heritage. The Elk Township Economic Development Committee is thinking about ways to assist township farmers with a festival.

#### ***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 Direct 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 CO<sub>2</sub> 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.

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 located in Monroeville (Philly Chile Company Farm) and Pittsgrove (Adi Farms), both in Salem County.

### **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 non-farm 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 (NJDA *Economic Development Strategies 2007*). The USDA regulates the certification of organic products, and farms in New Jersey may receive USDA organic certification through NOFA-NJ. 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 2007. They were the Chiulli Farms in South Harrison Township and the Muth Family Farm in Monroe Township, mentioned in the *Community Supported Agriculture* section above.

***Alternative Energy***

The NJDA’s Agriculture Development Initiative encourages the production of alternative fuel sources such as ethanol, bio-diesel, bio-gas and bio-mass. 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 bio-diesel production facility, which would open major markets for corn and soybean production and increase the selling price for these commodities (NJDA *Economic Development Strategies 2007*). 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 Elk’s Agriculture Advisory Committee and the Gloucester County Board of Agriculture, as well as the SADC, to represent the agricultural community of Elk.

***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 Elk’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



*Wind power is one form of alternative energy used on farms.*

## **7.0 NATURAL RESOURCE CONSERVATION**

### **7.1 NATURAL RESOURCE PROTECTION COORDINATION**

Several organizations, both public and private, exist to 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. A relatively small government agency in the U.S. Department of Agriculture, its 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. 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), both of which are discussed below.

The NRCS field office that serves Elk Township is located on Cheney Road, just south of Woodstown in Salem County.

#### **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, 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 Soil Conservation District in Gloucester County 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**

Several financial and economic incentive programs, and technical assistance, are available to help farmers plan and use conservation practices on their farms. The Natural Resources Conservation Service (NRCS) staff members are available to work with farmers to help identify their conservation goals and then craft appropriate conservation plans to meet those goals.

Numerous programs 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 2008 Farm Bill increased funding for conservation programs by \$7.9 billion. Among the many conservation initiatives was 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 2008 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 Stewardship Program (CSP) was provided an additional \$1.1 billion in the 2008 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, 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 is 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 of humans, farm animals, and the ecosystem as a whole.

Of particular concern are Animal Feeding Operations (AFOs) and Concentrated Animal Feeding Operations (CAFOs). AFOs include all facilities where animals are stabled or confined and fed or maintained for a total of 45 days per year. CAFOs 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. CAFOs are more likely to cause water pollution than other types of operations due to their size alone.

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.

The NJ Department of Agriculture has developed Animal Waste Management Rules in order to address nonpoint source pollution emanating from agricultural animal operations. Operations with eight or more Animal Units (AU) (1 AU is equivalent to 1,000 pounds of live animal weight), or those that receive or apply at least 142 tons of animal waste per year, will be required to develop and implement a self-certified Animal Waste Management Plan. Operations with animal densities greater than one AU per acre are required to develop and implement a high-density Animal Waste Management Plan, which must be reviewed for conformance with the New Jersey Field Office Technical Guide. Operations with 300 or more AUs are required to develop and implement a Comprehensive Nutrient Management Plan (CNMP) and be certified by the NJDA. For details of the Rules see [www.state.nj.us/agriculture/divisions/anr/agriassist/animalwaste.html](http://www.state.nj.us/agriculture/divisions/anr/agriassist/animalwaste.html).

#### **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. Recycling agricultural products may 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 Mulch 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% 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.

Currently, 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 Elk Township. They are the Stellas Recycling in Upper Pittsgrove and Winzinger Recycling in Franklin Township, Gloucester County.

## **7.4.3 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 may become available to help make these alternatives more mainstream. Currently, the State Agriculture Development Committee has an informal policy permitting energy generation on preserved farms if it is limited to the approximate needs of the agricultural operation, with no negative impacts on the farm.

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 ***Bio-diesel Rebate Program for Farmers*** is a statewide 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 Bio-diesel instead of 100% petroleum heating oil.

***Bio-mass 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 with the aim of making bio-mass a more competitive energy source.

The **Renewable Energy Systems and Energy Efficiency Improvements Program** was first authorized through the 2002 Farm Bill. 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 is derived from a wind, solar, bio-mass, or geothermal source, or hydrogen derived from bio-mass 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 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 Elk farmers understand what benefits they can derive from these programs. Such programs will link township environmental protection goals to those of its farming community. Again, see **Appendix E: Federal and State Conservation Programs for Farmers**.



*Signs help promote the importance of farmland preservation.*

## 8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION

### 8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT

#### 8.1.1 Right-to-Farm Ordinance

The Right-to-Farm Act protects those farm operators who meet the definition of a “commercial farm,” who operate as a permitted use under the municipal zoning ordinance, who conduct an operation in compliance with generally accepted agricultural practices and state and federal statutes and rules, and who do not pose a threat to public health and safety.

When an individual or municipality is “aggrieved” by a commercial farm operation, any complaint must be filed with the applicable County Agriculture Development Board (CADB), or directly to the State Agriculture Development Committee (SADC), prior to filing an action in court. Municipalities must also file such a complaint rather than issuing a summons against the farmer. A public hearing is then held by the CADB or SADC to determine whether the farmer is entitled to the protections of the Act. Any finding may be appealed to the SADC and, if necessary, to the New Jersey Superior Court, Appellate Division.

The SADC also offers an Agricultural Mediation Program to assist communities in resolving right-to-farm conflicts at no charge. Through this program, a trained and impartial mediator facilitates discussions between the two parties to arrive at a mutually agreed upon solution.

In 2008, Elk Township adopted a new a Right-to Farm ordinance that follows the SADC model. It is also considering other ordinances and ordinance provisions that are designed to protect farming operations from undue constraint. The new Right-to-Farm ordinance was discussed in August 2008, introduced by Township Committee in September 2008, and adopted in October 2008. The ordinance is included here in *Appendix F*.

#### 8.1.2 Farmland Assessment

The New Jersey Farmland Assessment Act of 1964 permits farmland and woodland actively devoted to an agricultural or horticultural use to be assessed at its productivity value. This substantially reduces the assessed value of the land and the consequent property taxes on the land. The Farmland Evaluation Advisory Committee evaluates the fair value for assessment based on each property’s land use class.

The Act does not apply to buildings of any kind, nor to the land associated with the farmhouse. Buildings and homesites on farms are assessed like all other non-farm property. If the land qualified under the Act changes to a non-agricultural or non-horticultural use, it is subject to roll-back taxes for the year in which the change takes place, and for the two preceding tax years.

The basic requirements to qualify for farmland assessment are::

1. The applicant must own the land
2. The owner must annually apply for Farmland Assessment on Form FA-1 with the municipal tax assessor on or before August 1 of the year immediately preceding the tax year
3. The land must be devoted to agricultural or horticultural uses for at least two years prior to the tax year
4. Land must consist of at least 5 contiguous acres being farmed and/or be under a woodlot management plan. Land under and adjoining the farmhouse is not counted in the 5 acre minimum area needed to qualify.
5. Gross sales of products from the land must average at least \$500 per year for the first 5 acres, plus an average of \$5 per acre for each acre over 5, except in the case of woodland or wetland where the income requirement is \$.50 per acre for any acreage over 5
6. The owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.

There are additional requirements for the boarding, training, or rehabilitation of livestock and for forestlands under a woodlot management program.

### **8.1.3 Agricultural Buffers**

In 2008, Elk Township adopted an ordinance requiring buffers between agricultural lands and nonagricultural uses. Buffer requirements are that a vegetated buffer strip that is 100 feet in width in a rear yard area and 50 feet in a side yard area must be retained for minor subdivisions. For major subdivisions, Elk's buffers between residential uses and farmland are required to be 100 feet on all sides. This is true unless the adjacent farmland-assessed land is a woodlot or wetlands incidental to the farming operation or a wooded tract that is managed under an approved forestry management plan.

## **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 and farm preservation more amenable. **Appendix G** 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, agricultural vehicle movement routes can be established and identified with highly noticeable road markers. Some New Jersey towns have developed such routes and signage and they are common in Pennsylvania. 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 one of 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 Elk and its importance in the history of the township. A pamphlet, aimed especially at new residents, will promote the recognition that Elk 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 new residential purchasers to sign would be distributed when home sales occur, along with the certificate of occupancy. Other educational approaches might 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 should 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 re-established, although there is a strong horticultural program at Delsea Regional High School, which serves Elk Township. Township educational efforts could involve encouragement of farming-related programs within the elementary school along with demonstrations at community events of farm equipment and operations. A community-sponsored farm festival is another option.

An important step that the township will take is to incorporate farming industry promotion into its economic planning. 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.



*Lucas Nurseries in Elk Township is one of the largest greenhouse operations in New Jersey.*

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*Elk Township produces many nursery plants used in landscaping.*

## **APPENDICES**

### **A. Inventory of All Farmland-Assessed Properties in Elk Township 2007**

A-1 Farm Assessments 2007 – Breakdown of Farmland Uses

A-2 Farmland-Assessed Parcels – Crop Acreage and Animals

### **B. Farm Markets and Sales in the Elk Township Region**

1. Farmers Markets in Gloucester, Salem, and Camden Counties
2. Roadside Markets in Gloucester County
3. Agritourism in Gloucester County
4. Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties

### **C. Agricultural Support and Service Businesses in the Elk Township Region**

1. Agricultural Support Businesses in Cumberland, Gloucester, and Salem Counties
2. Food Products Distributors and Brokers in Burlington, Camden, Cumberland, Gloucester, and Salem Counties
3. Cold Storage Warehouses in Atlantic, Camden, Cumberland, Gloucester, and Salem Counties

### **D. Elk Township Farmland Preservation Ranking Criteria**

### **E. Federal and State Conservation Programs for Farmers**

### **F. Elk Township Right-to-Farm Ordinance**

### **G. “Is Your Town Farm Friendly?” Questionnaire**

### **H. Maps**



*Young Trees in a Nursery*

**APPENDIX A: INVENTORY OF ALL FARMLAND-ASSESSED PROPERTIES IN ELK TOWNSHIP 2007**

**APPENDIX A-1: FARM ASSESSMENTS 2007 – BREAKDOWN OF FARMLAND USES**

| Identification Information |                            |                              |                              | Breakdown of Farmland Uses |                  |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
|----------------------------|----------------------------|------------------------------|------------------------------|----------------------------|------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|----------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 2                          | 2.03, 2.05, 2.06           | Lanza, Noreen D              | Bridgeton Pike               |                            | 1                |                           | 7.74                    | 6.74               |                   |                   |                      |                  |                            |                            | 6.74                        | 1.00                      |
| 2                          | 9                          | Spivak, Tara W and Barbara C | Ewan Road                    | 1                          |                  |                           | 8.32                    |                    |                   |                   | 6.22                 |                  |                            | 1.00                       |                             | 1.00                      |
| 5                          | 1                          | Bill, Frank and Verna        | Bridgeton Pike               |                            | 1                |                           | 33.00                   | 32.00              |                   |                   |                      |                  |                            | 1.00                       |                             |                           |
| 5                          | 2,3,4                      | Eachus, Ella                 | Bridgeton Pike               |                            | 1                |                           | 52.14                   | 42.00              |                   |                   |                      | 9.14             |                            | 1.00                       |                             |                           |
| 5                          | 7                          | Lloyd, William and Karen     | Bridgeton Pike               | ?                          | ?                | ?                         | 10.77                   |                    |                   |                   |                      |                  |                            | 1                          | 9.77                        | 1                         |
| 5                          | 9                          | Marple, Wm. and Amy Mood     | 501 Bridgeton Pike           | ?                          | ?                | ?                         | 8.63                    | 6.00               |                   |                   | lumber store         | 1.64             |                            |                            |                             |                           |
| 5                          | 11                         | Gaines, Robert and Cindy     | 530 Bridgeton Pike           | ?                          | ?                | ?                         | 101.38                  | 54.38              |                   |                   |                      | 47.00            |                            |                            |                             |                           |
| 6                          | 13                         | Lloyd, W. Glenn              | Ewan Road                    | ?                          | ?                | ?                         | 6                       | 5                  |                   |                   |                      |                  |                            | 1                          | 5                           | 6                         |
| 6                          | 14                         | Bersani, Pauline             | 450 Ewan Road                | ?                          | ?                | ?                         | 11.34                   | 11.34              |                   |                   |                      |                  |                            |                            | 11.34                       |                           |
| 6                          | 15                         | Giacobbe, Louis              | 466 Ewan Road                | ?                          | ?                | ?                         | 11.31                   | 11.31              |                   |                   |                      |                  |                            |                            | 11.31                       |                           |
| 6                          | 21, 22, 23, 24, 25, 26, 27 | Lochman, John                | 361 Bridgeton Pike and Rt 77 | 1                          |                  |                           | 14.61                   | 10                 |                   | 3.61              |                      |                  |                            | 1                          | 13.61                       |                           |
| 6                          | 28.01                      | Maarple, Amy and William     | 423 Bridgeton Pike and Rt 77 | ?                          | ?                | ?                         | 139.8                   | 130                |                   |                   |                      | 9.8              |                            |                            |                             |                           |
| 6                          | 39                         | Wilson, Ruth                 | Moods Road                   | ?                          | ?                | ?                         | 5.56                    |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 7                          | 1                          | Diocese of Camden            | 641 Bridgeton Pike           |                            | 1                |                           | 27.95                   | 27.95              |                   |                   |                      |                  |                            |                            | 27.95                       |                           |
| 8                          | 6.01, 6.02, 6.03           | Laux Lakeview Park Inc       | 768 Bridgeton Pike/Rt 77     | ?                          | ?                | ?                         | 13.79                   |                    |                   |                   |                      |                  |                            |                            | 13.79                       |                           |
| 9                          | 3                          | Laux, Joseph and Michael     | 735 Bridgeton Pike           | ?                          | ?                | ?                         | 20.68                   |                    |                   |                   |                      |                  |                            | 1                          | 20.68                       |                           |
| 9                          | 7.01, 7.02                 | Vasta, Paul                  | 203 Harrisonville Way        |                            | 1                |                           | 16.48                   | 16.48              |                   |                   |                      |                  |                            |                            | 16.48                       |                           |
| 9                          | 7.05                       | HKS Asset Management LLC     | 217 Harrisonville Way        |                            | 1                |                           | 6.86                    | 5.86               |                   |                   |                      |                  |                            | 1                          | 5.86                        |                           |

I-V

| Identification Information |                       |                                  |                                |                        | Breakdown of Farmland Uses |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
|----------------------------|-----------------------|----------------------------------|--------------------------------|------------------------|----------------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|----------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 10                         | 10,27                 | Marple,Amy and William           | 130 Moods Rd                   | ?                      | ?                          | ?                         | 134.43                  | 60                 |                   |                   | 70.63                | 3.8              |                            |                            |                             |                           |
| 10                         | 11.01                 | Sorbello, Rosario and Mary       | 603 Bridgeton Pike/Rt77        | ?                      | ?                          | ?                         | 35.5                    | 34.5               |                   |                   |                      |                  |                            | 1                          | 34.5                        |                           |
| 10                         | 26                    | Fogg, Estate of Bertha E.        | 1474 Ferrel Rd                 | ?                      | ?                          | ?                         | 43.14                   | 1                  |                   |                   | 41.14                |                  |                            |                            | 42.14                       | 1                         |
| 11                         | 2,6,7                 | Mood, Richard and Joyce          | Lincoln Rd                     | 1                      |                            |                           | 46.6                    | 15                 |                   |                   |                      | 30.5             |                            | 1.1                        |                             |                           |
| 11                         | 5                     | Ivans, Larry & Cornatzer, Edward | Bridgeton Pk/Rt 77             | ?                      | ?                          | ?                         | 5.4                     |                    | 5.4               |                   |                      |                  |                            |                            | 5.5                         |                           |
| 11                         | 10                    | Lochman, Wade and Rose           | 834 Bridgeton Pike             | ?                      | ?                          | ?                         | 9                       | 7.8                |                   |                   | 2                    |                  |                            | 1                          | 8                           | 1                         |
| 11                         | 11                    | Ziennker, Elaine and William     | 822 Bridgeton Pike             | ?                      | ?                          | ?                         | 5.95                    | 5.95               |                   |                   |                      |                  |                            |                            | 5.95                        |                           |
| 11                         | 12                    | Brown, David                     | 816 Bridgeton Pike             |                        | 1                          |                           | 9.95                    | 8.95               |                   |                   |                      |                  |                            | 1                          | 8.95                        |                           |
| 11                         | 14                    | Jess, Martha et al               | Harrisonville Way              | ?                      | ?                          | ?                         | 25.96                   | 25.96              |                   |                   |                      |                  |                            |                            | 25.96                       |                           |
| 11                         | 17                    | Doughty, Albert and Eliz         | 810 Bridgeton Pk adj to lot 14 | ?                      | ?                          | ?                         | 8.3                     |                    |                   |                   |                      | 8.3              |                            |                            | 8.3                         |                           |
| 11                         | 18                    | Camp, Camp                       | Bridgeton Pike                 | 1                      |                            |                           | 0.36                    |                    |                   |                   | 0.36                 |                  |                            |                            | 0.36                        |                           |
| 12                         | 1, 7, 8, 10           | Mood, Richard                    | Rt 77                          | 1                      |                            |                           | 43.83                   | 43.83              |                   |                   |                      |                  |                            |                            | 43.83                       |                           |
| 15                         | 3, 4, 5, 1, 2, 12, 13 | Mood, Richard                    | Bridgeton Pike/Rt 77           | ?                      | ?                          | ?                         | 121.63                  | 100.29             |                   |                   |                      | 21.24            |                            |                            | 121.63                      |                           |
| 15                         | 9                     | Laux, Michael et al              | Laux Rd                        | ?                      | ?                          | ?                         | 24.6                    |                    |                   |                   |                      |                  |                            |                            | 24.6                        |                           |
| 17                         | 1                     | Pino, Angela                     | 1481 Ferrel Rd/cr641           | ?                      | ?                          | ?                         | 16.89                   | 15.89              |                   |                   |                      | 1                |                            |                            | 16.89                       |                           |
| 17                         | 6.01                  | Cavallo Ellva May                | 146 Ferrel Rd/Cr # 641         |                        | 1                          |                           | 23.08                   | 20                 |                   |                   |                      | 3.08             |                            |                            | 23.08                       |                           |
| 17                         | 18                    | Metcalf Hardy Jr                 | 337 Elk Rd/Cr #538             | 1                      |                            |                           | 11.08                   |                    |                   |                   |                      |                  |                            | 1                          | 10.08                       | 1                         |
| 17                         | 20                    | Michels, Rebecca                 | 341 Elk Rd/Cr #538             | ?                      | ?                          | ?                         | 9.12                    |                    |                   | 6                 |                      | 2.12             |                            | 1                          | 8.12                        | 1                         |
| 18                         | 7                     | Laux, Michael and Joseph         | 145 Laux Rd                    | ?                      | ?                          | ?                         | 51.72                   | 50.72              |                   |                   |                      |                  |                            | 1                          | 50.72                       |                           |
| 18                         | 14,24                 | Laux, Michael et al              | Laux Rd                        | ?                      | ?                          | ?                         | 60.83                   | 60.83              |                   |                   |                      |                  |                            |                            | 60.83                       |                           |
| 18                         | 28                    | Lucas, George And Louise         | Whig Lane Rd/619               | 1                      |                            |                           | 24.62                   | 24.62              |                   |                   |                      |                  |                            |                            | 24.62                       |                           |
| 18                         | 29, 30.01             | Lucas, George                    | Whig Lane Rd/619               | 1                      |                            |                           | 30                      | 26                 |                   |                   |                      | 3                |                            | 1                          | 29                          |                           |
| 18                         | 31                    | Toms, Kenneth                    | 224 Whig Ln/619                |                        | 1                          |                           | 12.35                   | 11.35              |                   |                   |                      |                  |                            | 1                          | 11.35                       |                           |
| 18                         | 46,47,                | Lucas, George and                | Rt 538                         | 1                      |                            |                           | 7                       | 5                  |                   |                   |                      |                  |                            | 2                          | 5                           |                           |

| Identification Information |       |                                  |                            | Breakdown of Farmland Uses |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
|----------------------------|-------|----------------------------------|----------------------------|----------------------------|------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|---------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
|                            | 48    | Louise                           |                            |                            |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 19                         | 1     | Wright, Gloria                   | Rt 538                     | ?                          | ?                | ?                         | 56.88                   | 55.88              |                   |                   |                      |                  |                           | 1                          | 55.88                       |                           |
| 19                         | 4     | Gant, Thomas and Mary Gant       | Rt 538                     |                            |                  | 1                         | 99                      | 98                 |                   |                   |                      |                  |                           | 1                          | 98                          |                           |
| 19                         | 12    | Lucas, Goerge and Louise         | 298 Whig Lane/619          | ?                          | ?                | ?                         | 42.3                    | 39.3               |                   |                   |                      | 2                |                           | 1                          | 41.3                        |                           |
| 19                         | 14    | Wright, Gloria                   | Hardingville Rd            | ?                          | ?                | ?                         | 44.04                   | 44.04              |                   |                   |                      |                  |                           |                            | 44.04                       |                           |
| 24                         | 4     | Pino, Nathan                     | 1449 Ferrel Rd/641         | ?                          | ?                | ?                         | 13.28                   | 6                  |                   |                   | 4                    |                  | 2.28                      | 1                          | 12.28                       |                           |
| 24                         | 4.01  | Pino, Nathan                     | 1447 Ferrel Rd/641         | ?                          | ?                | ?                         | 12.29                   | 1.5                |                   |                   | 4                    |                  | 5.78                      | 1                          | 11.29                       |                           |
| 24                         | 6     | Sottile, Brenda                  | 1443 Ferrel Rd/641         |                            | 1                |                           | 8.53                    | 5                  |                   |                   |                      | 2.53             |                           | 1                          | 7.53                        |                           |
| 24                         | 14    | Richards, Ben and D              | S of Ellis Mill            |                            | 1                |                           | 56.21                   | 40                 |                   |                   |                      | 15.21            |                           | 1                          | 55.21                       |                           |
| 25                         | 5     | Richards, Ben and D              | S of Ellis Mill            |                            |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 24                         | 17    | Gant, Thomas and Mary            | Ellis Mill Rd              |                            |                  | 1                         | 52.64                   | 38                 |                   |                   |                      | 14.64            |                           |                            | 52.64                       |                           |
| 25                         | 7     | Weiss, Donna and Leigh           | 600 Hardingville Rd        | ?                          | ?                | ?                         | 129.49                  | 71.5               |                   |                   |                      | 57               |                           | 1                          | 128.49                      |                           |
| 27                         | 1.01  | Galyean, Joanne                  | 391 Unionville Rd/623      | 1                          |                  |                           | 11.83                   | 8.83               |                   |                   | 2                    |                  |                           | 1                          | 10.83                       |                           |
| 27                         | 2     | Longley, Edward Jr               | Ewan/AurA Rd               |                            | 1                |                           | 17.04                   | 12                 | 2                 |                   |                      | 2.04             |                           | 1                          | 16.04                       |                           |
| 27                         | 3.01  | Vahey, George and Mary Ciocca    | 355 unionville Rd/Cr # 623 |                            | 1                |                           | 6.64                    | 5                  |                   |                   |                      | 0.64             |                           | 1                          | 5                           |                           |
| 27                         | 3.02  | Terres, Allen and Eliz           | Uninville Rd               | ?                          | ?                | ?                         | 6.87                    | 5                  |                   |                   |                      | 0.87             |                           | 1                          | 5.87                        |                           |
| 27                         | 4     | Gerlack, Louis and Phyllis       | 329 Unionville Rd/623      |                            | 1                |                           | 56.1                    | 25                 |                   |                   |                      |                  | 21.1                      | 1.055                      | 46.1                        |                           |
| 29                         | 7     | Wright, Raymond and William      | 569 Hardingville Rd        | 1                          |                  |                           | 12.34                   |                    |                   |                   | 11.34                |                  |                           | 1                          | 11.34                       |                           |
| 28                         | 9     | Wright, Wesley                   | Hardingville Rd/609        |                            |                  | 1                         | 10.99                   | 10                 |                   |                   |                      |                  |                           | 0.99                       | 10                          |                           |
| 28                         | 10    | Wright, Charles and Norma        | Hardingville Rd/609        | ?                          | ?                | ?                         | 40                      | 27                 |                   |                   |                      | 13               |                           |                            | 40                          |                           |
| 28                         | 13    | Villone, Michael and Angela      | Elmar Barnes Rd            |                            | 1                |                           | 41.8                    | 21.8               |                   |                   |                      | 20               |                           |                            |                             |                           |
| 28                         | 15.01 | De Eugenio, Lewis                | Elmar Barnes Rd            | 1                          |                  |                           | 63.1                    | 63.1               |                   |                   |                      |                  |                           |                            | 63.1                        |                           |
| 28                         | 19.01 | Stambaugh, Christine             | 366 Unionville Rd/623      |                            |                  | 1                         | 37.9                    | 16.9               |                   |                   | 20                   |                  |                           | 1                          | 36.9                        |                           |
| 29                         | 4     | Hawkins, George /c/o Cheryl Bose | 287 Unionville Rd          | ?                          | ?                | ?                         | 13.4                    | 8                  |                   |                   |                      | 4.4              |                           | 1                          | 12.4                        |                           |
| 29                         | 5,15  | Reuter Enterprises               | 279 Unionville Rd/623      | 1                          |                  |                           | 36.42                   | 36.42              |                   |                   |                      |                  |                           |                            | 36.42                       |                           |

| Identification Information |                     |  |                                  |                        | Breakdown of Farmland Uses |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
|----------------------------|---------------------|--|----------------------------------|------------------------|----------------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|----------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 29                         | 11                  | Mick, Edward   | 239 Unionville Rd                | 1                      |                            |                           | 8.03                    | 5.95               | 0.75              |                   |                      |                  | 0.53                       | 1                          | 7.03                        |                           |
| 29                         | 18                  | Harris, Marilyn Trustee Adjacent to Glassboro block 197 lot9 |                                  |                        |                            |                           |                         |                    |                   |                   |                      | 4.6              |                            |                            |                             |                           |
| 29                         | 20                  | Dimarcan LLC   | 641 Aura Rd /Rt667               |                        | 1                          |                           | 108.68                  | 60                 |                   |                   |                      | 48.68            |                            |                            | 208.68                      |                           |
| 29                         | 24, 28, 29          | Orleans at Elk Township                                      | Aura Rd /667                     | ?                      | ?                          | ?                         | 122.09                  |                    |                   |                   |                      |                  |                            |                            | 122.09                      |                           |
| 30                         | 3                   | Harris , Marilyn   | 816 NJ Ave                       | ?                      | ?                          | ?                         | 9.39                    |                    |                   |                   |                      | 9.39             |                            |                            | 9.39                        |                           |
| 31                         | 2.01                | Bruck, Walter  | Aura Rd /667                     |                        | 1                          |                           | 4.31                    | 4.31               |                   |                   |                      |                  |                            |                            | 4.31                        |                           |
| 31                         | 2.02, 5.01, 7       | Orleans at Elk LLC   | Aura Rd /667                     | ?                      | ?                          | ?                         | 103.6                   |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 31                         | 8                   | DeEugenio, Lewis (Jr and Sr)                                 | Aura Rd /667                     | 1                      |                            |                           | 99.95                   | 98.95              |                   |                   |                      |                  |                            | 1                          | 98.95                       |                           |
| 31                         | 14                  | Rambo, James   | 606 aura Rd/667 adj Glass 196.01 | ?                      | ?                          | ?                         | 22.2                    | 17.2               |                   |                   |                      | 4                |                            | 1                          | 21.2                        |                           |
| 31                         | 22                  | Orleans at Elk LLC   | Aura Rd /667                     | ?                      | ?                          | ?                         | 39.85                   |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 32                         | 1, 3, 4, 5, 6       | Orleans at Elk LLC   | Aura Rd /667                     | ?                      | ?                          | ?                         | 166.49                  |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 32                         | 16.01               | Tumminia, Chris  | cr623                            | 1                      |                            |                           | 5.57                    |                    |                   |                   | 5                    |                  |                            | 0.57                       | 5                           |                           |
| 33                         | 1.01                | Wagner, John and Margaret                                    | Unionville Rd/623                | 1                      |                            |                           | 95.9                    | 65                 |                   |                   |                      | 30.9             |                            |                            | 95.9                        |                           |
| 33                         | 3                   | Greisle, Nancyr  | Unionville Rd                    | 1                      |                            |                           | 12.61                   | 1.3                |                   |                   | 10.3                 |                  |                            | 1                          | 11.6                        | 1                         |
| 33                         | 6                   | Wood, Jean   | Unionville Rd                    |                        |                            | 1                         | 27.28                   | 8.5                |                   |                   | 9.28                 | 8.5              |                            | 1                          | 26.28                       | 1                         |
| 33                         | 12.01               | Gaglianone, James  | 628 whig lane Rd/619             |                        | 1                          |                           | 7.02                    | 5.02               |                   |                   |                      |                  |                            | 2                          | 5.02                        |                           |
| 33                         | 12.03               | Graves, Richard and Loric                                    | 616 Whig Lane Rd/619             | 1                      |                            |                           | 60                      | 60                 |                   |                   |                      |                  |                            |                            | 60                          |                           |
| 33                         | 12.11               | LC Acres LLC co Eliz Wightman                                | 528 Whig Lane Rd/619             |                        |                            |                           | 154.28                  | 128.28             |                   |                   |                      | 25               |                            | 1                          | 153.28                      | 1                         |
|                            | 12.12               | LC AcresLLC co Eliz Wightman                                 |                                  |                        |                            |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 33                         | 12.13               | De Eugenio, Lewis  | Whig Lane Rd/619                 | 1                      |                            |                           | 46.97                   | 46.97              |                   |                   |                      |                  |                            |                            | 46.97                       |                           |
| 33                         | 12.14               | Sparks, James  | 144 Unionville Rd/623            |                        | 1                          |                           | 6.619                   | 6.19               |                   |                   |                      |                  |                            | 1                          | 6.619                       |                           |
| 34                         | 1                   | Dean, Brian and Bridget                                      | Whig Lane Rd/619                 | 1                      |                            |                           | 48.46                   |                    |                   |                   |                      |                  |                            |                            | 48.46                       |                           |
| 35                         | 1, 1.07, 1.08, 1.09 | Dean, Brian and Bridget                                      | Whig Lane Rd/619                 | 1                      |                            |                           | 189.64                  |                    |                   |                   |                      |                  |                            |                            | 189.64                      |                           |
| 35                         | 2                   | Hughes, Wilson &Et al  | 591 Whig Lane Rd/619             | ?                      | ?                          | ?                         | 20.36                   | 16                 |                   |                   |                      |                  |                            | 4.36                       | 16                          |                           |



| Identification Information |                  |                                 |                               | Breakdown of Farmland Uses |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
|----------------------------|------------------|---------------------------------|-------------------------------|----------------------------|------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|---------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 35                         | 4                | Wagner, Herman                  | Railroad Ave                  | 1                          |                  |                           | 13.79                   |                    |                   |                   | 13.79                |                  |                           |                            | 13.79                       |                           |
| 36                         | 1.04, 1.05, 1.06 | Giangrante, George and Susan    | 111 Pond View Court           | ?                          | ?                | ?                         | 41.21                   | 28.21              |                   |                   |                      | 12               |                           | 1                          | 41.21                       |                           |
| 36                         | 2, 12, 15        | Visalli, Carmen and Mary        | Elk Rd/538                    | 1                          |                  |                           | 61.34                   | 60                 |                   | 1.34              |                      |                  |                           | 1                          | 60                          |                           |
| 36                         | 7                | Francis, John and Delores       | 859 Elk Rd                    |                            | 1                |                           | 11.04                   | 11.04              |                   |                   |                      |                  |                           |                            | 11.04                       |                           |
| 36                         | 8                | Bradford, Robert and Jacqueline | 886 Elk Rd/538                |                            | 1                |                           | 6.09                    | 5                  |                   |                   |                      |                  |                           | 1.09                       | 5                           |                           |
| 36                         | 18               | Lewis, George and Kathy         | Whig Lane Rd/619              | ?                          | ?                | ?                         | 94.63                   | 94.63              |                   |                   |                      | 30               |                           | 1                          | 94.63                       |                           |
| 37                         | 1                | Lewis, George and Kathy         | 577 Whig Lane Rd/619          | ?                          | ?                | ?                         | ?                       | 34.3               |                   |                   |                      |                  |                           |                            | ?                           |                           |
| 37                         | 2                | Dean, Brian and Bridget         | Whig Lane Rd/619              | 1                          |                  |                           | 94.87                   |                    |                   |                   |                      |                  |                           |                            | 94.87                       |                           |
| 37                         | 2.09             | Dean, Brian and Bridget         |                               |                            |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 37                         | 8                | Fisher, Michael and Linda       | 751 Hardingville Rd           |                            | 1                |                           | 10.37                   | 5.37               |                   |                   |                      | 4                |                           | 1                          | 9.37                        | 1                         |
| 37                         | 12.01            | Cooper, Paul and Joanne         | 641 Elk Rd/538                | ?                          | ?                | ?                         | 46.77                   | 23                 |                   | 2.77              |                      | 21               |                           |                            | 46.77                       |                           |
| 37                         | 19               | Visalli, James                  | ?                             | ?                          | ?                | ?                         | ?                       | 60                 |                   |                   |                      | 65               |                           | 5                          |                             |                           |
| 38                         | 2                | Lucas, Reba Gant and Louise     | Elmer Barns Rd                |                            | 1                |                           | 18.02                   | 18.02              |                   |                   |                      |                  |                           | 1                          |                             |                           |
| 39                         | 1                | Gant, Thomas                    | Rt 538                        |                            |                  | 1                         | 20.33                   | 20.33              |                   |                   |                      |                  |                           |                            |                             |                           |
| 39                         | 301              | Dean, George                    | Elk Rd/538                    | 1                          |                  |                           | 52.53                   |                    |                   |                   |                      |                  |                           | 1                          | 51.53                       |                           |
| 38                         | 5, 6             | Dean, George                    |                               |                            |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 39                         | 2, 3, 5, 6       | Dean, George                    |                               |                            |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 39                         | 11               | Dean, Brian and Bridget         | Elmer Barns Rd                | 1                          |                  |                           | 12.55                   |                    |                   |                   |                      |                  |                           |                            | 12.55                       |                           |
| 39                         | 13               | Gant, Thomas and Mary           | Whig Lane Rd/619              |                            |                  | 1                         | 48.8                    | 10                 |                   |                   |                      | 38.8             |                           |                            | 48.8                        |                           |
| 39                         | 14, 14.01        | Gindhart, Ike and Jeanne        | Whig Land and Hardingville Rd | 1                          |                  |                           | 8                       |                    |                   |                   | 7                    |                  |                           | 1                          | 7                           |                           |
| 40                         | 1                | DeEugenio, Lewis and Leila      | Elmer Barns Rd                | 1                          |                  |                           | 128                     | 127                |                   |                   |                      |                  |                           | 1                          | 127                         |                           |
| 40                         | 8                | Brovero, Donald and Margaret    | 835 Hardingville Rd           | ?                          | ?                | ?                         | 9.19                    | 2.44               |                   | 5                 |                      |                  | 0.75                      | 1                          | 8.19                        |                           |
| 40                         | 14               | Mitchell, Albert and Cheryl     | Elk Rd/538                    | 1                          |                  |                           | 12.98                   |                    |                   |                   | 12.98                |                  |                           |                            | 12.98                       |                           |

| Identification Information |       |                                   |                            | Breakdown of Farmland Uses |                  |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
|----------------------------|-------|-----------------------------------|----------------------------|----------------------------|------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|----------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 40                         | 16    | Lucarella, Phil                   | Rt 538                     | ?                          | ?                | ?                         | 15.84                   |                    |                   |                   |                      | 15.84            |                            |                            |                             |                           |
| 40                         | 18    | Lucarella, Estate of Philip       | Rt 538                     | ?                          | ?                | ?                         | ?                       | 36.01              |                   |                   |                      | 41               |                            | 2                          |                             | 5.44                      |
| 40                         | 22    | DeEugenio, Lewis and Leila        | W of Elmer Barnes Rd       | 1                          |                  |                           | 9.26                    | 9.26               |                   |                   |                      |                  |                            |                            | 9.26                        |                           |
| 41                         | 1,28  | Demaris, Richard and Kathleen     | w of PRSL                  | ?                          | ?                | ?                         | 15.75                   | 15.75              |                   |                   | 15.75                |                  |                            |                            | 15.75                       |                           |
| 41                         | 2     | Foote, Charles                    | 274 Richwood Rd            | ?                          | ?                | ?                         | 20.38                   | 20.38              |                   |                   |                      |                  |                            |                            | 20.38                       |                           |
| 41                         | 8     | Hawk, Stephen and Cynthia         | Elk Rd/538                 |                            | 1                |                           | 18.309                  | 7                  |                   |                   |                      |                  |                            | 1                          | 7                           |                           |
| 41                         | 10    | E Webber, Charles, E              | Elk Rd/538                 | ?                          | ?                | ?                         | 9.21                    | 8.21               |                   |                   |                      |                  |                            | 1                          |                             |                           |
| 41                         | 14    | O'Donnell, Deborah                | 796 Elk Rd/538             | ?                          | ?                | ?                         | 15.74                   | 13                 |                   |                   | 1                    |                  |                            | 1                          | 14                          |                           |
| 41                         | 15.01 | Luccarella, Phil                  | Elk Rd/538                 | ?                          | ?                | ?                         | 7.96                    | 7.96               |                   |                   |                      |                  |                            |                            |                             |                           |
| 41                         | 16    | Lucarella , Phillip and Catherine | Elk Rd/538 adj to 15.01    | ?                          | ?                | ?                         | 2.91                    |                    |                   |                   |                      |                  |                            |                            | 2.91                        |                           |
| 41                         | 17    | Del Borrello, Angela              | 760 Elk Rd/538             | ?                          | ?                | ?                         | 19                      | 10                 |                   | 8                 |                      |                  |                            | 1                          | 18                          |                           |
| 41                         | 27    | Foote, Charles                    | 274 Richwood Rd            | ?                          | ?                | ?                         | 50.25                   | 20.38              |                   |                   |                      | 14.06            |                            | 1                          | 49.25                       |                           |
| 42                         | 2     | Menszak, John                     | East of RR                 | 1                          |                  |                           | 15.75                   | 8                  |                   |                   |                      | 7.75             |                            |                            | 15.75                       |                           |
| 42                         | 3     | Gardiner, Philip Estate           | Elk Rd/538                 |                            | 1                |                           | 53.19                   | 53.19              |                   |                   |                      |                  |                            |                            | 53.19                       |                           |
| 42                         | 10    | Lutz, John and Bonnie             | 968 Elk Rd                 | ?                          | ?                | ?                         | 6.41                    | 5.75               |                   |                   |                      |                  |                            | 0.56                       | 5.75                        |                           |
| 42                         | 11    | Kirkpatrick, Lewis and Angela     | 978 Elk Rd/538             | 1                          |                  |                           | 25.836                  | 4.22               | 7.116             | 4.5               |                      | 10               |                            |                            | 25.836                      |                           |
| 42                         | 12    | Vandergrift, Carl and Dawn        | 986 Elk Rd/538             | 1                          |                  |                           | 20.16                   | 4.48               |                   |                   | 13.81                |                  |                            | 1.87                       | 18.29                       | 1.87                      |
| 42                         | 18    | Grasso, Gaetano and Angelina      | S of 538                   |                            | 1                |                           | 88.98                   | 57.95              |                   |                   |                      | 30               |                            | 1.03                       | ?                           |                           |
| 42                         | 7     | Grasso, Gaetano and Angelina      |                            |                            |                  |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 42                         | 9     | Grasso, Gaetano and Angelina      |                            |                            |                  |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 43                         | 1     | Holly Acres LLC                   | E of Prsl                  | ?                          | ?                | ?                         | 143.23                  | 109                |                   |                   |                      | 34.23            |                            |                            | ?                           |                           |
| 43                         | 2     | Dare, David B                     | Upper Pitts Twp/Salem City | ?                          | ?                | ?                         | 17.74                   | 16.74              |                   |                   |                      |                  |                            | 1                          | 16.74                       |                           |
| 43                         | 4     | Holly Acres LLC                   | Land Locked/buck Rd        | ?                          | ?                | ?                         | 124.45                  | 51                 |                   |                   | 73.45                |                  |                            |                            | ?                           |                           |
| 43                         | 5     | Ackerman Family/Holly Acres LLC   | Monroeville Rd             | ?                          | ?                | ?                         | ?                       | 100                |                   |                   |                      | 88.59            |                            |                            | ?                           |                           |
| 44                         | 6     | Haynicz, Daniel and Elinor        | 1092 Elk Rd                | 1                          |                  |                           | 56.71                   |                    |                   |                   |                      | 6                |                            | 1                          | ?                           |                           |



| Identification Information |       |                                      |                       |                        | Breakdown of Farmland Uses |                           |                         |                    |                   |                   |                      |                  |                            |                            |                             |                           |
|----------------------------|-------|--------------------------------------|-----------------------|------------------------|----------------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|----------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 52                         | 7     | Oehlers, Edward                      | Elk Rd/538            | 1                      |                            |                           | 7.64                    |                    |                   |                   |                      |                  |                            | 1                          | 6.64                        |                           |
| 52                         | 12.02 | Silvergate Assoc                     | 1129 Elk Rd/538       |                        | 1                          |                           | 9.4                     | 9.4                |                   |                   |                      |                  |                            |                            | 9.4                         |                           |
| 54                         | 3     | Murphy, Edythe and James             | 905 Elk Rd/538        | 1                      |                            |                           | 43.62                   | 35                 |                   |                   |                      | 8.62             |                            |                            | 43.62                       |                           |
| 54                         | 4     | Kerns, Fletcher and Marcella         | 909 Elk Rd/538        |                        | 1                          |                           | 46.06                   | 45.06              |                   |                   |                      |                  |                            | 1                          |                             |                           |
| 54                         | 6     | Senatore. Joseph                     | 947 Elk Rd            | ?                      | ?                          | ?                         | 10.29                   |                    |                   |                   |                      |                  | 3                          | 1                          | 9.5                         |                           |
| 54                         | 6.01  | Gugietti, Anthony                    | 959 Elk Rd/538        | ?                      | ?                          | ?                         | 10.71                   | 6                  |                   | 3.7               |                      |                  |                            | 1                          | 9.7                         |                           |
| 54                         | 6.02  | Kohler, Charles and Frances          | 961 Elk Rd            | 1                      |                            |                           | 10.03                   | 9.03               |                   |                   |                      |                  |                            | 1                          |                             |                           |
| 54                         | 6.03  | Walter, Edward and Junita            | 949 Elk Rd/538        | ?                      | ?                          | ?                         | 10.38                   |                    |                   |                   |                      |                  | 3                          | 1                          | 9.5                         |                           |
| 54                         | 8     | Haig, Amy Caro & Becker, Chas        | 967 Elk Rd/538        | 1                      |                            |                           | 54.4                    | 25                 |                   | 2                 |                      | 8.5              |                            |                            | 1                           | 53.5                      |
| 54                         | 15    | Haynicz, Daniel and Elinor           | Siver Lake Rd         | 1                      |                            |                           | ?                       | 50                 |                   |                   | 0.56                 |                  |                            |                            | 50.56                       |                           |
| 54                         | 17    | Sullivan, James and Mary             | Aura Rd/667           |                        | 1                          |                           | 14.27                   | 13.27              |                   |                   |                      |                  |                            | 1                          | 13.27                       |                           |
| 54                         | 18    | Declement, Frederick and Joan etal   | Aura Rd/667           |                        | 1                          |                           | 11.7                    | 4                  |                   |                   |                      | 7.7              |                            |                            | ?                           |                           |
| 54                         | 20    | Haynicz, Peter, Michael & Daniel     | Aura Rd/667           | 1                      |                            |                           | ?                       |                    |                   |                   |                      | 28               |                            | 1                          | 70                          |                           |
| 54                         | 21    | Wagner, John and Margaret            | Aura Rd/667           | 1                      |                            |                           | 19.12                   | 18                 |                   |                   |                      |                  |                            | 1.12                       | 18                          |                           |
| 54                         | 22    | Wagner, Herman                       | Aura Rd/667           |                        | 1                          |                           | 137.5                   | 70                 |                   |                   |                      | 66.5             |                            | 1                          | 136.5                       |                           |
| 55                         | 1     | Declement, Frederick and Joan et. al | Cedar Lane            |                        | 1                          |                           | 20                      |                    |                   |                   |                      |                  |                            |                            |                             |                           |
| 55                         | 3     | McCann, Thomas E Sr                  | 1049 Aura Rd/667      | 1                      |                            |                           | 53.1                    | 42                 |                   |                   |                      | 11.1             |                            |                            |                             |                           |
| 55                         | 3.02  | McCann, Thomas E Sr                  | 1065 Aura Rd/667      | ?                      | ?                          | ?                         | 5.25                    |                    | 2.23              |                   |                      |                  |                            | 1                          |                             |                           |
| 55                         | 5     | Silvergate Assoc                     | Aura Rd/667           |                        | 1                          |                           | 69.55                   | 69.55              |                   |                   |                      |                  |                            |                            | 69.55                       |                           |
| 55                         | 18.02 | Humphreys, Helen                     | 753 Whig Lane/619     | ?                      | ?                          | ?                         | 9.54                    | 9.54               |                   |                   |                      |                  |                            |                            | 9.54                        |                           |
| 56                         | 2     | Saimi, Balkar, Bhupinder             | E of Aura Rd          |                        | 1                          |                           | 38.87                   | 25                 |                   |                   |                      | 13.87            |                            |                            | 38.87                       |                           |
| 56                         | 2.01  | McCann, John and Nancy               | 554 Buck Rd           |                        | 1                          |                           | 7                       | 6                  |                   |                   |                      |                  |                            | 1                          | 6                           |                           |
| 58                         | 1     | Orleans at Elk Township              | 740 Whig Lane Rd /619 |                        |                            |                           | 20.94                   | 20.94              |                   |                   |                      |                  |                            |                            | 20.94                       |                           |
| 59                         | 13    | Smith Nominee Trust                  | West of RRSLS         | ?                      | ?                          | ?                         | 11.15                   |                    |                   |                   |                      | 11.15            |                            |                            | 11.15                       |                           |
| 62                         | 3     | Silvergate Assoc                     | 340 Buck Rd/553       |                        | 1                          |                           | 65.73                   | 65.73              |                   |                   |                      |                  |                            |                            | 65.73                       |                           |

| Identification Information |        |                                     |                             | Breakdown of Farmland Uses |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
|----------------------------|--------|-------------------------------------|-----------------------------|----------------------------|------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|---------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 62                         | 17     | Swanson, Mrs. Artie                 | 110 Stanger Ave             |                            | 1                |                           | 7.76                    | 5                  | 0.5               | 0.26              |                      | 1                |                           | 1                          | 6.76                        | 1                         |
| 63                         | 2      | Silvergate Assoc                    | 240 Buck Rd                 |                            | 1                |                           | 93.09                   | 93.09              |                   |                   |                      |                  |                           |                            | 93.09                       |                           |
| 65                         | 4.02   | Silvergate Assoc                    | 670 Fairview Rd/637         |                            | 1                |                           | 10.3                    | 10.3               |                   |                   |                      |                  |                           |                            | 10.3                        |                           |
| 65                         | 5      | Silvergate Assoc                    | Buck Rd                     |                            | 1                |                           | 69.39                   | 69.39              |                   |                   |                      |                  |                           |                            | 69.39                       |                           |
| 67                         | 19     | Nelke, Paul                         | 1024 Whig Lane Rd/619       | 1                          |                  |                           | 19                      |                    |                   | 19                |                      |                  |                           |                            | 19                          |                           |
| 67                         | 21, 22 | Cordetti, David                     | 1044 Whig Lane Rd/619       | 1                          |                  |                           | 21.03                   | 8                  | 5.02              |                   | 6.01                 |                  |                           | 2                          | 19.03                       |                           |
| 67                         | 44     | Harris, Marilyn                     | Aura Rd/667                 | ?                          | ?                | ?                         | 11.13                   |                    |                   |                   |                      | 11.13            |                           |                            |                             |                           |
| 67                         | 45     | Bruck, Walter                       | Aura Rd                     |                            | 1                |                           | 8.65                    | 8.65               |                   |                   |                      |                  |                           |                            | 8.65                        |                           |
| 31                         | 45     | Bruck, Walter                       | ?                           |                            |                  |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 68                         | 8      | Morrison, Jerome and Margaret       | 1039 Whig Lane/619          | ?                          | ?                | ?                         | 10                      |                    |                   | 8                 |                      |                  |                           |                            |                             |                           |
| 68                         | 10     | DeEugenio, Lewis, Jr                | 128 Buck Rd                 | 1                          |                  |                           | 64.12                   | 63.12              |                   |                   |                      |                  |                           | 1                          | 63.12                       |                           |
| 170                        | 14     | Silvergate Assoc                    | Fairview Rd                 |                            | 1                |                           | 44.75                   | 44.75              |                   |                   |                      |                  |                           |                            | 44.75                       |                           |
| 170                        | 17     | French, Ronald and Barbara          | 209 Clayton/Aura Rd         |                            | 1                |                           | 7.3                     | 5                  |                   | 1                 |                      |                  |                           | 1.3                        | 6                           |                           |
| 170                        | 18     | Silvergate Assoc                    | 249 Clayton/Aura Rd         |                            | 1                |                           | 33.92                   | 33.92              |                   |                   |                      |                  |                           |                            | 33.92                       |                           |
| 171                        | 24     | Kozachyn, Stephan and Lisa          | Fairview Rd adj to 1901-7&8 | 1                          |                  |                           | 2.07                    | 2.07               |                   |                   |                      |                  |                           |                            | 2.07                        |                           |
| 172                        | 1.01   | Ferguson, Richard                   | Clayton Aura Rd             | ?                          | ?                | ?                         | 6.89                    | 5.89               |                   |                   |                      |                  |                           | 1                          | 5.89                        |                           |
| 172                        | 4      | Gloucester City buildings & Grounds | Buck Rd                     | ?                          | ?                | ?                         | 101.45                  | 70                 |                   |                   |                      |                  |                           |                            | 70                          | 31.45                     |
| 172                        | 6      | Carnitsky, Daniel and Patricia      | 274 Clayton Aura Rd         | ?                          | ?                | ?                         | 13.94                   |                    | 10                |                   |                      | 5.4              |                           |                            | 15.4                        |                           |
| 172                        | 7      | Camden Diocese                      | ?                           |                            |                  | 1                         | 26.86                   | 8                  |                   |                   | 18.85                |                  |                           |                            | 26.85                       |                           |
| 172                        | 9.01   | Dennis, Alan B et. al               | Clayton Aura Rd             | 1                          |                  |                           | 1.71                    | 1.71               |                   |                   |                      |                  | 1.71                      |                            | 1.71                        |                           |
| 174                        | 1      | Silvergate Assoc                    | Buck Rd                     | 1                          |                  |                           | 47.08                   | 47.08              |                   |                   |                      |                  |                           |                            | 47.08                       |                           |
| 175                        | 1, 7   | Haynicz, Daniel and Elinor          | Silver Lake Rd              | ?                          | ?                | ?                         | 56.49                   |                    |                   |                   |                      |                  |                           | 1                          |                             |                           |
| 175                        | 8      | Freeman, Edith Estate of            | 1198 Aura Rd/667            |                            |                  | 1                         | 7.6                     | 6.6                |                   |                   |                      |                  |                           | 1                          | 6.6                         | 1                         |
| 175                        | 11     | Barr, William and Debra             | 1192 Aura Rd/667            | 1                          |                  |                           | 7.28                    | 3.28               |                   | 3.28              |                      |                  |                           | 1                          | 6.28                        | 1                         |
| 175                        | 12     | Bowers, Barbara                     | Aura Rd/667                 |                            | 1                |                           | 8.8                     | 3.3                |                   |                   | 4.5                  |                  |                           | 1                          | 7.8                         |                           |

| Identification Information |           |                                      |   |                        | Breakdown of Farmland Uses |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
|----------------------------|-----------|--------------------------------------|---|------------------------|----------------------------|---------------------------|-------------------------|--------------------|-------------------|-------------------|----------------------|------------------|---------------------------|----------------------------|-----------------------------|---------------------------|
| 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 | Not Devoted to Agric. Use |
| 175                        | 12.01     | Maston, Karen Ruth                   | Aura Rd/667                                     |                        | 1                          |                           | 5.84                    | 5.84               |                   |                   |                      |                  |                           |                            | 5.84                        |                           |
| 175                        | 12.02, 13 | Gassler, Robert G                    | Aura Rd/667                                     |                        | 1                          |                           | 11.62                   | 8.62               |                   |                   | 2                    |                  |                           | 1                          | 10.62                       |                           |
| 176                        | 3         | Gassler, Tim and Katherine           | 1189 Aura Rd/667                                | ?                      | ?                          | ?                         | 10.8                    | 9.8                |                   |                   |                      |                  |                           | 1                          | 9.8                         |                           |
| 176                        | 7         | Declement, Frederick and Joan et. al | Aura Rd/667                                     |                        | 1                          |                           | 11.7                    | 6                  |                   |                   |                      | 5.7              |                           |                            | 11.7                        |                           |
| 177                        | 2.02      | Declement, Stacey                    | Cedar Lane                                      |                        | 1                          |                           | 7.15                    | 6.15               |                   |                   | 1                    |                  |                           |                            |                             |                           |
| 178                        | 1         | Silvergate Assoc                     | Silver Lake Rd                                  | 1                      |                            |                           | 39.88                   |                    |                   |                   | 34.88                |                  |                           | 5                          | 34.88                       |                           |
| 172                        | 10, 11    | Silvergate Assoc                     | Silver Lake Rd                                  |                        |                            |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 215                        | 1         | Silvergate Assoc                     | Silver Lake Rd                                  |                        |                            |                           |                         |                    |                   |                   |                      |                  |                           |                            |                             |                           |
| 178                        | 18        | Poisker, Edward JR                   | 245 Clayton Rd/608                              | ?                      | ?                          | ?                         | 9                       | 7.3                |                   |                   |                      |                  |                           | 1.7                        | 7.3                         |                           |
| 187                        | 22        | Silvergate Assoc                     | 259 Clayton Ave/608 adj to 178,11-172,10,172,11 |                        | 1                          |                           | 2.9                     |                    |                   |                   | 2.9                  |                  |                           |                            | 2.9                         |                           |
| 217                        | 1         | Erdwein, John                        | 1265 Elk Rd/538                                 | 1                      |                            |                           | 44.17                   | 40                 |                   |                   |                      |                  |                           | 1                          | 40                          | 4.17                      |
|                            |           |                                      | <b>Totals</b>                                   | <b>61.00</b>           | <b>55.00</b>               | <b>9.00</b>               | <b>6,802.21</b>         | <b>4,421.26</b>    | <b>43.77</b>      | <b>72.46</b>      | <b>452.70</b>        | <b>1,056.21</b>  | <b>41.15</b>              | <b>120.75</b>              | <b>5,193.63</b>             | <b>120.43</b>             |

Source: Elk Township

**APPENDIX A: INVENTORY OF ALL FARMLAND-ASSESSED PROPERTIES IN ELK TOWNSHIP 2007**

**APPENDIX A-2: FARMLAND-ASSESSED PARCELS – CROP ACREAGE AND ANIMALS**

| IDENT. INFORMATION |                            |                              |                             | FIELD CROPS     |             | FRUIT CROPS     |             | VEGETABLE       |                 | ORNAMENTAL      |                  | LIVESTOCK              | WOODLAND         |                  |
|--------------------|----------------------------|------------------------------|-----------------------------|-----------------|-------------|-----------------|-------------|-----------------|-----------------|-----------------|------------------|------------------------|------------------|------------------|
| Block              | Lot                        | Owner                        | Land Location               | Irrigated Acres | Field Crops | Irrigated Acres | Fruit Crops | Irrigated Acres | Vegetable Crops | Irrigated Acres | Ornamental Crops | Animals - No. and type | Fuelwood (Cords) | Timber (Bd. Ft.) |
| 2                  | 2.03, 2.05, 2.06           | Lanza, Noreen D              | Bridgeton Pike              |                 |             |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 2                  | 9                          | Spivak, Tara W and Barbara C | Ewan Road                   |                 |             |                 |             |                 |                 |                 |                  | 1.10 boarding          |                  |                  |
| 5                  | 1                          | Bill, Frank and Verna        | Bridgeton Pike              |                 | 32.00       |                 |             |                 |                 |                 |                  |                        | 6.00             |                  |
| 5                  | 2,3,4                      | Eachus, Ella                 | Bridgeton Pike              |                 | 28.00       |                 |             |                 |                 |                 |                  | 50 dairy young         |                  |                  |
| 5                  | 7                          | Lloyd, Willaim and Karen     | Bridgeton Pike              |                 | 9.77        |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 5                  | 9                          | Marple, Wm. and Amy Mood     | 501 Bridgeton Pike          | 1.00            | 5.64        |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 5                  | 11                         | Gaines, Robert and Cindy     | 530 Bridgeton Pike          |                 | 50.38       |                 |             |                 |                 |                 | 4.00             |                        |                  |                  |
| 6                  | 13                         | Lloyd, W. Glenn              | Ewan Road                   |                 |             |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 6                  | 14                         | Bersani, Pauline             | 450 Ewan Road               |                 | 11.34       |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 6                  | 15                         | Giacobbe, Louis              | 466 Ewan Road               |                 | 11.31       |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 6                  | 21, 22, 23, 24, 25, 26, 27 | Lochman, John                | 361 Bridgeton Pke and Rt 77 |                 |             |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 6                  | 28.01                      | Maarple, Amy and William     | 423 Bridgeton Pk and Rt 77  |                 | 130.00      |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 6                  | 39                         | Wilson, Ruth                 | Moods Road                  |                 | 5.56        |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 7                  | 1                          | Diocese of Camden            | 641 Bridgeton Pike          |                 |             |                 |             |                 | 16.95           |                 |                  |                        |                  |                  |
| 8                  | 6.01, 6.02, 6.03           | Laux Lakeview Park Inc       | 768 Bridgeton Pike/Rt77     |                 | 13.79       |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 9                  | 3                          | Laux, Joseph and Michael     | 735 Bridgeton Pike          |                 | 20.68       |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 9                  | 7.01, 7.02                 | Vasta, Paul                  | 203 Harrisonville Way       |                 | 16.48       |                 |             |                 |                 |                 |                  |                        |                  |                  |
| 9                  | 7.05                       | HKS Asset Management LLC     | 217 Harrisonville Way       |                 | 5.86        |                 |             |                 |                 |                 |                  |                        |                  |                  |

A-12

| IDENT. INFORMATION |                       |                                  |                               | FIELD CROPS     |             | FRUIT CROPS     |             | VEGETABLE       |                 | ORNAMENTAL      |                  | LIVESTOCK              | WOODLAND         |                             |
|--------------------|-----------------------|----------------------------------|-------------------------------|-----------------|-------------|-----------------|-------------|-----------------|-----------------|-----------------|------------------|------------------------|------------------|-----------------------------|
| Block              | Lot                   | Owner                            | Land Location                 | Irrigated Acres | Field Crops | Irrigated Acres | Fruit Crops | Irrigated Acres | Vegetable Crops | Irrigated Acres | Ornamental Crops | Animals - No. and type | Fuelwood (Cords) | Timber (Bd. Ft.)            |
| 10                 | 10,27                 | Marple, Amy and William          | 130 Moods Rd                  |                 | 29.00       |                 | 5.00        |                 | 27              |                 |                  |                        |                  |                             |
| 10                 | 11.01                 | Sorbello, Rosario and Mary       | 603 Bridgeton Pike/Rt77       |                 |             |                 | 34.50       |                 |                 |                 |                  |                        |                  |                             |
| 10                 | 26                    | Fogg, Estate of Bertha E.        | 1474 Ferrel Rd                |                 |             |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 11                 | 2,6,7                 | Mood, Richard and Joyce          | Lincoln Rd                    |                 |             | 15.00           |             |                 |                 |                 |                  |                        |                  |                             |
| 11                 | 5                     | Ivans, Larry & Cornatzer, Edward | Bridgeton Pk/Rt 77            |                 |             |                 |             |                 | 5.4             |                 |                  |                        |                  |                             |
| 11                 | 10                    | Lochman, Wade and Rose           | 834 Bridgeton Pike            |                 | 7.80        |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 11                 | 11                    | Ziennker, Elaine and William     | 822 Bridgeton Pike            |                 | 5.95        |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 11                 | 12                    | Brown, David                     | 816 Bridgetn Pike             |                 | 8.95        |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 11                 | 14                    | Jess, Martha et al               | Harrisonville Way             |                 | 25.96       |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 11                 | 17                    | Doughty, Albert and Eliz         | 810 Bridgeton Pk adj to lot14 |                 |             |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 11                 | 18                    | Camp, Camp                       | Bridgeton Pike                |                 |             |                 |             |                 |                 |                 |                  |                        | 5                | adj to South Harrison 21.08 |
| 12                 | 1, 7, 8, 10           | Mood, Richard                    | Rt 77                         |                 |             |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 15                 | 3, 4, 5, 1, 2, 12, 13 | Mood, Richard                    | Bridgeton Pike/Rt 77          |                 |             |                 | 85.70       |                 |                 |                 |                  |                        |                  |                             |
| 15                 | 9                     | Laux, Michael Et al              | Laux Rd                       |                 | 24.60       |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 17                 | 1                     | Pino, Angela                     | 1481 Ferrel Rd/Cr # 641       |                 | 15.89       |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 17                 | 6.01                  | Cavallo Ellva May                | 146 Ferrel Rd/Cr # 641        |                 | 20.00       |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 17                 | 18                    | Metcalf Hardy Jr                 | 337 Elk Rd/Cr # 538           |                 |             |                 |             |                 |                 |                 |                  | 4 horses/ponies        |                  |                             |
| 17                 | 20                    | Michels, Rebecca                 | 341 Elk Rd/Cr # 538           |                 |             |                 |             |                 |                 |                 |                  | 4 horses/ponies        |                  |                             |
| 18                 | 7                     | Laux, Micahael and Joseph        | 145 Laux Rd                   |                 |             |                 |             |                 | 50.72           |                 |                  |                        |                  |                             |
| 18                 | 14,24                 | Laux, Michael et al              | Laux Rd                       |                 |             |                 |             |                 | 35              |                 |                  |                        |                  |                             |
| 18                 | 28                    | Lucas, George And Louise         | Whig Lane Rd/619              | 24.62           | 24.62       |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 18                 | 29, 30.01             | Lucas, George                    | Whig Lane Rd/619              | 29              |             |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 18                 | 31                    | Toms, Kenneth                    | 224 Whig Ln/619               | 11.35           |             |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 18                 | 46,47, 48             | Lucas, George and Louise         | Rt 538                        | 5               |             |                 |             |                 |                 |                 |                  |                        |                  |                             |
| 19                 | 1                     | Wright, Gloria                   | Rt 538                        |                 |             |                 | 33.00       |                 | 16              |                 |                  |                        |                  |                             |









| IDENT. INFORMATION |       |                                 |                              | FIELD CROPS     |             | FRUIT CROPS     |             | VEGETABLE       |                 | ORNAMENTAL      |                  | LIVESTOCK               | WOODLAND         |                  |
|--------------------|-------|---------------------------------|------------------------------|-----------------|-------------|-----------------|-------------|-----------------|-----------------|-----------------|------------------|-------------------------|------------------|------------------|
| Block              | Lot   | Owner                           | Land Location                | Irrigated Acres | Field Crops | Irrigated Acres | Fruit Crops | Irrigated Acres | Vegetable Crops | Irrigated Acres | Ornamental Crops | Animals - No. and type  | Fuelwood (Cords) | Timber (Bd. Ft.) |
| 41                 | 27    | Foote, Charles                  | 274 Richwood Rd              |                 | 18.00       |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 42                 | 2     | Menszak, John                   | East of RR                   |                 |             |                 |             |                 |                 |                 | 5                |                         |                  |                  |
| 42                 | 3     | Gardiner, Philip Estate         | Elk Rd/538                   |                 | 53.19       |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 42                 | 10    | Lutz, John and Bonnie           | 968 Elk Rd                   |                 | 5.75        |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 42                 | 11    | Kirkpatrick, Lewis and Angela   | 978 Elk Rd/538               |                 |             |                 |             |                 | 1.37            |                 | 2                | 50 ducks-15 geese       |                  |                  |
| 42                 | 12    | Vandergrift, Carl and Dawn      | 986 Elk Rd/538               |                 |             |                 |             |                 |                 |                 | 4                |                         | 5                |                  |
| 42                 | 18    | Grasso, Gaetano and Angelina    | S of 538                     |                 | 57.95       |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 42                 | 7     | Grasso, Gaetano and Angelina    |                              |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 42                 | 9     | Grasso, Gaetano and Angelina    |                              |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 43                 | 1     | Holly Acres LLC                 | E of Prsl                    |                 | 109.00      |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 43                 | 2     | Dare, David B                   | Upper Pitts Twp/Salem City   |                 | 16.74       |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 43                 | 4     | Holly Acres LLC                 | Land Locked/buck rd          |                 | 51.00       |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 43                 | 5     | Ackerman Family/Holly Acres LLC | Monroeville Rd               |                 | 100.00      |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 44                 | 6     | Haynicz, Daniel and Elinor      | 1092 Elk Rd                  |                 |             |                 | 48.00       |                 |                 |                 |                  |                         |                  |                  |
| 44                 | 8     | Mcgaha, Bob                     | Rt 538                       |                 | 10.75       |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 44                 | 13    | Haynicz, Daniel and Elinor      | 1092 Elk Rd                  |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 44                 | 14    | Haynicz, Daniel and Elinor      | adj to 44.6                  |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 45                 | 12,15 | Hurff, Myron and Darlene        | Dutch Row Rd/611             |                 |             |                 | 28.30       |                 |                 |                 |                  |                         |                  |                  |
| 45                 | 16    | Unger, Charles and Margaret     | 106 Dutch Row Rd/611         |                 | 10.00       |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 45                 | 22    | Roberts, Malcolm and Margaret   | Monroeville Rd               |                 |             |                 | 27.79       |                 |                 |                 |                  |                         |                  |                  |
| 45                 | 23    | Knorr, Howard Executor          | Monroeville Rd/604           |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 46                 | 7     | Roberts, Malcolm and Margaret   | Monroeville Rd/604           |                 |             |                 | 33.78       |                 |                 |                 |                  |                         |                  |                  |
| 46                 | 8     | Hurff, Myron and Darlene        | Dutch Row Rd/611adj 45/12&15 |                 |             |                 | 28.85       |                 |                 |                 |                  |                         |                  |                  |
| 47                 | 1     | Hurff, Myron and Darlene        |                              |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 48                 | 1     | Hurff, Myron and Darlene        |                              |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 49                 | 1     | Hurff, Myron and Darlene        |                              |                 |             |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 49                 | 3     | Rodomonte, Rudolph              | 831 Buck Rd/553              |                 | 5.00        |                 |             |                 |                 |                 |                  |                         |                  |                  |
| 49                 | 5     | Mason, Valerie                  | 815 Buck Rd/553              |                 |             |                 |             |                 |                 |                 |                  | 6 hor,2 shp,9gts,12chks |                  |                  |





| IDENT. INFORMATION |           |                                     |  | FIELD CROPS     |                | FRUIT CROPS     |               | VEGETABLE       |                 | ORNAMENTAL      |                  | LIVESTOCK              | WOODLAND         |                  |
|--------------------|-----------|-------------------------------------|--|-----------------|----------------|-----------------|---------------|-----------------|-----------------|-----------------|------------------|------------------------|------------------|------------------|
| Block              | Lot       | Owner                               | Land Location  | Irrigated Acres | Field Crops    | Irrigated Acres | Fruit Crops   | Irrigated Acres | Vegetable Crops | Irrigated Acres | Ornamental Crops | Animals - No. and type | Fuelwood (Cords) | Timber (Bd. Ft.) |
| 175                | 1         | Haynicz, Daniel and Elinor          | Silver Lake Rd   | 6               |                |                 | 50.00         |                 |                 |                 |                  |                        |                  |                  |
| 175                | 7         |                                     |  |                 |                |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 175                | 8         | Freeman, Edith Estate of            | 1198 Aura Rd/667                                       |                 | 6.60           |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 175                | 11        | Barr, William and Debra             | 1192 Aura Rd/667                                       |                 |                |                 |               |                 | 3.28            |                 |                  | 4sheep,3swi,           |                  |                  |
| 175                | 12        | Bowers, Barbara                     | Aura Rd/667  |                 | 3.30           |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 175                | 12.01     | Maston, Karen Ruth                  | Aura Rd/667  |                 | 5.84           |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 175                | 12.02, 13 | Gassler, Robert G                   | Aura Rd/667  |                 | 5.13           |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 176                | 3         | Gassler, Tim and Katherine          | 1189 Aura Rd/667                                       |                 | 9.80           |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 176                | 7         | Declement, Frederick and Joan et al | Aura Rd/667  |                 | 6.00           |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 177                | 2.02      | Declement, Stacey                   | Cedar Lane   |                 | 12.30          |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 178                | 1         | Silvergate Assoc                    | Silver Lake Rd   |                 |                |                 |               |                 |                 |                 |                  |                        | 20               |                  |
| 172                | 10, 11    | Silvergate Assoc                    | Silver Lake Rd   |                 |                |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 215                | 1         | Silvergate Assoc                    | Silver Lake Rd   |                 |                |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 178                | 18        | Poisker, Edward JR                  | 245 Clayton Rd/608                                     |                 | 7.30           |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 187                | 22        | Silvergate Assoc                    | 259 Clayton Ave/608<br>adj to 178,11-<br>172,10,172,11 |                 |                |                 |               |                 |                 |                 |                  |                        |                  |                  |
| 217                | 1         | Erdwein, John                       | 1265 Elk Rd/538  |                 |                |                 |               |                 | 50.5            |                 |                  |                        |                  |                  |
| <b>Totals</b>      |           |                                     |  | <b>211.97</b>   | <b>3,230.0</b> | <b>20.00</b>    | <b>946.97</b> | <b>195.28</b>   | <b>641.84</b>   | <b>416.35</b>   | <b>443.55</b>    | <b>14 farms</b>        | <b>83.00</b>     | <b>0.00</b>      |

Source: Elk Township





## APPENDIX B: Farm Markets and Sales in the Elk Township Region

### Appendix B-1: Farmers Markets in Gloucester, Salem, 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*

### Appendix B-2: 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   |

| Market                     | Address                                 | Phone          | Open   | Products  |
|----------------------------|---|----------------|--|---|
| 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  |
| Farmer Frank's Farm Market | 165 Mantua Rd., Mt. Royal               | (856) 468-0860 |  | Variety of fruits and vegetables  |
| Fazzio 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   |

| Market                          | Address                                  | Phone              | Open  | Products   |
|---------------------------------|--|--------------------|---|--|
| Gant's Greenhouses              | 425 Elk Rd.,<br>Monroeville              | (856) 881-<br>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-<br>8010 | Mon - Sat, 8 am - 5 pm  | Trees & shrubs   |
| Groff's Mill Pond Nursery       | 1350 N. Delsea Dr., Pitman               | (856) 589-<br>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-<br>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-<br>7160 |   | Trees & shrubs   |
| Heilig Orchards                 | 211 Heilig Rd., Richwood                 | (856) 589-<br>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-<br>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-<br>4474 | Year round, Daily, 8 am - 6 pm                                    | Fruits, vegetables, flowers, eggs & dairy  |
| Hillcrest Nursery               | 123 Thies Rd., Sewell                    | (856) 589-<br>3696 | April-June and Sep-Oct, 10 am - 9 pm                              | Trees & shrubs, bedding plants   |
| Hogbins Nursery & Landscape Co. | 4415 Black Horse Pk., Williamstown       | (856) 629-<br>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-<br>6691 |   | Fruits   |
| JerZee Fresh Market             | 708 Mullica Hill Rd., Richwood           | (856) 589-<br>3891 | July - Oct., 9 am - 6 pm  | Fruits   |
| Joan's Farm Market              | 850 Kings Hwy, Mickleton                 | (856) 241-<br>1961 |   | Vegetables, fruits, trees & shrubs, flowers & herbs, bedding plants  |
| Jones Nursery                   | 4223 S. Black Horse Pk., Williamstown    | (856) 629-<br>7160 | April - Dec, 8 am - 5 pm  | Trees & shrubs, bedding plants   |

| Market                               | Address                                   | Phone          | Open  | Products  |
|--------------------------------------|---|----------------|---|---|
| Maccherone's Farm                    | 770 Bridgeton Pike, Sewell                | (856) 478-2155 | Daily, Apr. - Dec.,<br>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  |
| 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  |

| Market                            | Address                                   | Phone          | Open  | Products  |
|-----------------------------------|---|----------------|---|---|
| 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.   |
| Scattered Acres                   | 759 Elk Rd., Rt. 538, Monroeville         | (856) 881-5339 |   | Vegetables, fruit, flowers & herbs, bedding plants  |

| Market                            | Address  | Phone          | Open   | Products  |
|-----------------------------------|--|----------------|--|---|
| 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   |
| Zee Orchards                      | 708 Mullica Hill Rd., Glassboro                            | (856) 589-3891 | Daily, July - October, 9 am - 6 pm   | Apples, peaches, nectarines, plums  |

| Market                     | Address                        | Phone          | Open   | Products  |
|----------------------------|--------------------------------|----------------|--|---|
| Zielke's Greenhouses, Inc. | 292 Radix Rd.,<br>Williamstown | (856) 629-7233 |  | Bedding plants  |
| Zimmerman Farm             | 425 Salina Rd.,<br>Sewell      | (856) 468-1611 | Daily, Apr. - Dec 24;<br>Jan. - Mar. Saturday & Sunday,<br>8 AM - 7 PM | Produce (June - Oct.), Pumpkins,<br>Corn Stalks, Flowers, Preserves,<br>Baked Goods |

Source: NJDA 2007, Rutgers Cooperative Extension of Gloucester County 2007

### Appendix B-3: Agritourism in Gloucester County

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

Source: NJDA, 2007

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

| <b>Name</b>                              | <b>Location</b>                       | <b>County</b> | <b>Phone</b>   |
|--|---------------------------------------|---------------|----------------|
| Amazon Produce Network                   | 809 Kings Croft, Cherry Hill          | Camden        | (856) 321-3400 |
| Atlantic County Provision<br>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 |
| 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<br>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<br>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 &<br>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<br>Distribution     | 598 10th St, Hammonton                | Atlantic      | (856) 691-3711 |
| Garrison C & D                           | 981 Burlington Rd, Elmer              | Salem         | (856) 358-3889 |
| Ginos Wholesale Fruit &<br>Produce       | 373 S White Horse Pike,<br>Hammonton  | Atlantic      | (609) 561-8199 |
| Gloucester County Packing<br>Company     | 535 Glassboro Rd, Woodbury<br>Heights | Gloucester    | (856) 845-0195 |
| Heritage Treefruit LLC                   | 124 Richwood Rd, Mullica Hill         | Gloucester    | (856) 589-6090 |
| Kopke William H Jr<br>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<br>Incorporated | 1088 N Main Rd, Vineland              | Cumberland    | (856) 563-0059 |
| Leone Alfred S Produce<br>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<br>Heights | Gloucester    | (856) 845-8883 |
| Midlantic Sweetener Co Inc               | 1249 Mays Landing Rd,<br>Hammonton    | Atlantic      | (609) 704-7577 |



| Name  | Location                                | County     | Phone          |
|---|---|------------|----------------|
| 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,<br>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,<br>Willingboro | Burlington | (609) 835-1911 |
| 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<br>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<br>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<br>Company                             | 800 N New York Ave, Atlantic City       | Atlantic   | (609) 345-3229 |
| South Jersey Produce<br>Cooperative Association<br>Incorporated | 4470 Italia Ave, Vineland               | Cumberland | (856) 692-6600 |
| Tilton Produce  | 2618 Tilton Rd, Egg Harbor<br>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,<br>Sewell | Gloucester | (856) 262-0830 |
| Zambito Produce Sales<br>Incorporated                           | 44 Cooper St, Woodbury                  | Gloucester | (856) 686-4810 |

Source: YellowPages.com, 2007



## APPENDIX C: Agricultural Support and Service Businesses in the Elk Township Region

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

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

| 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 |

| Supplier                                 | Address                   | Town                           | County     | Phone          |
|--|---------------------------|--------------------------------|------------|----------------|
| Tractor Supply Company                   | 3095 S Delsea Dr          | Vineland, NJ<br>08360          | Cumberland | (856) 691-3101 |
| Tri County Equipment                     | US Highway 40 &<br>Stat   | Vineland, NJ<br>08360          | Cumberland | (856) 697-1414 |
| Turner Walt Farm                         | 539 Watsons Mill<br>Road  | Elmer, NJ<br>08318-2910        | Salem      | (856) 769-3989 |
| V Puzio Dairy Inc                        | 480 US Highway<br>46      | Fairfield, NJ<br>07004-1906    | Cumberland | (973) 808-0400 |
| W & W Farm Supply Inc                    | 110 Bridgeton<br>Pike     | Mullica Hill,<br>NJ 08062-2670 | Gloucester | (856) 478-2604 |
| Walt's Dixie Chopper                     | 539 Watsons Mill<br>Road  | Woodstown, NJ<br>08098-2057    | Salem      | (856) 358-6741 |
| Ward Bishop Farms & Feeds                | 16 Pine Tavern<br>Rd      | Elmer, NJ<br>08318             | Salem      | (856) 358-3923 |
| Warren's Hardware and Heating<br>Service | 110 Bridgeton<br>Pike     | Mullica Hill,<br>NJ 08062-2670 | Gloucester | (856) 478-2604 |
| Williamson J W Co                        | Aura-Hardingville<br>Road | Monroeville,<br>NJ 08343       | Salem      | (856) 881-3267 |
| Woodstown Farm Supply                    | 110 East Grant<br>Street  | Woodstown, NJ<br>08098         | Salem      | (856) 769-1800 |
| Woodstown Ice & Coal Co                  | 50 East Grant<br>Street   | Woodstown, NJ<br>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<br>Turnersville, NJ 08012        | Gloucester |
| Avalon Fine Food                 | 617 Chapel Ave W<br>Cherry Hill, NJ 08002         | Camden     |
| Ben Dor Sales                    | 510 Liberty St,<br>Camden, NJ 08104               | Camden     |
| Brandywine Brokerage Co          | 505 White Horse Pike,<br>Haddon Heights, NJ 08035 | Camden     |
| Buona Vita Inc                   | 1 Industrial Blvd S,<br>Bridgeton, NJ 08302       | Cumberland |
| Cappetta Associates Food Brokers | 8 Blossom Ct.<br>Cherry Hill, NJ 08003            | Camden     |
| Chase Sales Co                   | 320 Haddon Ave,<br>Westmont, NJ 08108             | Camden     |
| Chelten House Products Inc       | 607 Heron Drive,<br>Bridgeport, NJ 08014          | Gloucester |
| Del Monte Corporation            | Lock Avenue,<br>Swedesboro, NJ 08085              | Gloucester |

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

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

Source: *YellowPages.com, 2007*

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

| <b>Name</b>                                      | <b>Location</b>                     | <b>County</b> | <b>Phone</b>   |
|--|-------------------------------------|---------------|----------------|
| 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 |
| Doughty S Furniture Distribution Center          | 3665 N Mill Rd, Vineland            | Cumberland    | (856) 692-9550 |
| 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 |



| <b>Name</b>                             | <b>Location</b>                    | <b>County</b> | <b>Phone</b>   |
|---|------------------------------------|---------------|----------------|
| 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, 2007*



**APPENDIX D**

**FARMLAND PRESERVATION PROGRAM – ELK TOWNSHIP**  
**RANKING CRITERIA**

**Applicant:** \_\_\_\_\_  
**Block(s) / Lot(s):** \_\_\_\_\_  
**Municipality:** \_\_\_\_\_

**Density or Contiguous Properties (within .5 miles) Maximum 10 points:**

Add 2 points for the subject farm: \_\_\_\_\_  
Add 2 points for each permanently preserved farm indicated \_\_\_\_\_  
Add 1 point for each eight-year farm indicated \_\_\_\_\_  
**Subtotal for this Category:** \_\_\_\_\_

*For the following three categories, multiply the percentage (as a whole number) of the subject farm boundary or acreage by the decimal given. That number = points*

**Boundaries and Buffers (multiply percentage of subject farm boundary abutting on the feature below by the relevant decimal) Maximum 20 points:**

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: \_\_\_\_\_  
**Subtotal for this Category** \_\_\_\_\_

**Tillable Acres (multiply percentage of total acres by the relevant decimal below)**  
**Maximum 15 points:**

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 \_\_\_\_\_  
Other x 0.00: \_\_\_\_\_ N/A \_\_\_\_\_  
**Subtotal for this Category** \_\_\_\_\_

**Soils (multiply percentage of total acres by the relevant decimal below) Maximum 15 points:**

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. Maximum 9 points:**

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):** \_\_\_\_\_

## APPENDIX E: FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

### FEDERAL PROGRAMS

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 program encourages farmers to convert highly erodible or environmentally sensitive cropland to vegetative cover, such as native grasses, filter strips or riparian buffers. In exchange, farmers receive rental payments for enrolled land as well as financial assistance for implementing and maintaining conservation practices. Website: [www.nrcs.usda.gov/programs/crp/](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 a joint agreement between the USDA and State of New Jersey, \$100 million in funding has been provided for New Jersey farmers to install stream buffers in order to reduce the flow of nonpoint source pollution into the state's waterways. 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 percent of the cost to establish approved practices. Additional information can be found at [www.fsa.usda.gov](http://www.fsa.usda.gov) or contact the local Farm Services Agency (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 Food, Conservation and Energy Act of 2008, 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/wrp/](http://www.nrcs.usda.gov/programs/wrp/).

The **Grassland Reserve Program (GRP)** is another conservation program authorized by the 2008 Farm Bill. GRP is a voluntary program that protects grasslands, pasturelands, and rangelands without prohibiting grazing. Participants voluntarily put limitations on the future use of their land while retaining the ability and right to conduct grazing practices, produce hay, mow or harvest for seed production, conduct fire rehabilitation, and construct

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

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.nrcs.usda.gov/programs/grp/](http://www.nrcs.usda.gov/programs/grp/).

The **Wildlife Habitat Incentives Program (WHIP)** is another USDA voluntary program, that targets landowners who want to preserve and protect fish and wildlife habitat on nonfederal lands. WHIP applicants develop a plan of operations outline conservation practices and implementation schedules. The NJ State Conservationist, in conjunction with the State Technical Committee, identifies and prioritizes plans that complement the goals and objectives of relevant fish and wildlife conservation initiative at the state, regional and national levels. If selected, a plan forms the basis of a cost-share agreement, lasting between 1 to 10 years. NRCS will pay for up to 75 percent of costs of implementing conservation practices that protect fish and wildlife habitat. For beginning farmers, socially disadvantaged or limited resource producers, NRCS will pay for up to 90 percent of costs. In New Jersey, a state plan has been developed that targets a number of priority habitat areas: pollinator habitat, grasslands habitat, disturbance-dependent habitat, bog turtle priority species habitat, wetland habitat and Delaware Bay priority habitat. For more information and application procedures, visit the NJ WHIP website: [www.nj.nrcs.usda.gov/programs/whip/](http://www.nj.nrcs.usda.gov/programs/whip/).

The **Environmental Quality Incentives Program (EQIP)** is also a part of the reauthorized Farm Bill of 2008. 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 percent and sometimes up to 90 percent, while still engaging in livestock or agricultural production activities. For more information please visit the website: [www.nrcs.usda.gov/programs/eqip](http://www.nrcs.usda.gov/programs/eqip).

The **Conservation Stewardship Program (CSP)** is a voluntary program administered by the NRCS that replaces the Conservation Security Program. 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 cropland, grassland, 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/new\\_csp/csp.html](http://www.nrcs.usda.gov/programs/new_csp/csp.html).

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

The **Farm and Ranch Lands Protection Program (FRPP)** is a voluntary land conservation program that assists farmers in keeping 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 managed by the NRCS. Conservation easements are purchased by the state, tribal, or local entity. A participating landowner agrees not to convert their land to nonagricultural uses, and to develop a conservation plan for any highly erodible 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/frpp/](http://www.nrcs.usda.gov/programs/frpp/).

The federal Environmental Protection Agency (EPA) offers the **Strategic Agricultural Initiative**, an outreach program designed to demonstrate and facilitate the adoption of agricultural management practices that will enable growers to transition away from the use of high-risk pesticides. Funds are provided to projects that develop agricultural management practices that offer risk reductions to human health and the environment. For additional information visit [www.epa.gov/region02](http://www.epa.gov/region02).

The EPA also offers the **Source Reduction Assistance Program**, which prioritizes water conservation and the minimization of chemicals of concern, such as pesticides, endocrine disruptors, and fertilizers. For additional information visit [www.epa.gov/region02](http://www.epa.gov/region02).

The U.S. Fish and Wildlife offers technical and financial assistance to private landowners through the **Partners for Fish and Wildlife** Program. The owners restore wetlands, streams and river conditions, as well as other important fish and wildlife habitat, for federal trust species. More information is available at: <http://njfieldoffice.fws.gov/partners>.

### STATE PROGRAMS

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 is administered by NJDEP'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 percent 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: [www.state.nj.us/dep/fgw/ensp/lip\\_prog.htm](http://www.state.nj.us/dep/fgw/ensp/lip_prog.htm).





# APPENDIX F: ELK TOWNSHIP RIGHT-TO-FARM ORDINANCE

ORDINANCE O – 9 – 2008 [Adopted October 2, 2008]

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK,  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY.

AN ORDINANCE AMENDING CHAPTER 96 OF THE CODE OF THE TOWNSHIP OF ELK  
ENTITLED “UNIFIED DEVELOPMENT” AND CREATING A NEW CHAPTER  
FOR “THE RIGHT TO FARM”

---

**WHEREAS**, the Mayor and Committee of the Township of Elk have determined that certain amendments to Chapter 96 entitled “Unified Development”, specifically Article VIII, 96-58 entitled “Right to Farm” are necessary; and

**WHEREAS**, in all other respects Chapter 96 entitled “Unified Development” shall remain in full force and effect;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Committee of the Township of Elk, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

## Section 1.

1. Existing Article VIII, §96-58 entitled “Right to Farm” shall be deleted in its entirety and a new chapter created with the following text:

### A. Purpose.

It is the purpose of this Ordinance to establish as a policy of this Township the protection of commercial farm operations and the benefits of the Right to Farm Act, N.J.S.A. 4:1C-1, et seq., as subsequently amended, against nuisance action, when recognized methods and techniques of agricultural production are implemented. Moreover, retention of agricultural activities would serve the best interests of the residents of the Township of Elk by ensuring the numerous social, economic and environmental benefits which accrue from agricultural activity.

B. 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 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 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 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.

“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.

C. The right to farm is hereby recognized to exist in this Township and is hereby declared a permitted use in all zones of this Township. 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.
- (7) Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
- (8) Conduction of agriculture-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 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.).

- D. 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.
- E. The foregoing activities must be in conformance with applicable Federal and State law.
- F. 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.
- G. 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.
- H. Any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable county agriculture development board, or the State Agriculture Development Committee in counties where no county board exists, prior to filing an action in court.
- I. 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.

## **Section 2.**

Existing Article IX, §96-66M.(1) entitled "Grading plan" shall be amended to add the following text:

"Expressly excluded from the requirements set forth herein is for any building, accessory structure and/or addition to existing building or structure located on any farm that satisfies the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act, N.J.S.A. 54:4-23.1, et seq. Prior to the issuance of a building permit, the Township Engineer will issue a written opinion to the Township Committee indicating that the proposed farm building, accessory structure and/or addition to existing building or structure does not encroach upon any existing set-back requirements and/or is not detrimental to the public welfare. The Applicant shall pay a \$250.00 escrow fee for the engineer's review and inspection for the initial site inspection. The fee for the initial review and inspection shall not exceed \$250.00 to the Applicant, unless subsequent site inspections are required"

## **Section 3.**

### **Severability.**

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

**Section 4.**

**Repealed.**

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

**Section 5.**

In all other respects, Chapter 96 entitled "Unified Development" shall remain in full force and effect.

**Section 6.**

**When effective.**

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

**TOWNSHIP OF ELK**

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**PHILIP A. BARBARO, JR., MAYOR**

**ATTEST:**

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**DEBORA R. PINE, TOWNSHIP CLERK**

**NOTICE**

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Elk, in the County of Gloucester and State of New Jersey, held on September 4, 2008. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township Municipal Building on October 2, 2008, at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the said Municipal Building, 667 Whig Lane Road, Monroeville, New Jersey, to the members of the general public who shall request the same.

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**DEBORA R. PINE, TOWNSHIP CLERK**

## APPENDIX G

# IS YOUR TOWN FARM FRIENDLY?

### Practical Land Use Ordinances and Regulations

#### Does your town...

|   |
|---|
| <p><b>...have a detailed section on agriculture in the Town Master Plan?</b> 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!</p>  |
| <p><b>...allow agricultural uses in more than one zoning district?</b> 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.</p>  |
| <p><b>...allow simpler design standards for Site Plan Review regulations on agricultural businesses limited to seasonal use?</b> 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?</p>  |
| <p><b>...allow flexibility in regulations to accommodate the unusual needs of agricultural businesses?</b> 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?</p>   |
| <p><b>...require buffer zones between farmland and residential uses?</b> 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.</p>  |
| <p><b>...provide for the agricultural use of open space land created by innovative residential subdivisions?</b> 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.</p> |
| <p><b>....allow off-site signs to attract and direct farm stand customers?</b> 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.</p>   |
| <p><b>...allow accessory uses to agriculture?</b> 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.</p>  |

## Fair Enforcement of Local Regulations

### **Does your town...**

|  |
|--|
| <p><b>...have a consistent policy approach for local land use procedures that deal with agriculture?</b> 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><b>...have a good idea of how much agriculture there is in town?</b> 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><b>...allow roadside stands or pick-your-own operations by right?</b> 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><b>...use zoning definitions such as "agricultural accessory uses" in a broad and inclusive manner?</b> "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><b>...allow farm stands to sell produce purchased elsewhere?</b> 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><b>...properly assess specialized agricultural structures?</b> 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><b>...allow non-traditional or retail-based farm businesses in an agricultural zoning district?</b> 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><b>...address agricultural structures in building and safety codes?</b> 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>   |

## Understanding and Encouraging Farming

### **Does your town....**

**...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.

**...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.

**...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.

**...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.

**...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...?"

**...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.

**...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).

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](mailto: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>





## **APPENDIX H**

### **MAPS**

1. Project Areas
2. Project Area 1
3. Project Area 2
4. 2005 Aerial Photo with Parcels
5. DVRPC Land Use (2005)
6. Soils
7. Project Areas & Soil Classifications
8. Landscape Project
9. Groundwater Recharge
10. Sewer Service Area
11. Zoning
12. NJ State Development & Redevelopment Plan – Preliminary Map III  
(June 20, 2007)
13. Protected Open Space & Preserved Farmland (2007)
14. Agricultural Development Area, Gloucester County, New Jersey [Morris  
Land Conservancy]



# Elk Township

Map # 1

Project Areas

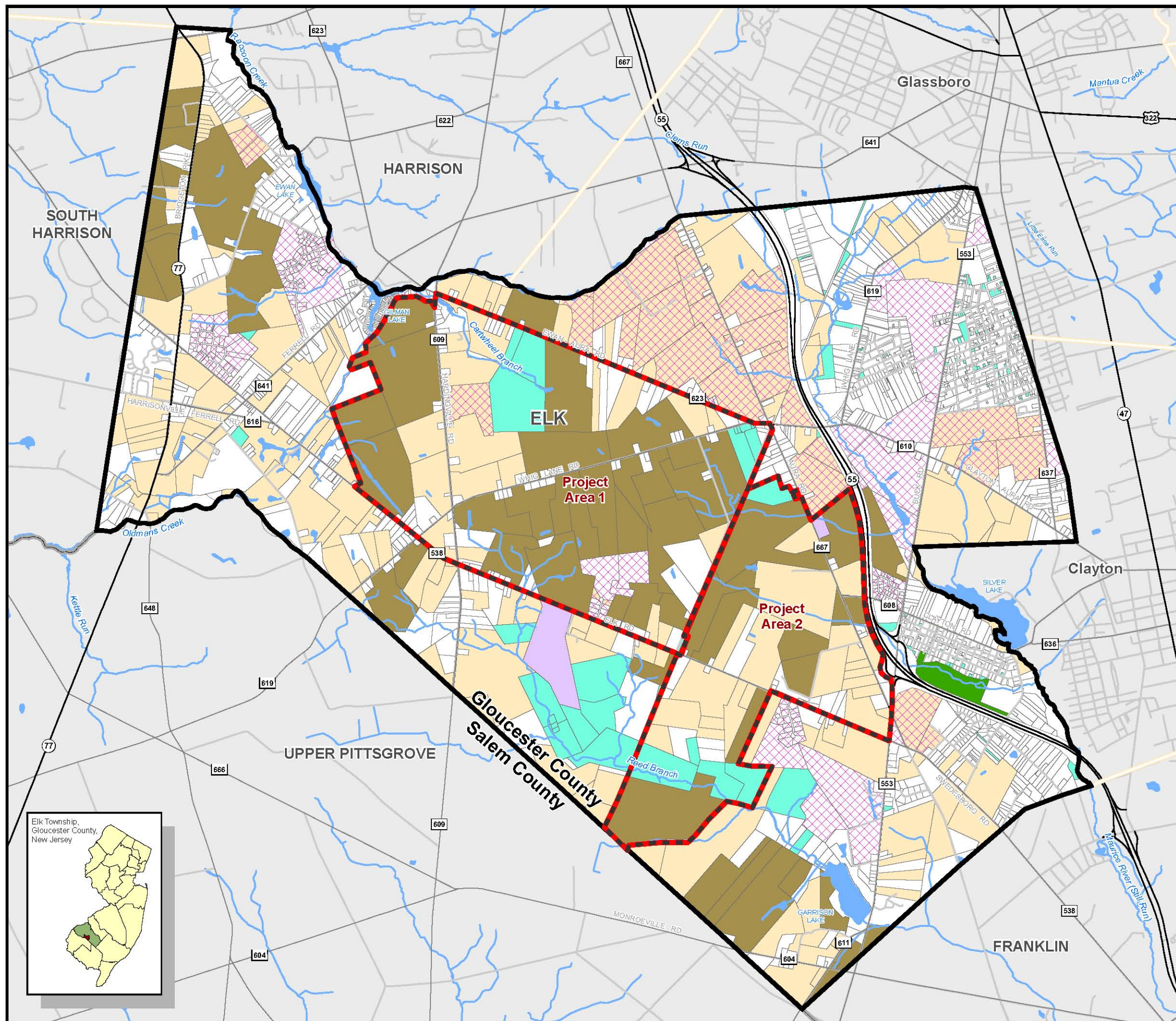
-  Project Area Boundary
-  Parcel Boundary
-  Farm Assessed - Class 3A & 3B
-  Township Owned
-  Other Open Space
-  Farmland Preservation Pending
-  Preserved Farmland
-  Approved Development

0 0.4 0.8 Miles



**DELAWARE VALLEY**  
**dvrpc**  
REGIONAL  
PLANNING COMMISSION

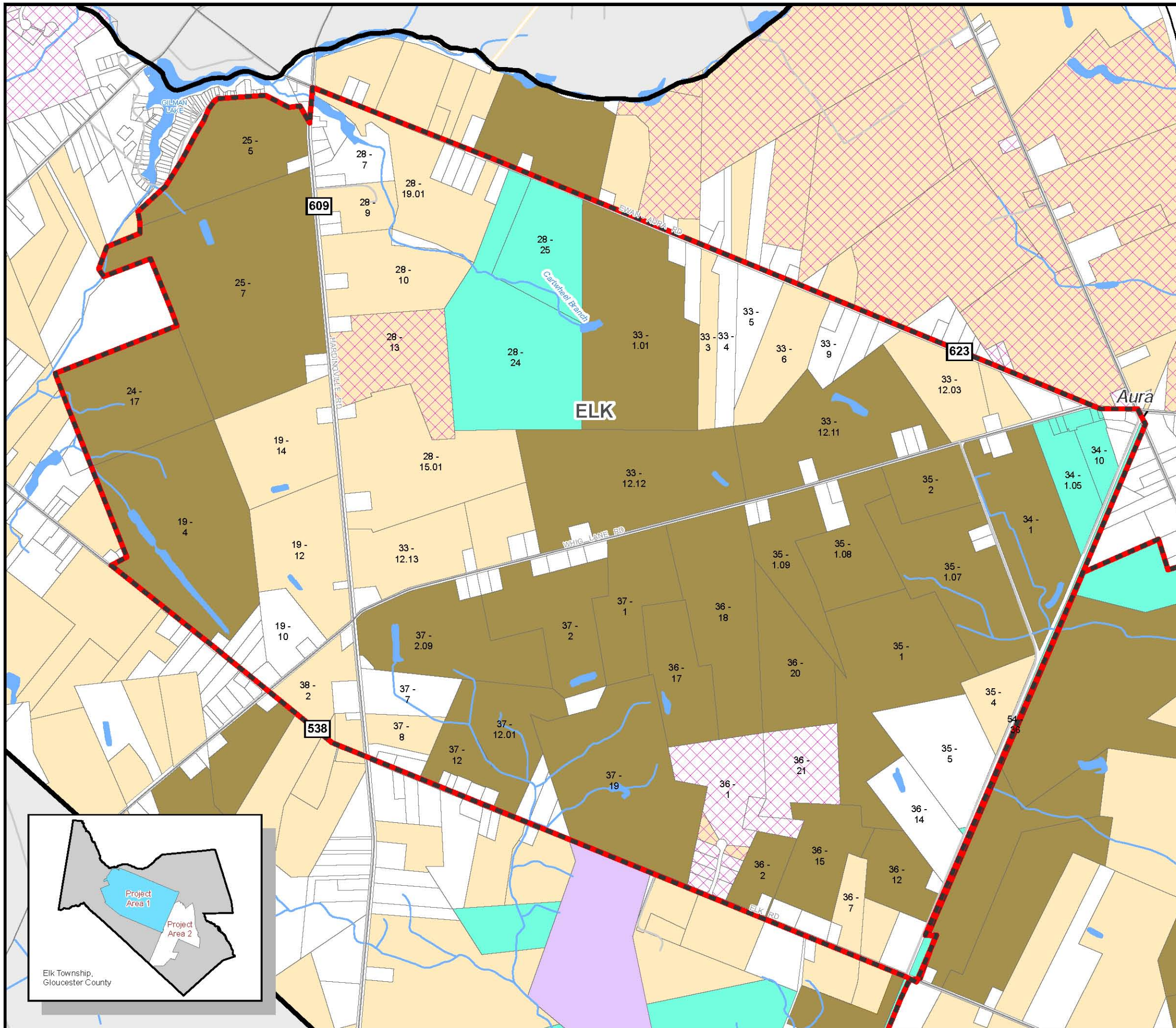
Source: Elk Twp Environmental Commission, Gloucester Cnty, Sickels & Associates, Inc. NJDEP, NJDOT, DVRPC, SADC. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



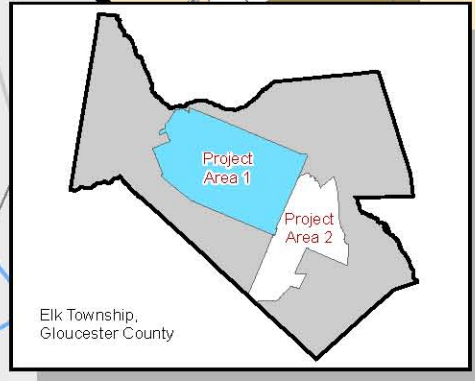
# Elk Township

Map # 2

Project Area 1



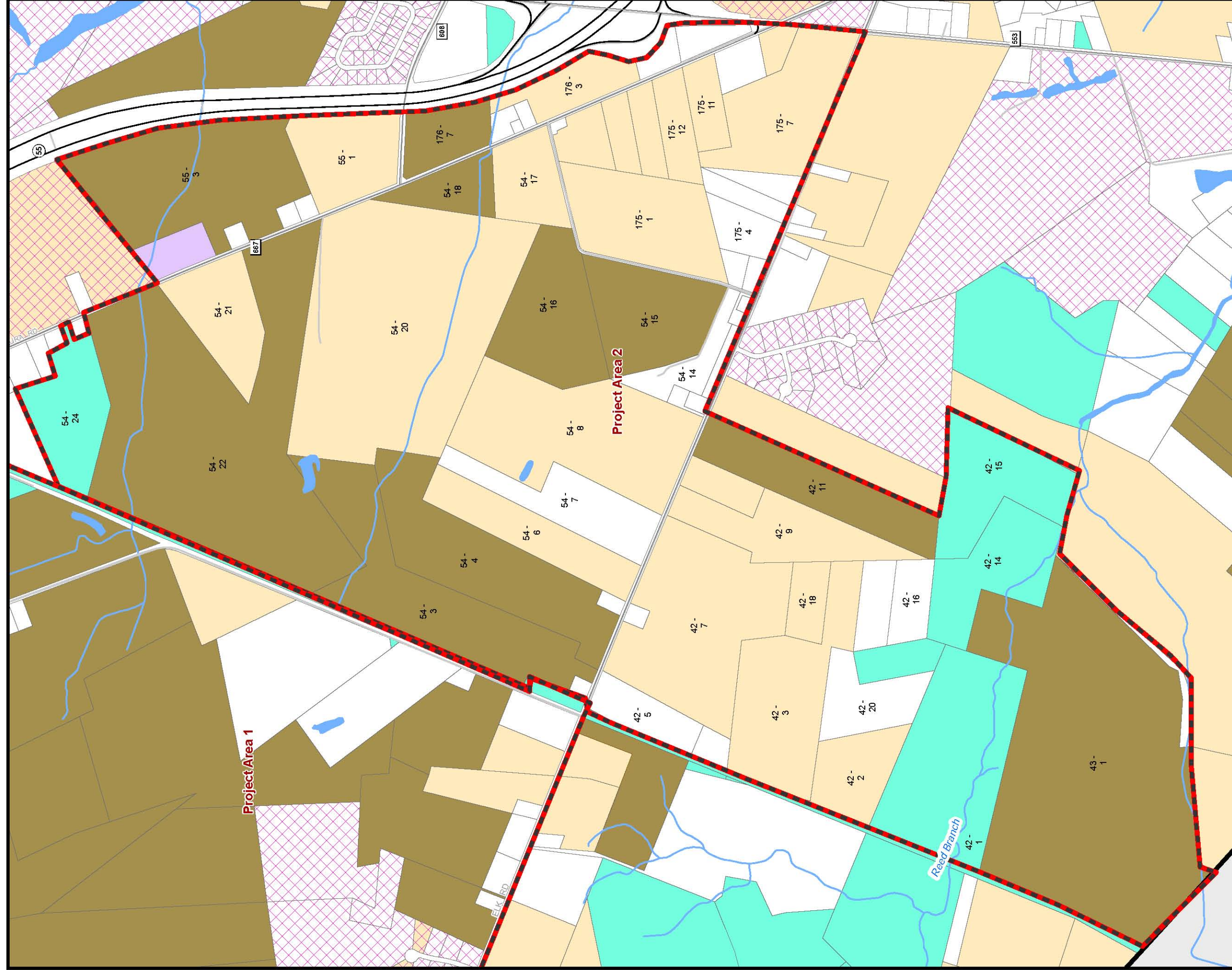
- Project Area Boundary
- Parcel Boundary (with block/lot numbers)
- Farm Assessed - Class 3A & 3B
- Township Owned
- Other Open Space
- Farmland Preservation Pending
- Preserved Farmland
- Approved Development



0 0.2 0.4 Miles

**DELAWARE VALLEY**  
**dvrpc**  
REGIONAL  
PLANNING COMMISSION

Source: Elk Twp Environmental Commission, Gloucester Cnty, Sickels & Associates, Inc. NJDEP, NJDOT, DVRPC, SADC.  
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.



# E I K T O W N S H I P

## Map # 3

## Project Area 2

0 0.1 0.2 Miles

**DELAWARE VALLEY**  
**dvRPC**  
 REGIONAL  
 PLANNING COMMISSION

Source: Elk Twp Environmental Commission, Gloucester City, Sickels & Associates, Inc., NJDEP, NJDOT, DVRPC, SADC.  
 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.

- Project Area Boundary
- Parcel Boundary
- Farm Assessed - Class 3A & 3B
- Township Owned
- Other Open Space
- Farmland Preservation Pending
- Preserved Farmland
- Approved Development

Elk Township,  
 Gloucester County

# Elk Township

Map # 4

2005  
Aerial Photo  
With Parcels

-  Stream
-  Lake
-  Elk Township
-  County Boundary
-  Municipal Boundary
-  Parcel Boundary

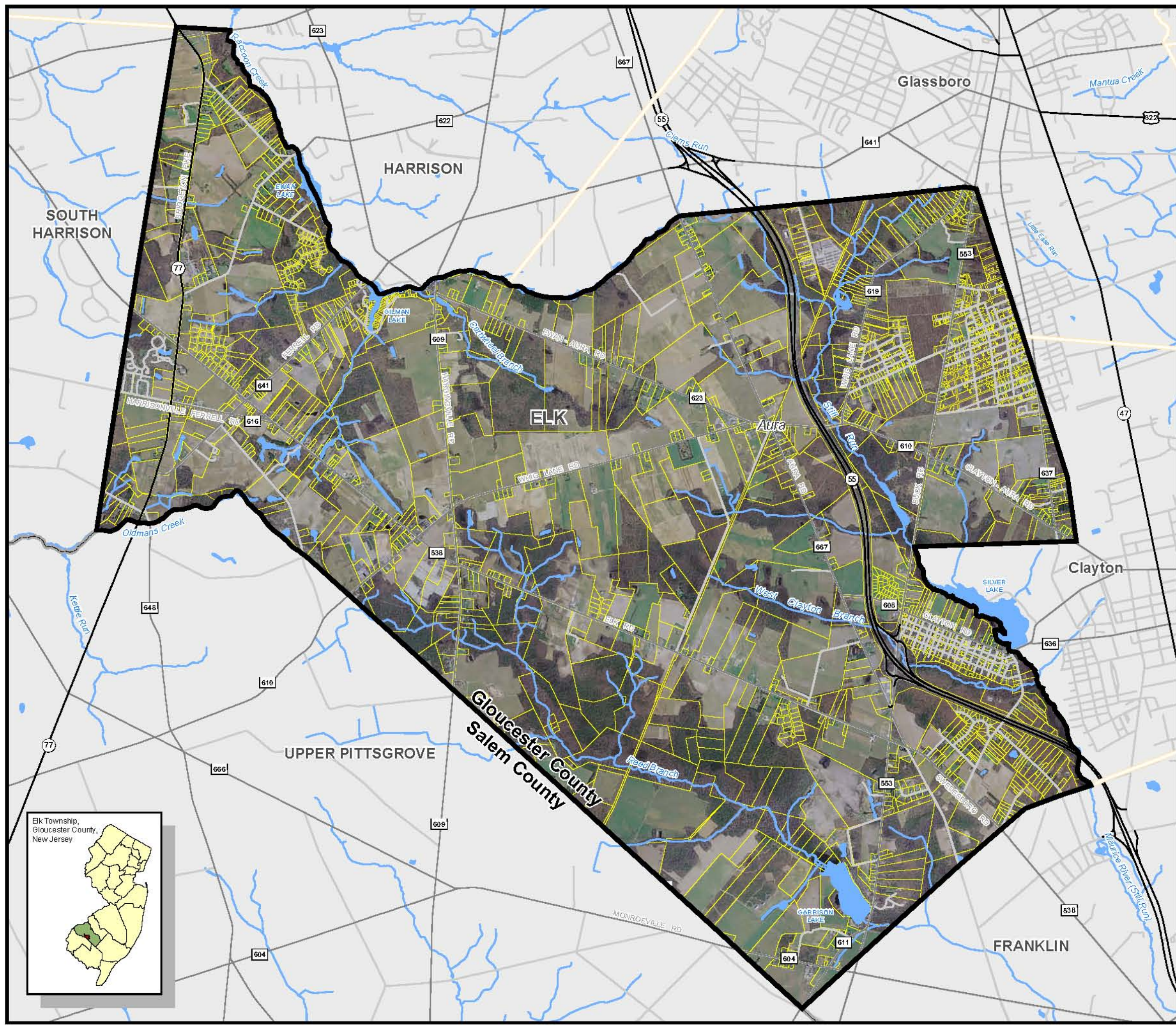


0 0.4 0.8 Miles



**DELWARE VALLEY**  
**dvrpc**  
**REGIONAL**  
**PLANNING COMMISSION**

Source : NJDEP, NJDOT, Gloucester Cnty, 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.



Elk Township,  
Gloucester County,  
New Jersey

# Elk Township

Map # 5

DVRPC Land Use (2005)

### Land Use Type

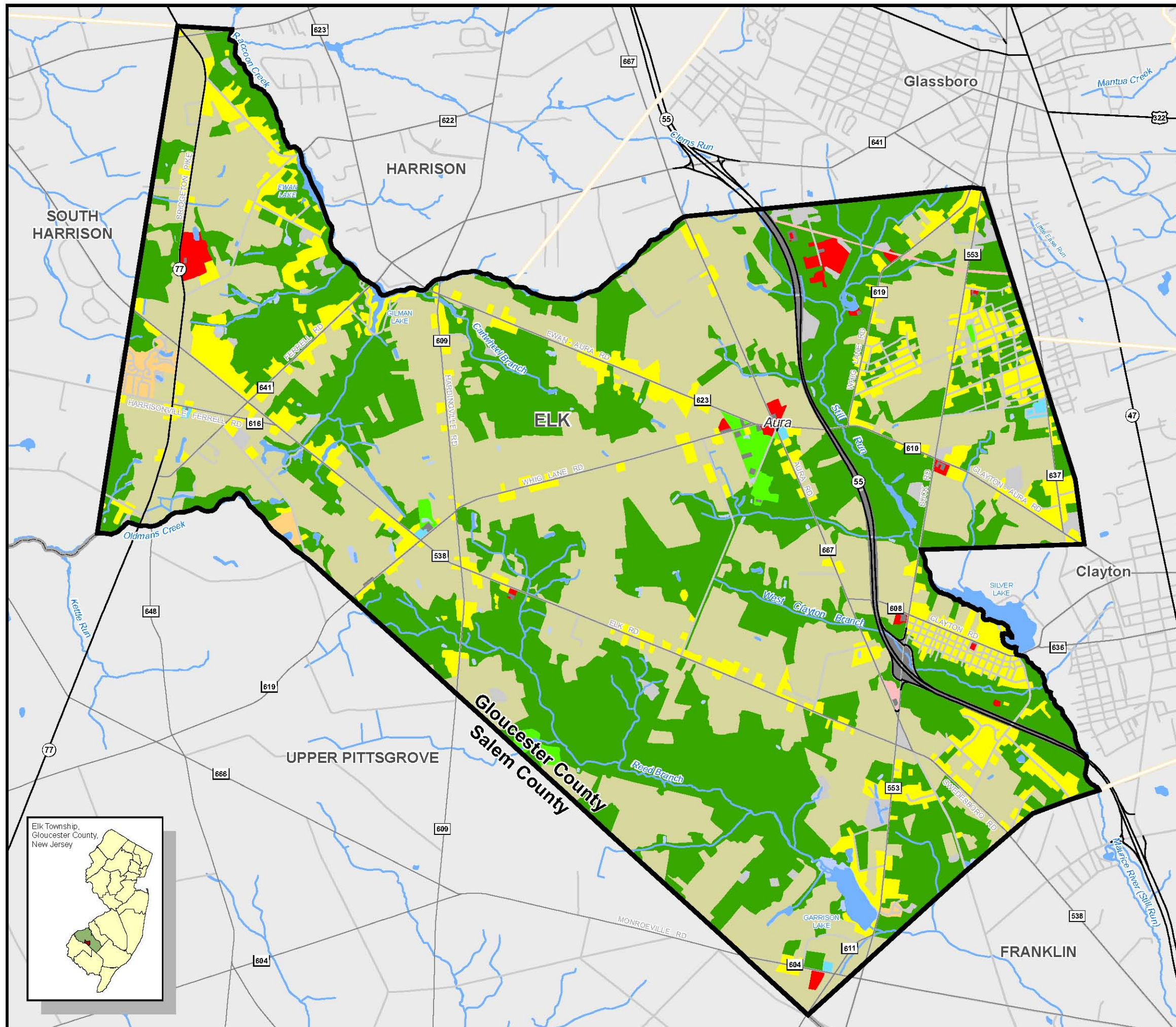
- Agriculture
- Commercial
- Community Services
- Parking & Transportation
- Residential: Mobile Home
- Residential: Single-Family
- Recreation
- Utility
- Vacant
- Water
- Wooded

0 0.4 0.8 Miles



**dvrpc**  
REGIONAL PLANNING COMMISSION

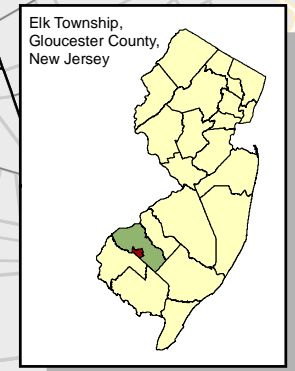
Source : NJDEP, NJDOT, DVRPC.  
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



# Elk Township

## Map # 6

### Soils



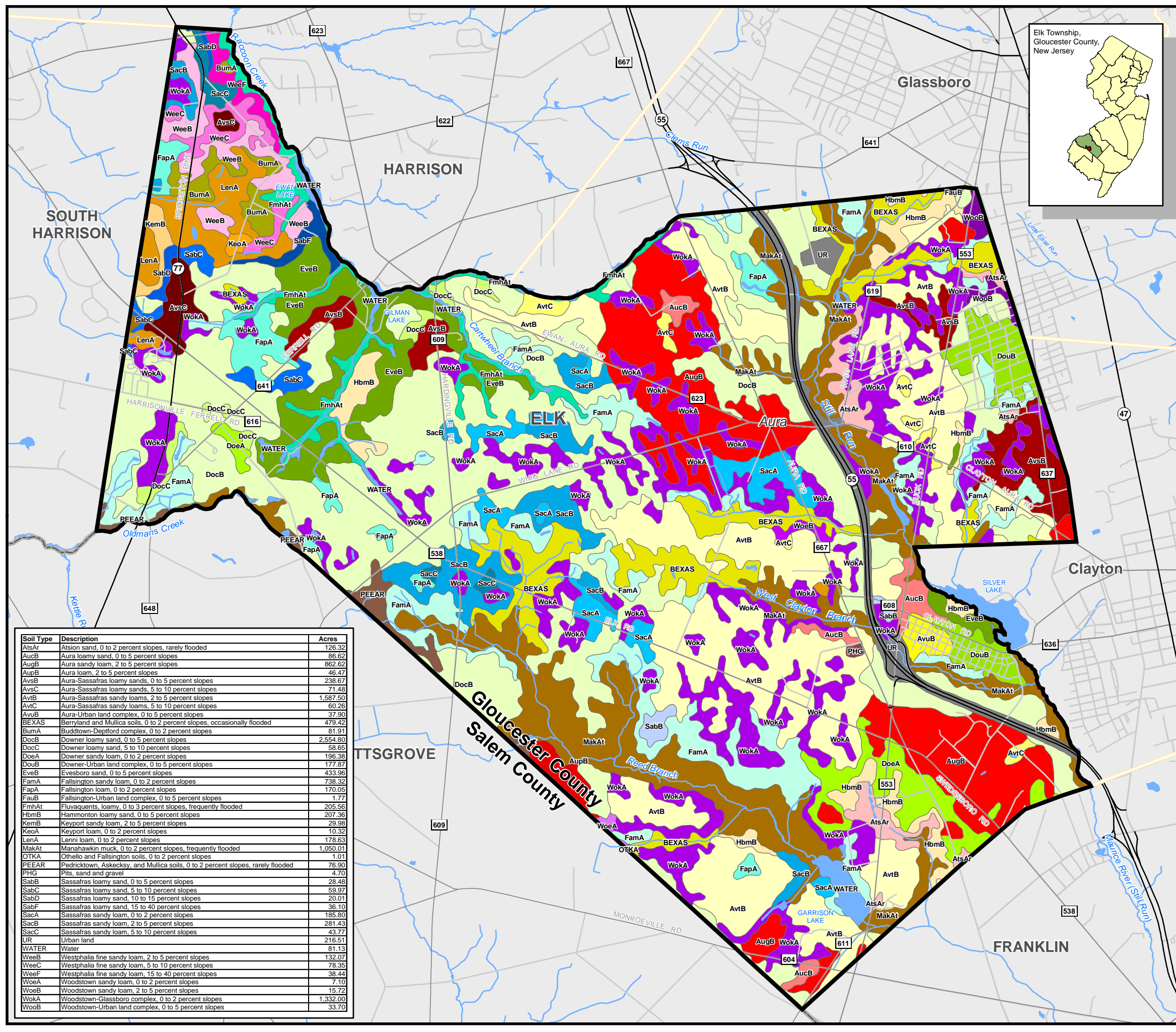
| Soils |       |  |       |  |       |
|-------|-------|--|-------|--|-------|
|       | AtsAr |  | EveB  |  | SabD  |
|       | AucB  |  | FamA  |  | SabF  |
|       | AugB  |  | FapA  |  | SacA  |
|       | AvsB  |  | FauB  |  | SacB  |
|       | AvsC  |  | FmhAt |  | SacC  |
|       | AvtB  |  | HbmB  |  | UR    |
|       | AvtC  |  | KeoA  |  | WATER |
|       | AvuB  |  | LenA  |  | WeeB  |
|       | BEXAS |  | MakAt |  | WeeC  |
|       | BumA  |  | OTKA  |  | WeeF  |
|       | DocB  |  | PEEAR |  | WoeA  |
|       | DocC  |  | PHG   |  | WoeB  |
|       | DoeA  |  | SabB  |  | WokA  |
|       | DouB  |  | SabC  |  | WooB  |

0 0.4 0.8 Miles

**dvrpc**  
REGIONAL PLANNING COMMISSION

Source : NJDEP, NJDOT, DVRPC, NRCS. 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.

| Soil Type | Description   | Acres    |
|-----------|---|----------|
| AtsAr     | Atsion sand, 0 to 2 percent slopes, rarely flooded                              | 126.32   |
| AucB      | Aura loamy sand, 0 to 5 percent slopes  | 86.62    |
| AugB      | Aura sandy loam, 2 to 5 percent slopes  | 862.62   |
| AupB      | Aura loam, 2 to 5 percent slopes  | 46.47    |
| AvsB      | Aura-Sassafras loamy sands, 0 to 5 percent slopes                               | 238.67   |
| AvsC      | Aura-Sassafras loamy sands, 5 to 10 percent slopes                              | 71.48    |
| AvtB      | Aura-Sassafras sandy loams, 2 to 5 percent slopes                               | 1,587.50 |
| AvtC      | Aura-Sassafras sandy loams, 5 to 10 percent slopes                              | 60.26    |
| AvuB      | Aura-Urban land complex, 0 to 5 percent slopes                                  | 37.90    |
| BEXAS     | Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded        | 479.42   |
| BumA      | Buddtown-Deptford complex, 0 to 2 percent slopes                                | 81.91    |
| DocB      | Downer loamy sand, 0 to 5 percent slopes  | 2,554.80 |
| DocC      | Downer loamy sand, 5 to 10 percent slopes                                       | 58.65    |
| DoeA      | Downer sandy loam, 0 to 2 percent slopes  | 196.38   |
| DouB      | Downer-Urban land complex, 0 to 5 percent slopes                                | 177.87   |
| EveB      | Evesboro sand, 0 to 5 percent slopes  | 433.96   |
| FamA      | Fallsington sandy loam, 0 to 2 percent slopes                                   | 738.32   |
| FapA      | Fallsington loam, 0 to 2 percent slopes   | 170.05   |
| FauB      | Fallsington-Urban land complex, 0 to 5 percent slopes                           | 1.77     |
| FmhAt     | Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded                   | 205.56   |
| HbmB      | Hammonton loamy sand, 0 to 5 percent slopes                                     | 207.36   |
| KemB      | Keyport sandy loam, 2 to 5 percent slopes                                       | 29.98    |
| KeoA      | Keyport loam, 0 to 2 percent slopes   | 10.32    |
| LenA      | Lenni loam, 0 to 2 percent slopes   | 178.63   |
| MakAt     | Manahawkin muck, 0 to 2 percent slopes, frequently flooded                      | 1,050.01 |
| OTKA      | Othello and Fallsington soils, 0 to 2 percent slopes                            | 1.01     |
| PEEAR     | Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded | 76.90    |
| PHG       | Pits, sand and gravel   | 4.70     |
| SabB      | Sassafras loamy sand, 0 to 5 percent slopes                                     | 28.48    |
| SabC      | Sassafras loamy sand, 5 to 10 percent slopes                                    | 59.97    |
| SabD      | Sassafras loamy sand, 10 to 15 percent slopes                                   | 20.01    |
| SabF      | Sassafras loamy sand, 15 to 40 percent slopes                                   | 36.10    |
| SacA      | Sassafras sandy loam, 0 to 2 percent slopes                                     | 185.80   |
| SacB      | Sassafras sandy loam, 2 to 5 percent slopes                                     | 281.43   |
| SacC      | Sassafras sandy loam, 5 to 10 percent slopes                                    | 43.77    |
| UR        | Urban land  | 216.51   |
| WATER     | Water   | 81.13    |
| WeeB      | Westphalia fine sandy loam, 2 to 5 percent slopes                               | 132.07   |
| WeeC      | Westphalia fine sandy loam, 5 to 10 percent slopes                              | 78.35    |
| WeeF      | Westphalia fine sandy loam, 15 to 40 percent slopes                             | 38.44    |
| WoeA      | Woodstown sandy loam, 0 to 2 percent slopes                                     | 7.10     |
| WoeB      | Woodstown sandy loam, 2 to 5 percent slopes                                     | 15.72    |
| WokA      | Woodstown-Glassboro complex, 0 to 2 percent slopes                              | 1,332.00 |
| WooB      | Woodstown-Urban land complex, 0 to 5 percent slopes                             | 33.70    |






# Elk Township

Map # 7


## Project Areas & Soil Classifications

 Project Area Boundary

### Soil Designation

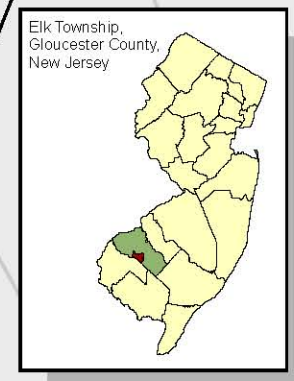
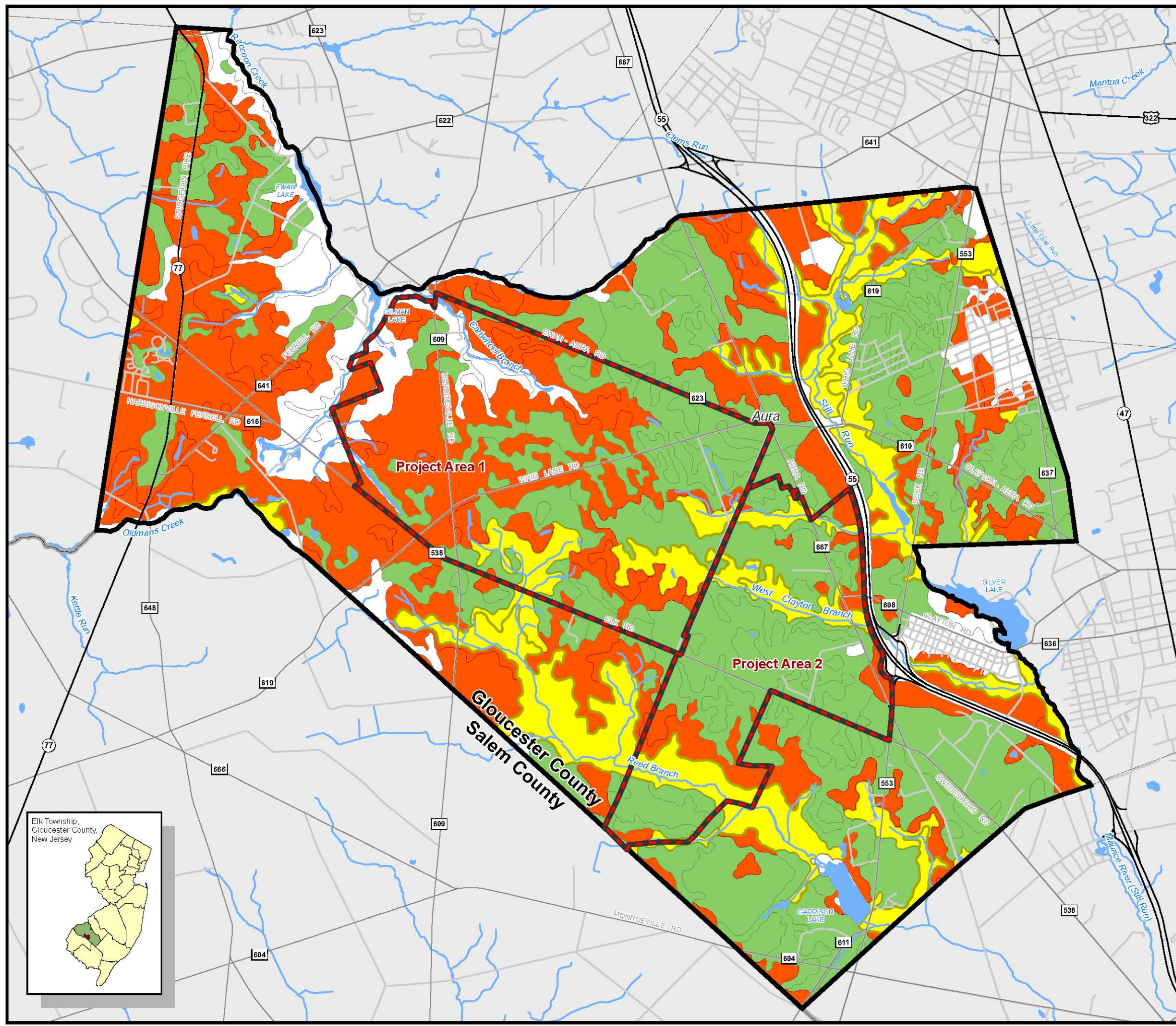
-  P1 - Prime Farmland
-  S1 - Farmland of Statewide Importance
-  U1 - Unique Farmland
-  NA - Not Rated for Agricultural Use

0 0.4 0.8 Miles



DELAWARE VALLEY  
**dvrpc**  
REGIONAL  
PLANNING COMMISSION

Source : NJDEP, NJDOT, DVRPC, NRCS.  
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.





# Elk Township

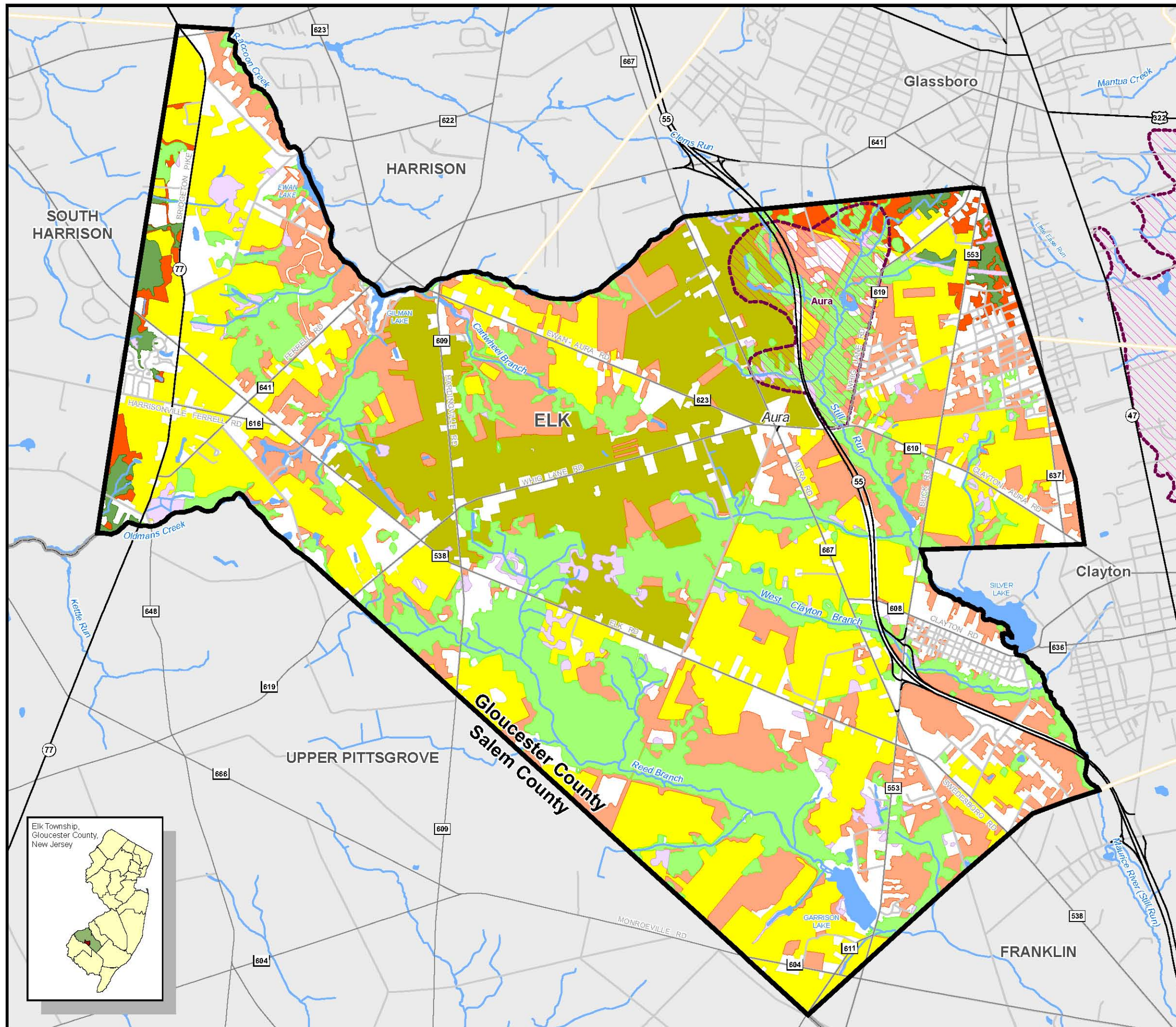
## Map # 8

### Landscape Project



 Natural Heritage Priority Site

#### Conservation Priority Type

|  |  |
|--|--|
| <b>Forested Wetland</b>  | <b>Upland Forest</b>   |
|  Suitable Habitat |  Suitable Habitat |
|  Critical Habitat |  Critical Habitat |
| <b>Emergent Wetland</b>  | <b>Grassland</b>   |
|  Suitable Habitat |  Suitable Habitat |
|  |  Critical Habitat |



0 0.4 0.8 Miles

**DELAWARE VALLEY**  
**dvrpc**  
**REGIONAL**  
**PLANNING COMMISSION**

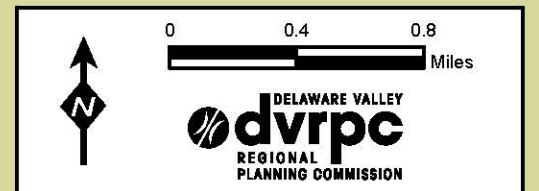
Landscape Project Version 2.1  
 Source : NJDEP, NJDOT, DVRPC.  
 This map was developed using New Jersey  
 Department of Environmental Protection  
 Geographic Information System digital data,  
 but this secondary product has not been  
 verified by NJDEP and is not state-authorized.

# Elk Township

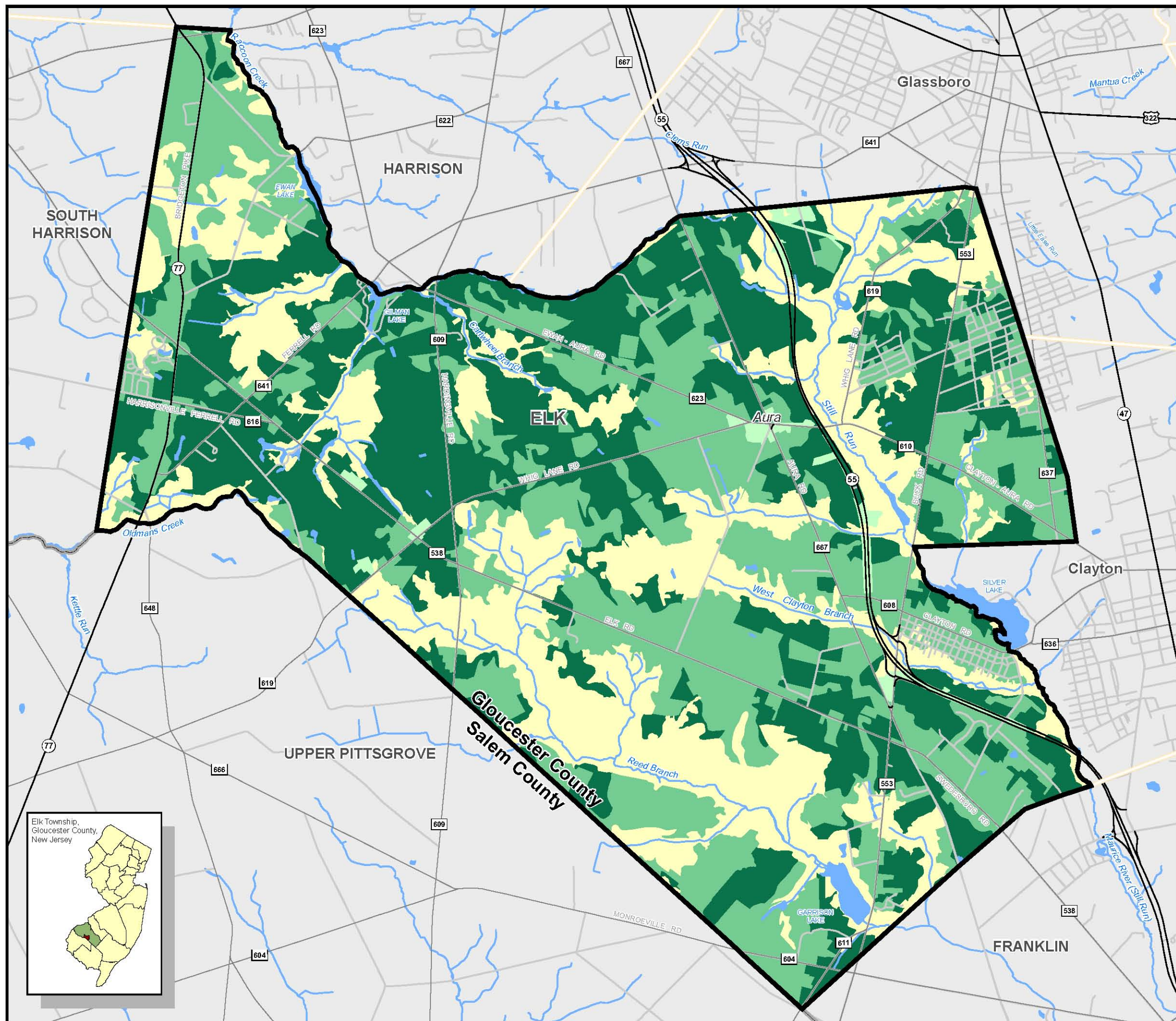
Map # 9

## Groundwater Recharge

Inches per Year



Source : 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.





# Elk Township

Map # 11

Zoning

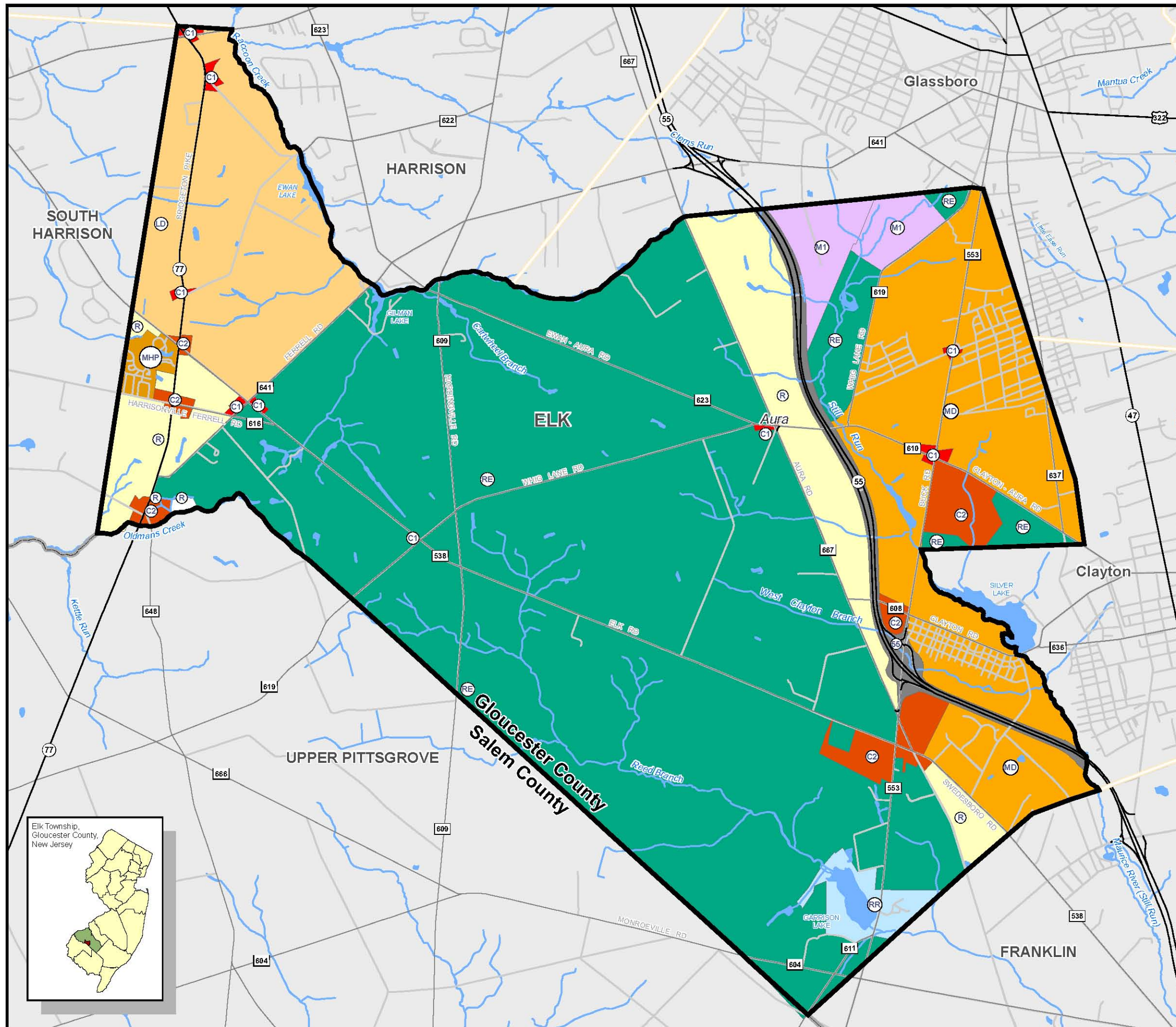
### Zoning District

- 55, NJ Route 55
- C1, Neighborhood Commercial
- C2, Highway Commercial
- M1, Light Manufacturing
- LD, Residential: Low Density
- MD, Residential: Medium Density
- MHP, Residential: Mobile Homes
- R, Rural
- RE, Rural Environmental
- RR, Recreation

0 0.4 0.8 Miles

**DELAWARE VALLEY**  
**dvrpc**  
REGIONAL PLANNING COMMISSION

Source : NJDEP, NJDOT, DVRPC, Gloucester Cnty, Bach Associates PC. 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.



# Elk Township

Map # 12

New Jersey State  
Development &  
Redevelopment Plan -  
Preliminary Map III  
(June 20, 2007)

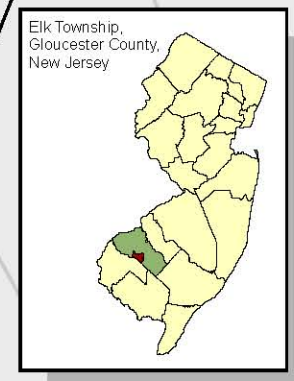
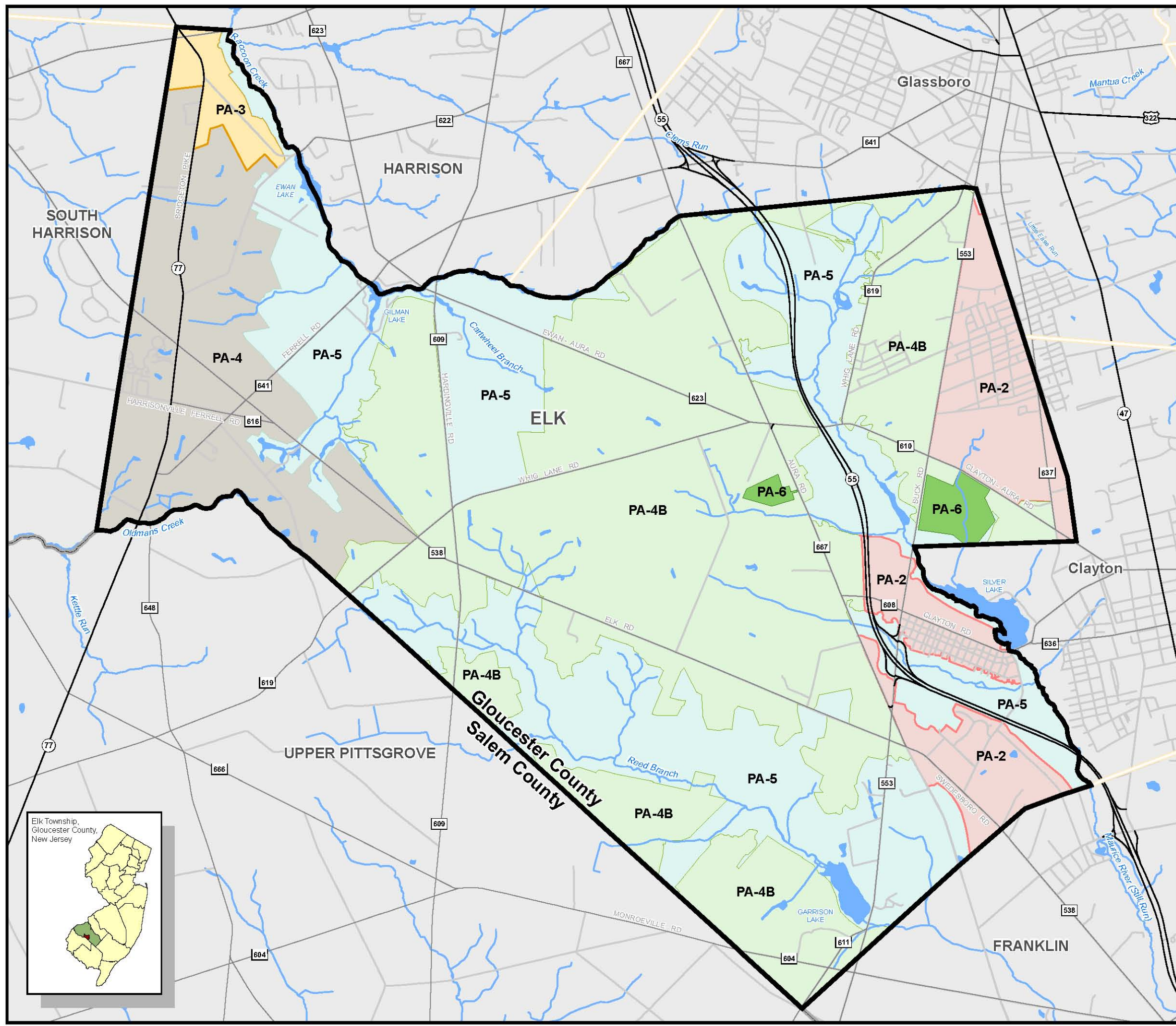
### Planning Areas

- PA-2 - Suburban
- PA-3 - Fringe
- PA-4 - Rural
- PA-4B - Rural Environmentally Sensitive
- PA-5 - Environmentally Sensitive
- PA-6 - Local Park/Green Acres

0 0.4 0.8 Miles

DELAWARE VALLEY  
**dvrpc**  
REGIONAL  
PLANNING COMMISSION

Source : NJDEP, NJDOT, NJ Dept. of Community Affairs - Office of Smart Growth, 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.



# Elk Township

Map # 13

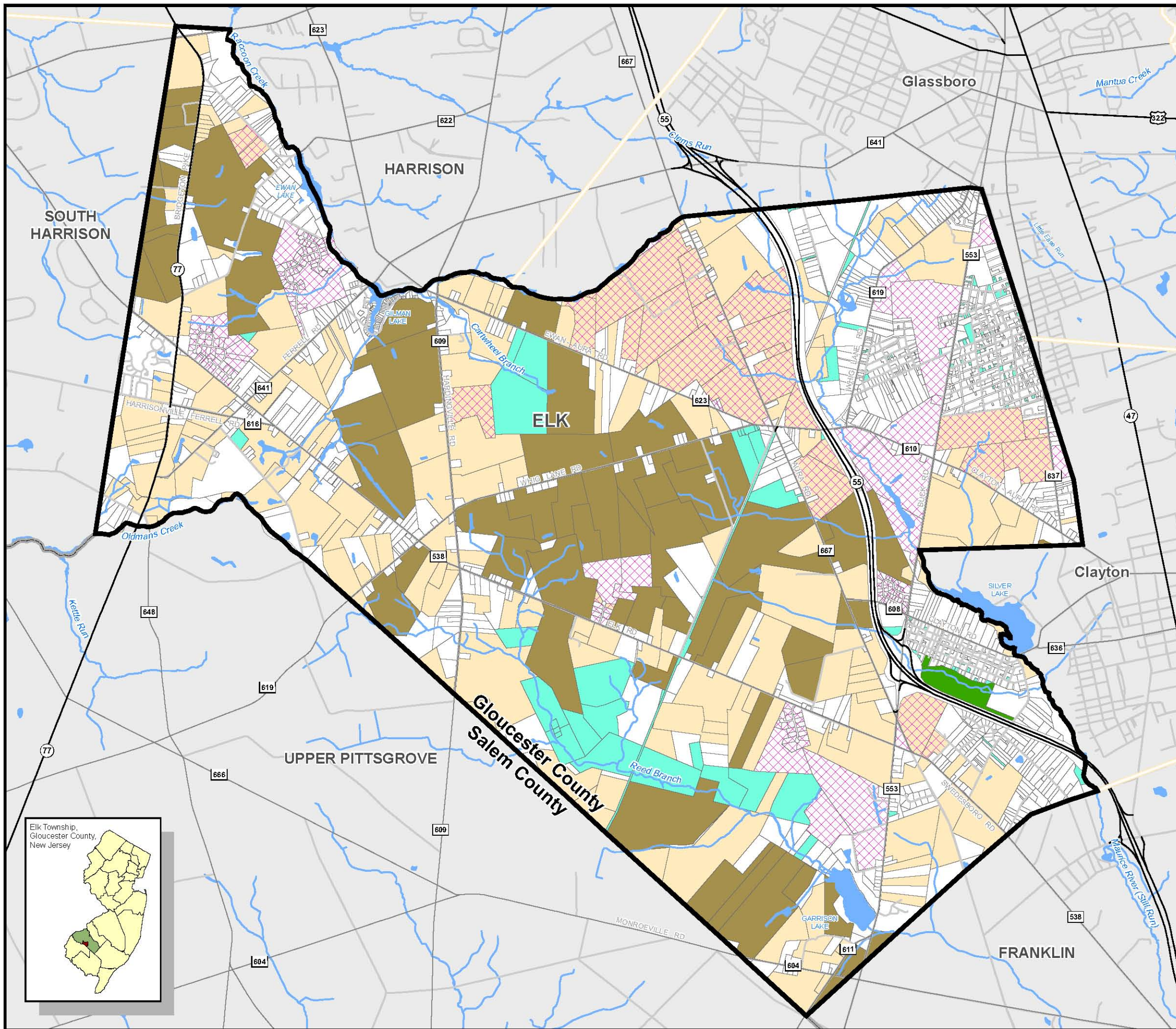
Protected  
Open Space &  
Preserved Farmland

- Parcel Boundary
- Farm Assessed - Class 3A & 3B
- Township Owned
- Other Open Space
- Preserved Farmland
- Approved Development

0 0.4 0.8 Miles














**DELaware VALLEY**  
**dvrpc**  
REGIONAL  
PLANNING COMMISSION

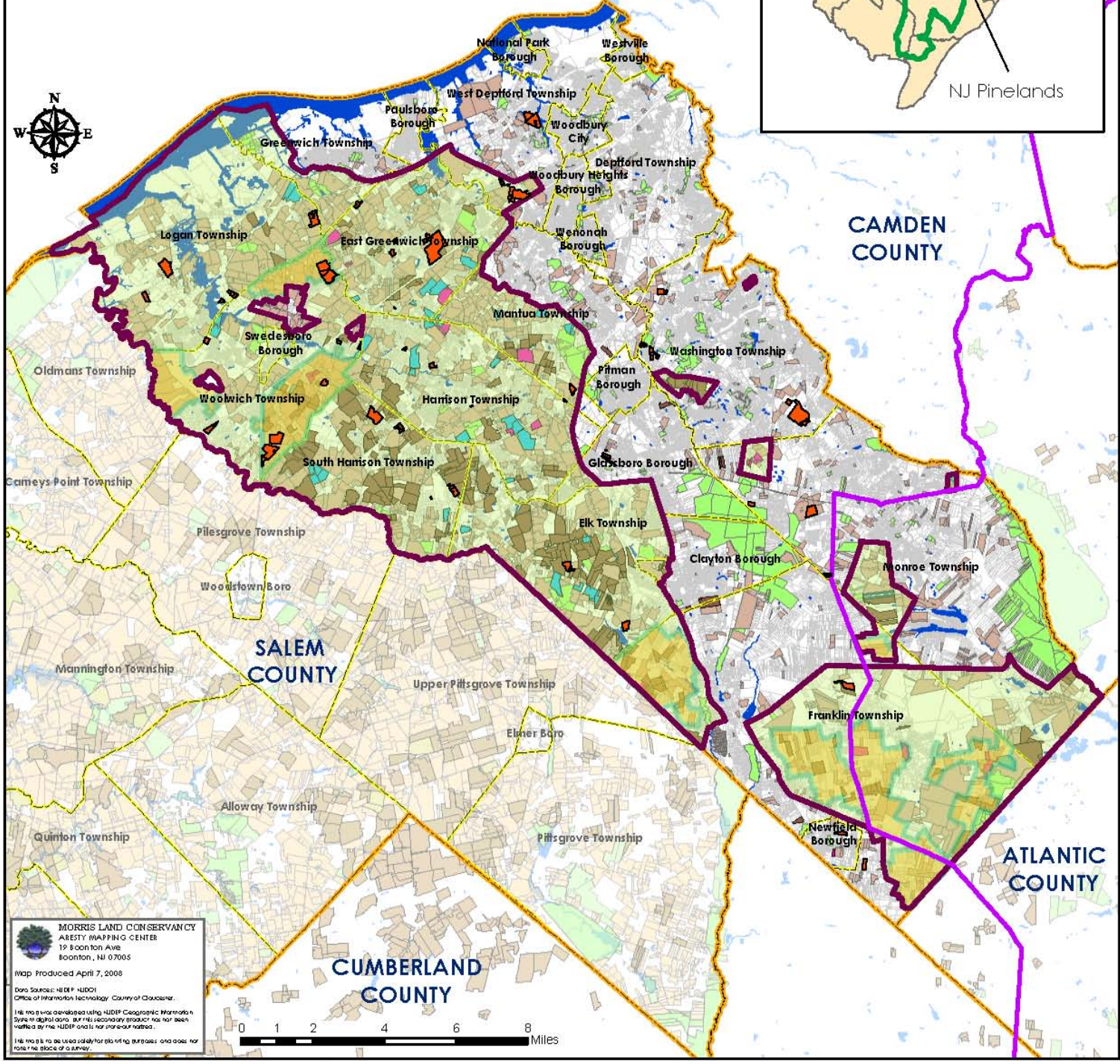
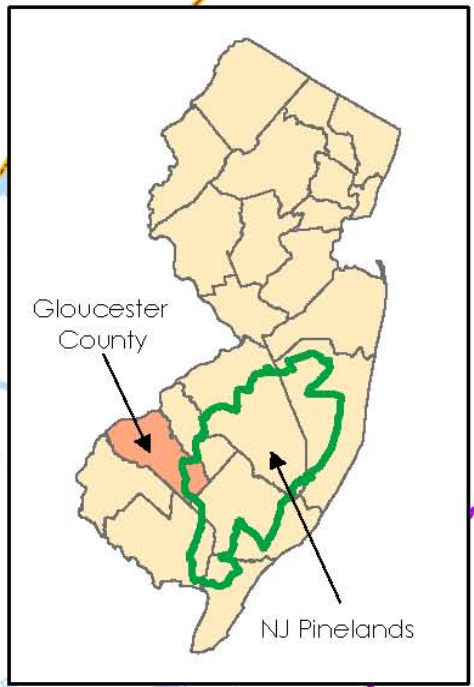
Source: Elk Twp Environmental Commission, Gloucester Cnty, Sickels & Associates, Inc. NJDEP, NJDOT, DVRPC, SADC. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



# AGRICULTURAL DEVELOPMENT AREA

## Gloucester County, New Jersey

- |   |   |   |                      |
|---|---|---|----------------------|
|  | Preserved Farmland                              |  | Municipal Boundaries |
|  | Farm Assessed Properties (Class 3A and 3B)      |  | County Boundaries    |
|  | Farm Assessed Properties under development      |  | Land Parcels         |
|  | Farms Pending Preservation (2008 and 2009)      |  | Preserved Open Space |
|  | Farms in the State and Municipal 8 Year Program |  | Water body           |
|  | Proposed Agricultural Development Area          |   |                      |
|  | Franklin and Woolwich ADA                       |   |                      |
|  | Pinelands Boundaries                            |   |                      |



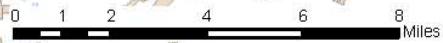
**MORRIS LAND CONSERVANCY**  
**ARESTY MAPPING CENTER**  
 19 Boonton Ave  
 Boonton, NJ 07005

Map Produced April 7, 2008

Data Sources: NJ DEP - NJDCI  
 Office of Information Technology, County of Gloucester.

This map was developed using GIS/EP Geographic Information Systems digital data. All GIS/EP secondary products have been verified by the NJDCI and is not for sale.

This map is to be used solely for planning purposes and does not constitute the basis of a survey.





# DELAWARE VALLEY REGIONAL PLANNING COMMISSION

## Publication Abstract

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Farmland Preservation Plan

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**Geographic Area Covered:** Elk Township, Gloucester County, New Jersey

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### ABSTRACT

This publication outlines a plan for municipal action to preserve farmland and the agricultural industry in Elk 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 Agriculture Development Committee and supports application to the state for a Farmland Planning Incentive Grant for Elk Township.

Information on Elk Township's agricultural land base, its soils, crops, 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 Elk 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 and other measures. 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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