

# *Township of Woolwich*

**GLOUCESTER COUNTY**



## **FARMLAND PRESERVATION PLAN**





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# TABLE OF CONTENTS

<b>ACKNOWLEDGEMENTS .....</b>	<b>v</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1.0 WOOLWICH TOWNSHIP’S AGRICULTURAL LAND BASE .....</b>	<b>3</b>
1.1 OVERVIEW .....	3
1.1.1 Gloucester County .....	3
1.1.2 Woolwich Township.....	5
1.2 SOILS .....	6
1.3 WATER RESOURCES IN WOOLWICH TOWNSHIP.....	8
1.3.1 Irrigation .....	9
<b>2.0 AGRICULTURAL INDUSTRY IN THE REGION.....</b>	<b>11</b>
2.1 MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD.....	11
2.2 CROP AND PRODUCTION TRENDS .....	12
2.3 AGRICULTURAL SUPPORT SERVICES AND RELATED BUSINESSES.....	15
<b>3.0 LAND USE PLANNING .....</b>	<b>17</b>
3.1 STATE PLANNING .....	17
3.1.1 New Jersey Development and Redevelopment Plan .....	17
3.1.2 Agricultural Smart Growth Plan for New Jersey.....	18
3.2 REGIONAL PLANNING – DELAWARE VALLEY REGIONAL PLANNING COMMISSION (DVRPC) .....	18
3.3 COUNTY PLANNING .....	19
3.3.1 Gloucester County Farmland Preservation Plan.....	19
3.4 WOOLWICH TOWNSHIP PLANNING AND REGULATIONS .....	19
3.4.1 Municipal Master Plan .....	19
3.5 CURRENT LAND USE .....	20
3.6 WATER AND SEWER INFRASTRUCTURE.....	21
3.6.1 Water Supply .....	21
3.6.2 Sewer Service .....	21
3.7 ZONING AND DEVELOPMENT REGULATIONS .....	22
3.7.1 Zoning Overview.....	22
3.7.2 Innovative Planning Techniques .....	24
3.7.3 Township Development Pressures and Land Value Trends .....	25
3.8 TRANSFER OF DEVELOPMENT RIGHTS (TDR) .....	26
3.8.1 Municipal Transfer of Development Rights.....	26
3.8.2 Regional Transfer of Development Rights.....	27
<b>4.0 FARMLAND PRESERVATION IN WOOLWICH TOWNSHIP.....</b>	<b>29</b>
4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA .....	29
4.2 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS .....	29
4.2.1 Purchase of Development Easements.....	29
4.2.2 Planning Incentive Grants .....	30
4.2.3 Fee-Simple Acquisition .....	31
4.2.4 Nonprofit Organizations .....	31
4.2.5 Transfer of Development Rights (TDR).....	32
4.2.6 Installment Purchase.....	32

4.2.7	Donation .....	32
4.2.8	Agricultural Enterprise District .....	32
4.3	CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT .....	33
4.4	EIGHT-YEAR FARMLAND PRESERVATION PROGRAM .....	34
4.5	COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS .....	34
4.6	PRESERVED FARMLAND IN WOOLWICH TOWNSHIP .....	34
4.7	FARMLAND PRESERVATION FUNDING IN WOOLWICH TOWNSHIP .....	36
4.8	MONITORING PRESERVED FARMLAND .....	37
4.9	COORDINATION WITH TDR PROGRAM .....	37
<b>5.0</b>	<b>FUTURE FARMLAND PRESERVATION PROGRAM .....</b>	<b>39</b>
5.1	WOOLWICH TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES .....	39
5.1.1	Preservation Goals and Objectives .....	39
5.2	PROJECT AREAS .....	39
5.2.1	2005 Plan Project Areas and Preferred Farms .....	39
5.2.2	Project Areas – North, East, and Southwest .....	40
5.2.3	Project Areas – Descriptions .....	40
5.2.4	Project Areas – Summary and Goals .....	43
5.3	Eligibility .....	44
5.4	Ranking Criteria .....	45
5.5	MUNICIPAL AND COUNTY HOUSING POLICIES .....	45
5.5.1	Approval of Housing Opportunities .....	45
5.5.2	Approval of Exceptions and Division of the Premises .....	46
5.6	FUNDING PLAN .....	46
5.6.1	Municipal Funding .....	46
5.6.2	County Funding .....	48
5.6.3	Other Partners .....	49
5.7	FARMLAND PRESERVATION PROGRAM ADMINISTRATIVE RESOURCES .....	49
5.8	FARMLAND PRESERVATION PROGRAM LIMITATIONS .....	49
<b>6.0</b>	<b>ECONOMIC DEVELOPMENT .....</b>	<b>63</b>
6.1	CONSISTENCY WITH STATE AND COUNTY PLANNING EFFORTS .....	63
6.2	EXISTING PROGRAMS .....	63
6.2.1	Farmer Support .....	63
6.1.2	Agricultural Promotion, Markets, and Sales .....	66
6.2.3	Agricultural Support Businesses .....	69
6.2.4	Research and Innovation .....	69
6.3	ECONOMIC DEVELOPMENT STRATEGIES AND AGRICULTURAL TRENDS .....	70
6.3.1	Farmer Support .....	70
6.3.2	Marketing .....	71
6.3.3	Identifying Emerging Trends .....	72
6.4	IMPLEMENTING ECONOMIC DEVELOPMENT INITIATIVES .....	73
<b>7.0</b>	<b>NATURAL RESOURCE CONSERVATION .....</b>	<b>75</b>
7.1	NATURAL RESOURCE PROTECTION COORDINATION .....	75
7.1.1	Natural Resources Conservation Service .....	75
7.1.2	Soil Conservation District .....	75
7.2	FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS .....	76
7.3	WATER RESOURCES .....	76
7.4	WASTE MANAGEMENT AND ENERGY CONSERVATION .....	77

7.4.1 Waste Management .....	77
7.4.2 Recycling .....	78
7.4.3 Energy Conservation .....	79
7.5 OUTREACH AND INCENTIVES .....	80

## **8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION..... 81**

8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT .....	81
8.1.1 Right-to-Farm .....	81
8.1.2 Agricultural Buffers.....	81
8.1.3 Farmland Assessment Act .....	81
8.2 OTHER STRATEGIES .....	81
8.2.1 Agricultural Vehicle Movement Routes.....	82
8.3 AGRICULTURE EDUCATION AND PROMOTION.....	82

## **9.0 SOURCES OF INFORMATION ..... 83**

### **APPENDICES**

- A. INVENTORY OF ALL FARMLAND-ASSESSED PROPERTIES IN WOOLWICH TOWNSHIP
  - A-1: Farm Assessments 2007: Identification and Breakdown of Land Use
  - A-2: Crops by Acreage on Woolwich Farmland-Assessed Lands – Graphs
- B. FARM MARKETING IN THE WOOLWICH REGION
  - B-1: Roadside Markets in Gloucester County
  - B-2: Agritourism in Gloucester County
  - B-3: Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties
- C. AGRICULTURAL SUPPORT AND SERVICE BUSINESSES IN THE WOOLWICH REGION
  - C-1: Agricultural Support Businesses in Cumberland, Gloucester and Salem Counties
  - C-2: Food Products Distributors and Brokers in Burlington, Camden, Cumberland, Gloucester, and Salem Counties
  - C-3: Cold Storage Warehouses in Atlantic, Camden, Cumberland, Gloucester, and Salem Counties
- D. WOOLWICH TOWNSHIP FARMLAND PRESERVATION RANKING CRITERIA
- E. CONSERVATION PROGRAMS FOR FARMERS
- F. WOOLWICH TOWNSHIP RIGHT-TO-FARM ORDINANCE
- G. “IS YOUR TOWN FARM FRIENDLY?” QUESTIONNAIRE

### **TABLES**

Table 1: Gloucester County Farms .....	3
Table 2: Size of Gloucester County Farms.....	4
Table 3: Types of Farmland in Gloucester County .....	4
Table 4: Types of Farmland in Woolwich Township, 1984-2007 .....	5
Table 5: Classification of Woolwich Township Soils .....	6
Table 6: Woolwich Township Soils.....	7
Table 7: Water Certifications and Registrations in Woolwich Township.....	10
Table 8: Options for R-1 and R-2 Residential Districts .....	23
Table 9: Preserved and 8-Year Farmland in Woolwich Township .....	35
Table 10: Cost and Funding to Date of Woolwich Township Preserved Land .....	36

Table 11: North Project Area Target Farms – Prime and Statewide Importance Soils .....	41
Table 12: East Project Area Target Farms – Prime and Statewide Importance Soils.....	42
Table 13: Southwest Project Area Target Farms – Prime and Statewide Importance Soils.....	43
Table 14: Unpreserved Farmland in Project Areas .....	43
Table 15: Ten-Year Costs and Funding .....	48
Table 16: Woolwich North Project Area Target Farms .....	51
Table 17: Woolwich East Project Area Target Farms and Permanently Preserved Farms .....	52
Table 18: Woolwich Southwest Project Area Target Farms .....	56
Table 19: North Project Area – Soil Classifications.....	57
Table 20: East Project Area – Soil Classifications.....	58
Table 21: Southwest Project Area – Soil Classifications .....	60
Table 22: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties .....	66
Table 23: Gloucester County Farms Participating in “Farm To Fork” .....	67
Table 24: Gloucester County Restaurants that Buy Directly from Local Farms .....	68

## **FIGURES**

Figure 1: Agricultural Market Value (\$1,000) in New Jersey, 2002 .....	11
Figure 2: Agricultural Market Value (\$1,000) in Gloucester County, 1982-2002.....	12
Figure 3: Acres of Crop Types in Woolwich Township, 1984-2007 .....	13
Figure 4: Acres Of Crop Types In Gloucester County, 1984-2007.....	13
Figure 5: Dominant Crops in Woolwich Township, 2007 .....	14
Figure 6: Dominant Crops in Gloucester County, 2007.....	15

## **MAPS**

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

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*Source: DVRPC*

*A Soybean Field in Woolwich Township*

# **WOOLWICH TOWNSHIP FARMLAND PRESERVATION PLAN**

## **EXECUTIVE SUMMARY**

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

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

The pressures of development have led Woolwich's leaders to investigate and utilize all land management tools available to municipalities. In 2003 and 2004, Woolwich concentrated on documenting and planning protection for its natural resources and open space and obtained a Green Acres Planning Incentive Grant. It compiled a new Master Plan and changed some of its zoning. In 2004-05 the township developed a Farmland Preservation Plan and applied for and was awarded an agricultural Planning Incentive Grant. It also adopted a Conservation Design ordinance to retain open space and agricultural land on sites where development projects were planned. In 2006 Woolwich contracted with the South Jersey Land & Water Trust to work with local farmers on farmland preservation projects and has continued that assistance in 2007 and 2008.

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

This 2007-09 Farmland Preservation Plan builds upon the one developed in 2004-05 and is intended to work in conjunction with the TDR program. It has three Project Areas – North, East, and South– that accord with the TDR sending areas. The cost of easements on the acreage of all targeted farms in these three areas would be prohibitive if purchase of development easements with state, county, and municipal funding were the only option. An assumption of this Plan is that the TDR program will offset this funding need by at least 60 percent. The adoption of the

TDR program is anticipated by local farmers, who have enthusiastically endorsed it. Consequently, that percentage of cost seems quite conservative.

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

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



*Source: Joseph Finocchiaro*

*Echo Valley Farm in winter.*

*This farm was recently preserved using Woolwich’s Planning Incentive Grant (PIG) funding and support from Gloucester County and Woolwich’s Trust Fund.*

# WOOLWICH TOWNSHIP COMPREHENSIVE FARMLAND PRESERVATION PLAN

## 1.0 WOOLWICH TOWNSHIP’S AGRICULTURAL LAND BASE

### 1.1 OVERVIEW

#### 1.1.1 Gloucester County

Farm acreage and farming in Gloucester County and throughout New Jersey changed dramatically during the second half of the 20<sup>th</sup> century. Farm acreage trends from 1954 to 1997 show a loss of 50 percent 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 percent loss in farmland during those years. Looking at recent changes between 1997 and 2007, the total number of farms in Gloucester County actually increased slightly, although farms became smaller in size. The Census of Agriculture reports that in 2007 there were 669 farms in Gloucester County, up 3 percent from the 652 farms the county had in 1997. However, the average size of farms in 2007 was 70 acres, a decrease of 22 percent 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 size of farm (acres)	91	88	90	73	70
Median size of farm (acres)	(N)	(N)	22	22	15
(N) Not available					

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

Of the 669 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 percent of farms in the county were between 10 and 49 acres in size, and another 33 percent were less than ten acres.

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

	1987	1992	1997	2002	2007
1 to 9 acres	134	199	191	197	221
10 to 49 acres	261	255	241	283	291
50 to 179 acres	196	168	139	151	103
180 to 499	67	62	60	39	38
500 to 999 acres	19	14	12	15	9
1,000 acres or more	4	6	9	7	7

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

According to the 2007 Census of Agriculture, Gloucester County has 46,662 acres of farms, comprising about 22 percent 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			2007	2002
Total cropland	farms		507	578
	acres		34,709	37,422
Harvested cropland	farms		447	511
	acres		31,890	32,892
Cropland used only for pasture or grazing	farms		85	161
	acres		978	2,667
Other cropland	farms		103	114
	acres		1,841	1,863
Total woodland	farms		312	313
	acres		6,750	7,445
Woodland pastured	farms		65	93
	acres		547	1,276
Woodland not pastured	farms		274	241
	acres		6,203	6,169
Permanent pasture and rangeland, other than cropland and woodland pastured	farms		248	188
	acres		2,055	2,231

Source: USDA Census of Agriculture, 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%) were female and 537 (80%) were male. About 46 percent of principal operators considered farming to be their primary occupation, with the remainder having primary employment other than farming. This is a decrease from 53 percent in 2002. Individuals or families, rather than entities such as real estate companies, owned 97 percent (648) of all farms in Gloucester County in 2007.

### 1.1.2 Woolwich Township

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

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

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

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

Source: NJ Department of Agriculture (NJDA), 1984-2007

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

comprehensive Transfer of Development Rights (TDR) Program, with detailed plans for a town center-receiving area. The TDR Plan, which was completed in 2007, was then reviewed by the State of New Jersey, and approved in April 2008. Work on aspects of its implementation is actively being pursued.

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

## 1.2 SOILS

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

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

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

*Table 5: Classification of Woolwich Township Soils*

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

Source: USDA NRCS, 2004

These designations of soils within Woolwich Township are shown on the individual Project Area – Soil Classifications maps, **Maps 4, 6, and 8: North, East, and Southwest Project Area – Soil Classifications**, respectively. A complete list of Woolwich soils is shown in the table below, and all soils are shown on **Map 10: Soils**.

*Table 6: Woolwich Township Soils*

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



Soil Code	Soil Name	Woolwich Acres	Percentage of all Soils	Designation*
	eroded			
SsD	Sassafras soils, 10-15 percent slopes	58	0.4	S-1
SsE	Sassafras soils, 15-40 percent slopes	53	0.4	NA
Tm	Tidal marsh	260	2	NA
W	Water	234	2	NA
WaD3	Westphalia fine sandy loam, 10-15 percent slopes, severely eroded	43	0.3	NA
WhB	Westphalia soils, 0-5 percent slopes	444	3	P-1
WhD	Westphalia soils, 10-15 percent slopes	20	0.1	U-1
WhE	Westphalia soils, 15-40 percent slopes	13	0.1	NA
WnA	Woodstown and Dragston loams, 0-2 percent slopes	19	0.1	P-1
WoB	Woodstown and Dragston loamy sands, 0-5 percent slopes	95	1	P-1
WsB	Woodstown and Dragston sandy loams, 0-5 percent slopes	591	4	P-1
WtB	Woodstown and Klej loamy sands, 0-5 percent slopes	16	0.1	S-1
<b>Total Acreage</b>		<b>13,714</b>	<b>100</b>	
<b>Total Farmland Acreage</b>		<b>10,977</b>		
<b>Total Nonfarmland Acreage</b>		<b>2,735</b>		
<b>Steep Slopes (15%+ Slopes)</b>		<b>930</b>		
* Designations: P-1: Prime Farmland S-1: Statewide Importance L-1: Local Importance U-1: Unique Farmland NA: Land that is not appropriate for farming (e.g., eroded, developed, very steep slopes, pits, permanently wet soils, water)				

Source: USDA NRCS, 2004

### 1.3 WATER RESOURCES IN WOOLWICH TOWNSHIP

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

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

The PRM aquifer is also utilized for drinking water in Woolwich Township, both through water supply companies and private wells. This aquifer is rich in water, but it serves all the communities on the inner coastal plain in southern New Jersey, as well as communities in northern Delaware. Because it serves so many people, there has been a significant decline in its water levels. This became so serious that the NJ Department of Environmental Protection (NJ DEP) established Water Supply Critical Area #2 in 1986, which imposed annual limits on water

withdrawals in the PRM for all water supply companies. Usage from the PRM was cut back by over 20 percent and no increases in pumping were allowed. Many municipalities were forced to lessen their dependence on the aquifer by using Delaware River water treated by New Jersey American Water Company at its treatment plant in Delran, Burlington County.

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

### **1.3.1 Irrigation**

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

According to Albert Jarrett of Penn State University, irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires three to seven gpm per acre. Farm ponds can lose 40 to 60 percent 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 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, and 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. The following table lists the current water certifications and registrations for agricultural properties in Woolwich Township.

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

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

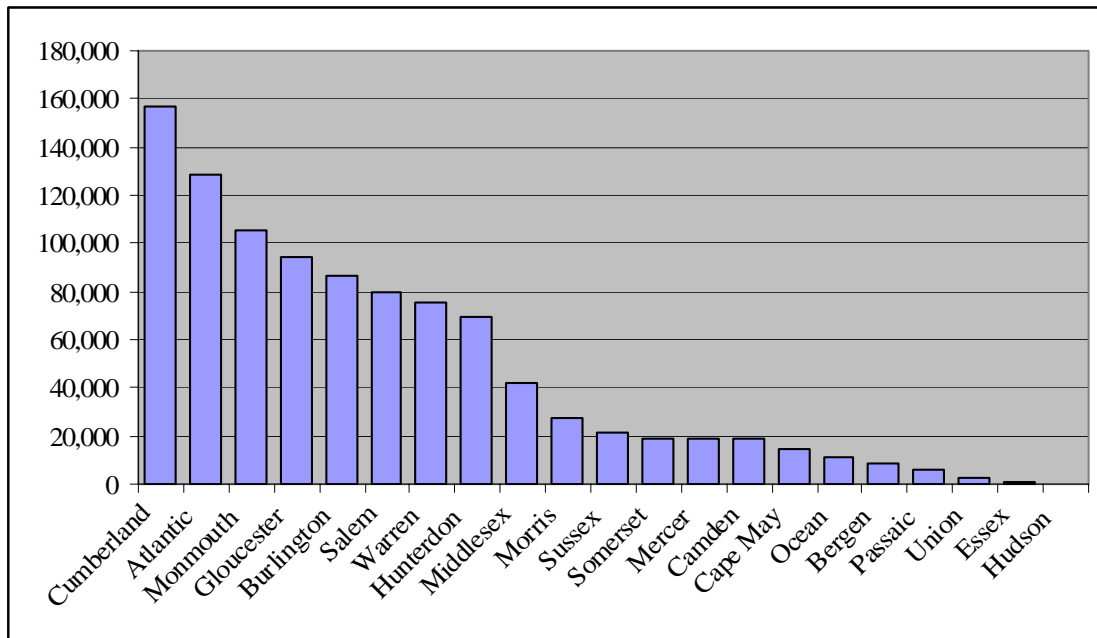
Source: NJDEP, 2007

## 2.0 AGRICULTURAL INDUSTRY IN THE REGION

### 2.1 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 Woolwich Township is unavailable.

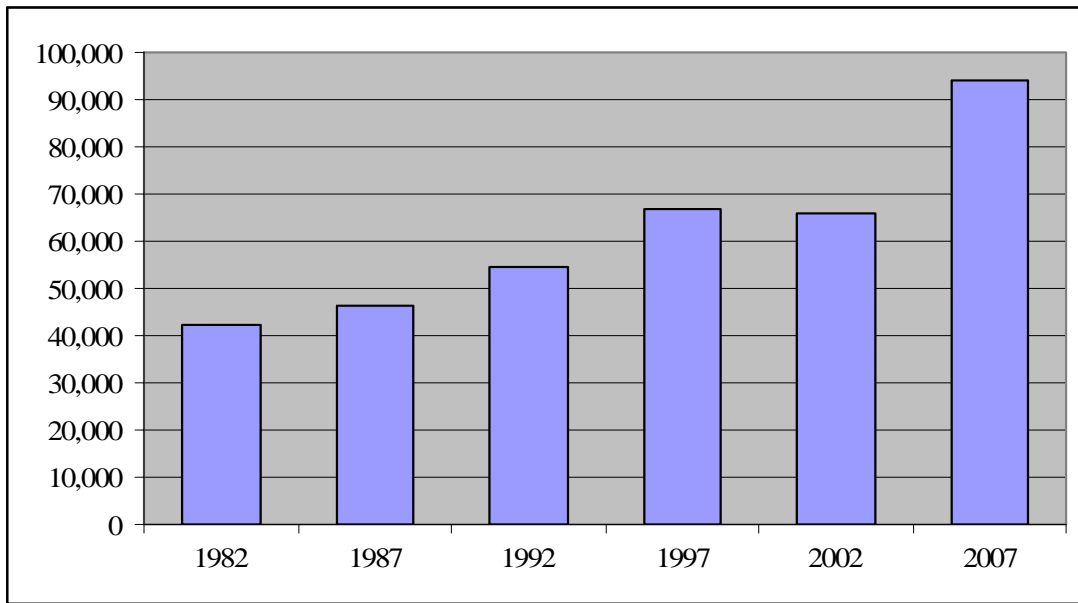
*Figure 1: Agricultural Market Value (\$1,000) in New Jersey, 2007*



*Source: USDA Census of Agriculture, 2007*

As shown in the chart 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**



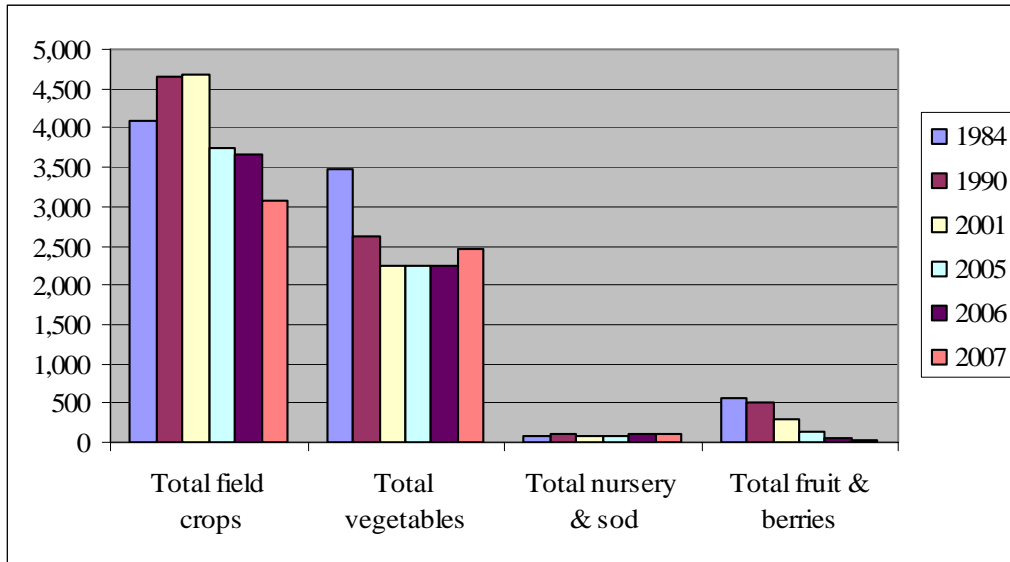
*Source: USDA Census of Agriculture, 1982, 1987, 1992, 1997, 2002, 2007*

## **2.2 CROP AND PRODUCTION TRENDS**

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

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

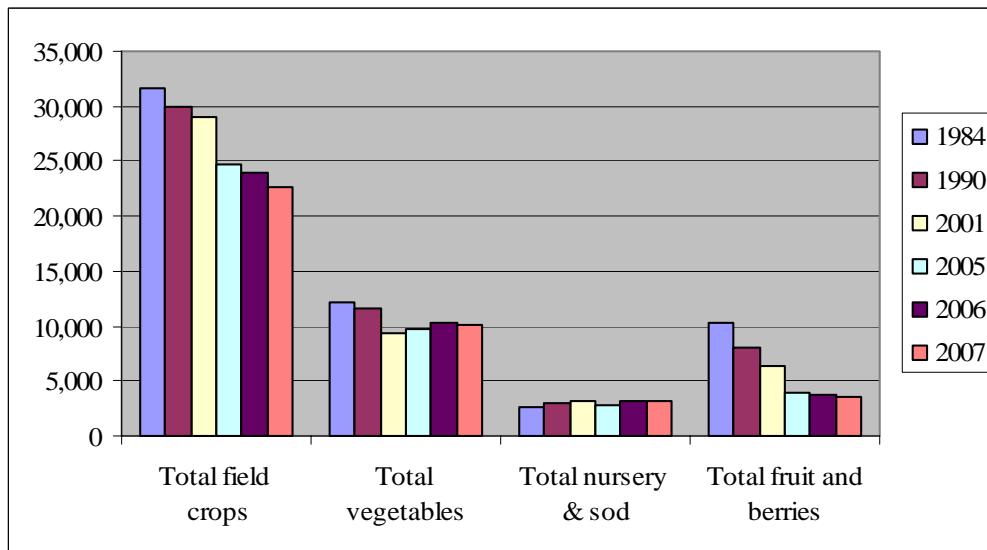
**Figure 3: Acres of Crop Types in Woolwich Township, 1984-2007**



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

The 20-year trends of crop types in Woolwich Township generally follow the countywide trends, as seen in the chart below. However, vegetables cover a much larger share of the agricultural land in Woolwich Township than they do for the county as a whole. Between 1984 and 2007, the acreage of field crops in Gloucester County fell by 29 percent, from 31,719 acres to 22,568 acres. The acreage of vegetable crops fell 17 percent, from 12,203 acres in 1984 to 10,096 acres in 2007. The acreage of nursery & sod increased 22%, from 2,670 acres in 1984 to 3,258 acres in 2007. The greatest percentage drop in the county was in fruit and berry crops, which fell 65 percent, from 10,321 acres in 1984 to just 3,587 acres in 2007.

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

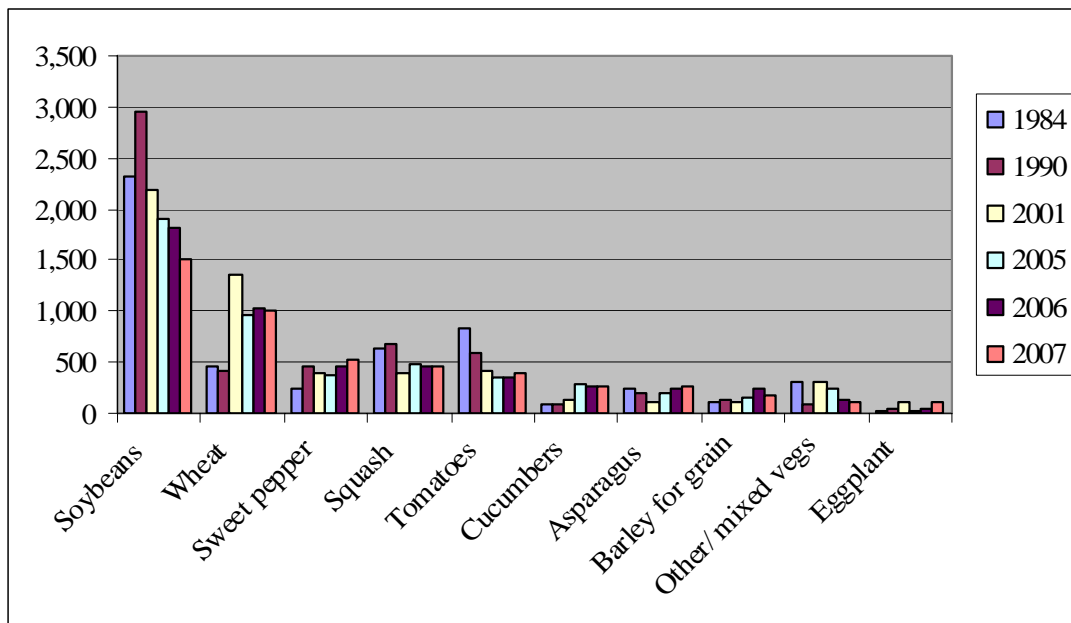


Source: NJDA, 1984 1990, 2001, 2005, 2006, 2007

Farmland assessment records from 2007 reveal that of the top 10 crops that cover the greatest number of acres in Woolwich Township, three were field crops and seven were vegetables. **Figure 5** below shows the top 10 crops in Woolwich Township in 2007, as well as their corresponding acreage in the years 1984, 1990, 2001, 2005, and 2006.

Soybeans were the number one crop in 2007, covering 1,501 acres. The amount of land in soybeans, however, decreased 35 percent from the 1984 total of 2,318 acres. The other major field crops are wheat, covering 1,005 acres, and barley for grain, covering 169 acres. Sweet peppers were the number one vegetable crop in Woolwich Township in 2007, covering 535 acres. Other major vegetable crops included squash (464 acres), tomatoes (386 acres), cucumbers (260 acres), asparagus (252 acres), other or mixed vegetables (119 acres), and eggplant (105).

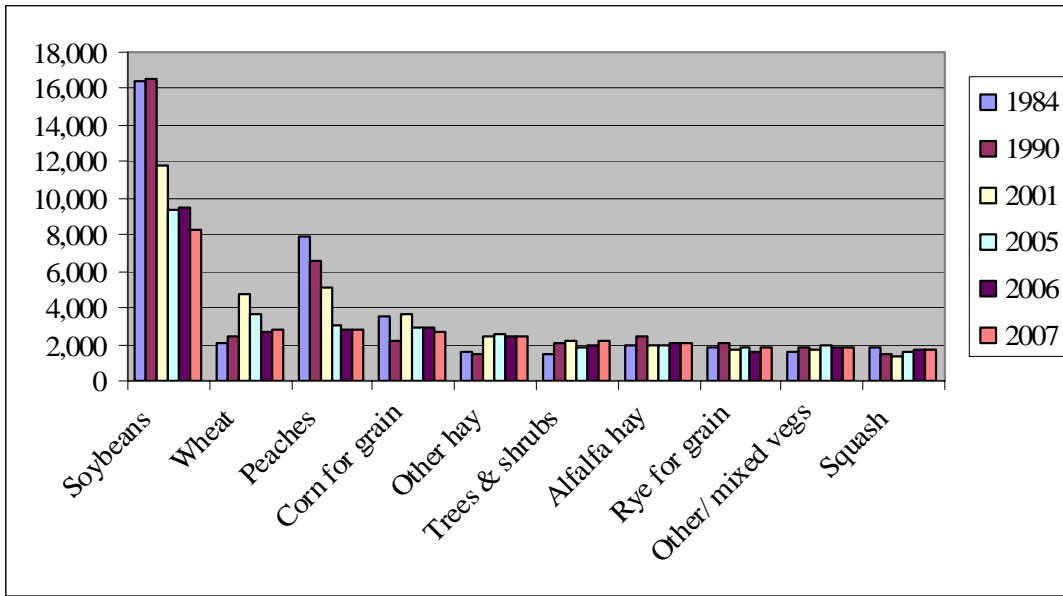
**Figure 5: Dominant Crops in Woolwich Township, 2007**



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

Of the top 10 crops in Woolwich Township in 2007, only four – soybeans, wheat, squash, and other/mixed vegetables – are also among the top 10 crops in the county, as shown in **Figure 6** below. 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 fell 49 percent, from 16,373 acres in 1984 to 8,310 acres in 2007. The acreage of peaches plunged 65 percent, from 7,913 acres in 1984 to 2,766 acres in 2007.

Figure 6: Dominant Crops in Gloucester County, 2007



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

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

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

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

### 2.3 AGRICULTURAL SUPPORT SERVICES AND RELATED BUSINESSES

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



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

Residents of Gloucester County can purchase local produce, flowers, and other agricultural products at one of the 31 roadside markets in Gloucester County, or at one of the 12 Farmers Markets in Gloucester, Salem, or Camden counties. See **Table 22: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties** and **Appendix B-1: Roadside Markets in Gloucester County, New Jersey.** These direct markets attract customers from the entire region interested in purchasing fresh, locally grown produce, and they 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 nonagricultural products, such as cookbooks or baked goods.

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

## 3.0 LAND USE PLANNING

### 3.1 STATE PLANNING

#### 3.1.1 New Jersey Development and Redevelopment Plan

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

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

The agricultural Project Areas (PAs) designated in Woolwich's 2007-09 Farmland Preservation Plan are located in three areas. The East PA is in the PA4 portion of the township, east of the New Jersey Turnpike. It adjoins agricultural areas of South Harrison Township. The North PA is in the PA3 that covers the northern section of Woolwich. It adjoins Logan and East Greenwich townships and their agricultural areas. The Southwest Project Area is along Woolwich's northwest border, adjoining Oldmans Creek and Logan Township. See **Map 13: Existing Zoning and New Jersey State Planning Areas.**

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

### **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 applied the principles of smart growth planning to preserve and enhance agriculture in the state. The plan focused on five components: farmland preservation, agricultural land use planning, economic development, natural resource conservation, and agricultural industry sustainability. The plan emphasized a more streamlined and strategic process of farmland preservation, as well as better coordination with local land use planning. In addition, the plan examined a number of ways to enhance the agricultural industry while protecting environmental quality to ensure a thriving future for farming in New Jersey.

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

The Delaware Valley Regional Planning Commission (DVRPC) is the Metropolitan Planning 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 through 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 on open space and farmland, natural resources, and recreation areas. These elements are indicated on the land use plan map, along with existing uses and related items. The land use plan map also identifies an interconnected open space network across the region, along with locations that should remain rural and agricultural in character.

The 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 unfragmented and their integrity could be maintained through strategic acquisitions and easements, land management, and appropriate forms of growth. In addition to these Conservation Focus Areas, Rural Conservation lands are designated on the land use plan map. These areas are equally important to preserve, but are experiencing more development and are therefore becoming less intact than the Focus Areas. Both the Rural Conservation Lands and the Conservation Focus Areas are not “no-growth zones,” but instead are areas whose natural, agricultural, and recreational values should be protected, while allowing for limited growth that is in character with each region.

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

### **3.3 COUNTY PLANNING**

#### **3.3.1 Gloucester County Farmland Preservation Plan**

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

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

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

Gloucester County completed a new Farmland Preservation Plan in 2008, in which Project Areas were designated for purposes of focusing state Planning Incentive Grant funding for farmland preservation. The Project Area covering Woolwich Township incorporates nearly all of the township's farm-assessed land and thus accords with Woolwich's 2007-09 Farmland Preservation Plan Project Areas. Other goals and objectives of the County's 1997 plan were maintained in the 2008 version, although the priority ranking system was not utilized directly.

### **3.4 WOOLWICH TOWNSHIP PLANNING AND REGULATIONS**

#### **3.4.1 Municipal Master Plan**

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

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

The Action Items for implementation of the OSRP and Open Space and Recreation Element includes the following steps for years one, three, and five:

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

The Open Space and Recreation Plan delineated three areas of farmland preservation interest. These are now proposed as Planning Areas in this 2007-09 Farmland Preservation Plan. Their specific boundaries are in accord with the Sending Areas established in the recently completed and approved Transfer of Development Rights application.

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

### **3.5 CURRENT LAND USE**

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

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

### **3.6 WATER AND SEWER INFRASTRUCTURE**

#### **3.6.1 Water Supply**

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

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

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

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

#### **3.6.2 Sewer Service**

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

Residents of Swedesboro are served by a treatment plant operated by the Swedesboro MUA, located along the Raccoon Creek at the north end of Swedesboro. This plant also serves Kingsway Regional High School in Woolwich, north of Swedesboro. All other Woolwich units, both residential and commercial, rely on septic systems. See **Map 12: Sewer Service Areas** for the location of the currently approved sewer service area.

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

None of the proposed Farmland Preservation Project Areas are served by sewer or are within an existing or proposed sewer service area.

### **3.7 ZONING AND DEVELOPMENT REGULATIONS**

#### **3.7.1 Zoning Overview**

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

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

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

R-1 District				R-2 District			
	Option 1: Neutral Density/Basic Conservation	Option 2: Country Properties	Option 3: Conventional Lotting		Option 1: Neutral Density/Basic Conservation	Option 2: Country Properties	Option 3: Conventional Lotting
Density	87,120 SF/du max gross density	10 acres/du	87,120 SF/du	Density	65,340 SF/du max gross density	7 acres/du	65,340 SF/du
Lot Size Max with Min. Lot Width	1.3 acres 150 feet	NA	NA	Lot Size Max with Min. Lot Width	1 acre 150 feet	NA	NA
Lot Size Avg with Min. Lot Width	1 acre; 43,560 SF 125 feet	10 acres 300 feet	NA	Lot Size Avg with Min. Lot Width	32,670 SF 115 feet	7 acres 300 feet	NA
Lot Size Min. with Min. Lot Width	1/2 acre; 21,780 SF 100 feet	5 acres 300 feet	87,120 SF or 2 acres 185 feet	Lot Size Min. with Min. Lot Width	1/2 acre; 21,780 SF 100 feet	3 acres 200 feet	65,340 SF or 1.5 acres 160 feet
Open Space	50%	No Common Open Space	No Common Open Space	Open Space	50%	No Common Open Space	No Common Open Space
Yards: Front Side Rear	30 feet 10 feet; 40 feet between bldgs 40 feet	See Option 2: Country Properties	60 feet 25 feet 50 feet	Yards: Front Side Rear	25 feet 10 feet; 35 feet between bldgs 40 feet	See Option 2: Country Properties	50 feet 20 feet 30 feet
Max Bldg Coverage	NA	NA	10%	Max Bldg Coverage	NA	NA	10%
Max Impervious Coverage	30% on each lot	12%	30%	Max Impervious Coverage	30% on each lot	15%	35%

Source: Woolwich Township, 2009

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



### **3.7.2 Innovative Planning Techniques**

#### ***Cluster Zoning***

A zoning ordinance may have a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space or 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 not always a popular technique because of these factors and because density bonuses to encourage clustering have sometimes allowed too many additional units.

#### ***Noncontiguous Cluster Zoning***

Noncontiguous cluster zoning allows a parcel to be preserved by transferring its development potential to a noncontiguous 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, while the "receiving area" parcel is allowed to be developed at a higher density than would otherwise be permitted. This technique can be simpler to administer than conventional TDR programs since it can involve as little as two parcels.

#### ***Conservation Design***

Conservation Design is a form of clustering that requires careful analysis of the environmental resources and farming potential so that the housing layout is situated to protect these features. The Growing Greener model for conservation design, developed by planner and landscape architect Randall Arendt of the Natural Land Trust in Media, Pennsylvania, lays out a four-step process for such development. Key provisions are that the clustering is mandatory and that there must be at least 50 percent 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 instead of 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 be linked to contiguous open space. It also requires that farm parcel lands maintain the integrity of a farming area, in order to make farming operations easier. Finally, it allows preservation of important scenic views, which in Woolwich are largely across beautiful farmland.

Woolwich Township has adopted a Conservation Design ordinance that preserves the maximum amount of farmland on farm parcels that are about to be developed and that links that preserved land to other farmland. Woolwich Township's ordinance includes most of the provisions of the Growing Greener model, although clustering is not mandatory in the township. This Conservation Design ordinance has been utilized for preserving farmland on those parcels that

have already been sold and are in the process of development through active negotiation by the Planning Board with development applicants.

***Lot Size Averaging***

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

**3.7.3 Township Development Pressures and Land Value Trends**

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

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

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

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

The building permits from 2004 include 285 single-family houses, as well as 229 units in 16 multifamily houses. In all other years, only single-family houses received building permits. The list of all farms in the Project Areas is indicative of the development pressure on farmers to sell their land. The comment column for each Project Area table shows that developments were

approved for eight farms on 13 parcels in the Project Areas, a serious potential loss of farming in the township because of the size and location of these parcels. These have not yet been built and currently there is some potential for preservation of these properties.

According to the Gloucester County Office of Land Preservation, the average price of development easements in Woolwich Township ranged from \$12,000 to \$18,000 per acre in 2007. The average value of a development easement in 2007 was \$15,760 per acre, although this was skewed downward by two properties with significant wetlands areas. Easement values remained relatively unchanged between 2006 and 2007, and were only slightly lower than in 2005, when they averaged \$16,500.

### **3.8 TRANSFER OF DEVELOPMENT RIGHTS (TDR)**

#### **3.8.1 Municipal Transfer of Development Rights**

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

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

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

Woolwich's TDR plan establishes sending areas of large parcels across the township, including a very large area of farmland in the section of the township below Weatherby, along Oldmans Creek. These sending areas are the basis for delineation of the agricultural Project Areas in this 2007-09 Farmland Preservation Plan. According to the Draft TDR ordinance amended in July 2008, the base zoning in the sending area will be changed to one dwelling unit per 15 gross acres, if the owner of a sending zone parcel chooses not to participate in the TDR program. This change will reduce the allowable density. The TDR ordinance will still protect the equity of

farmers participating in the TDR Program; they will be able to sell their development potential based on current zoning to developers who build in either of the two receiving areas.

Two receiving areas were established: the Route 322 Receiving Area and the Auburn Receiving Area. The Route 322 Receiving Area, the larger of the two, encompasses 743 acres and is divided into two sections. The largest section of this receiving area has been given the name “Woolwich New Town” and is designed to contain a high-density mix of uses and housing types. The plan calls for, among other things, a section of Swedesboro-Paulsboro Road to be developed as a mixed-use main street, and for the area around the exit for the New Jersey Turnpike to be developed into a commercial regional center. This receiving area can accommodate up to 3.6 million square feet of commercial space and is intended to have a connected street network with bike and pedestrian accessibility.

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

### **3.8.2 Regional Transfer of Development Rights**

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

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

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

Woolwich Township has just developed a municipal TDR program and is the first community outside of Burlington County to receive approval for its TDR plan by the state under the 2004

TDR legislation. It is therefore less in need of a regional program than many other farming communities.



*Source: DVRPC*

*A Dairy Herd in Woolwich, 2001*

## **4.0 FARMLAND PRESERVATION IN WOOLWICH TOWNSHIP**

### **4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA**

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

### **4.2 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS**

There are several programs and methods for preserving farmland in any community. The Gloucester County Farmland Preservation Program has used some of these programs and methods extensively in Woolwich Township, while others have not been utilized at all, due mostly to a 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 and it 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 also the principal means of farmland preservation under county and municipal PIG programs.

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 or her land and can sell it or leave it to heirs, knowing it will remain open and in farming. Sale of development easements nearly always reduces estate taxes, as well. None of this is true with a sale to a developer. A disadvantage of most developer land offers is that there tend to be “contingencies” attached to them – conditions that must be met, such as planning board approvals for a proposed development, before the offer will be finalized. This can significantly delay a final sale.

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

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

#### **4.2.2 Planning Incentive Grants**

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

In order to be eligible for PIG funding, a municipality must adopt a farmland preservation plan element into 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. In addition, the AAC is expected to consider measures that the township could take that would promote the farm industry and remove barriers to farming.

PIG funding allows a municipality to obtain its own state funding and to promote preservation and farming within the community directly, as an addition to the state and county efforts. Targeted farms within the municipal Project Area are “pre-approved” and do not undergo the ranking and competition for preservation dollars that are part of the direct state and county easement purchase programs. The municipality can select the 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.

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

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

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

Woolwich Township applied for and was awarded a PIG in 2005 and launched an active outreach to township farmers in 2006. To date, at least two farms have worked their way through the process of easement acquisition and went to closing in December 2008.

#### **4.2.3 Fee-Simple Acquisition**

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

Fee-simple acquisition is available through the Gloucester County Farmland Preservation program, but it is not used often due to limited financial resources since it is more expensive than purchase of development rights. The State of New Jersey, through the SADC, does purchase farmland outright, especially in cases where there is a threat from imminent development. After severing the development rights, the state then resells 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 PIG, but the SADC will also provide PIG



funding for delineated planning areas. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Woolwich Township. The South Jersey Land and Water Trust has a Green Acres PIG that covers the watersheds of Raccoon and Oldmans creeks, in which much of Woolwich is located.

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

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

#### **4.2.6 Installment Purchase**

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

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

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

#### **4.2.7 Donation**

Land, or the development rights to the land, can be donated by a landowner to a public entity or a 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, New Jersey, 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.

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

#### **4.3 CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT**

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

The Township Committee established an AAC in May 2004 to oversee the development and implementation of a Farmland Preservation Plan and to recommend actions to the Township Committee to support the agricultural industry. To implement the Plan, Woolwich's leaders and the AAC decided to contract with a farmland preservation coordinator through the South Jersey Land & Water Trust (SJLWT), who came on board in 2006. At that time, all farmers in the Project Areas were contacted by Woolwich's Mayor and notified of the municipal Farmland Preservation/PIG program. Several farm owners responded with interest. The AAC subsequently decided to continue the relationship with the SJLWT coordinator through 2007, 2008, and into 2009.

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

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

#### **4.4 EIGHT-YEAR FARMLAND PRESERVATION PROGRAM**

Farmers can participate in an Eight-Year Farmland Preservation Program to temporarily preserve their land for eight years. This program can serve as a trial period for farmers to see if preservation is the right choice for them. There are two types of Eight-Year Farmland Preservation Programs, the State Eight-Year Program and the Municipal Eight-Year Program. Although the Eight-Year Programs offer no direct compensation, farmers are eligible to receive grants covering up to 75 percent of the cost of approved soil and water conservation projects. Participation in the municipal program can also offer greater protection for the farmer concerning nuisance complaints, eminent domain actions, and zoning changes (Gloucester County Office of Land Preservation). There are three farms in the Eight-Year Program in Woolwich Township. See *Table 9: Preserved and 8-Year Farmland in Woolwich Township*.

#### **4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS**

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

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

Both the Landscape Project, produced by the Endangered and Nongame Species Program of NJ DEP's Division of Fish and Wildlife, and the Heritage Priority Database, were consulted in determining where growth should and should not occur and where farmland preservation will enhance open space protections. The descriptions of the Project Areas in this 2007-09 Farmland Preservation Plan incorporate information drawn from those sources. See **Section 5.2.1**.

#### **4.6 PRESERVED FARMLAND IN WOOLWICH TOWNSHIP**

Both farmland easement and fee-simple acquisition were used to preserve farmland in Woolwich

Township through 2007. All preservation occurred through Gloucester County, rather than through the state. Woolwich's PIG has sparked the interest of farm landowners in preservation. Two farms for which the township successfully pursued municipal easement acquisition through the PIG program went to closing in December 2008. See **Table 9: Preserved and 8-Year Farmland in Woolwich Township** for a list of permanently preserved farms, along with **Section 4.7: Farmland Preservation Funding in Woolwich Township** and its **Table 10: Cost and Funding of Woolwich Township Preserved Land**. Woolwich's permanently preserved farms occupy 406 acres and are shown in a dark brown color on several maps, including **Map 1: Project Areas**.

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

Block	Lot	Class	Owner	Location	Township	Acreage
<b>Permanent Preservation</b>						
41	5, 5.01, 5.02	3B	BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	29
41	5.06	3A	BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	6.02
41	6.04		BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	12
42	3	3B	GERLACK, MAY L	HARRISONVILLE RD	Woolwich (& So. Harrison)	3.07 (Of 162.4 total)
43	6	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	96.18
43	7	3B	DIBELLA, JOSEPH A	DAVIDSON	Woolwich	15.5
43	8	3B	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	35
43	9.01		DIBELLA, MICHAEL & JANE		Woolwich	27.91
44	1		DIBELLA, CARMEN & JOSEPHINE		Woolwich	36.18
44	6	3A	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	21.01
44	10	3B	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	18.64
46	5.03, 9.01	3B	FINOCCHIARO, JOS/FAMILY TRUST	DAVIDSON RD	Woolwich	29
46	7	3B	LICCIARDELLO, RUSSELL J	DAVIDSON RD	Woolwich	18.74
46	10	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	35.39
46	9	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	17.28
54	16.01	3A	DERSCHE, DAN	BACK CREEK RD	Woolwich	14.85
59	3		PUTORTI, ANTONINO		Woolwich	31.7
59	7.02		HANAHAN, JOSEPH & JULIE		Woolwich	6.12
<b>Total Acreage Permanently Preserved</b>						<b>405.95</b>
<b>Number of Parcels in Permanent Preservation</b>						<b>21</b>
<b>Farmland with Recent Permanent Preservation through PIG Funding</b>						
46	3.01		CALI FAMILY	MONROEVILLE RD	Woolwich	77.6
46	5.02		FINOCCHIARO FAMILY	MONROEVILLE RD	Woolwich	26.2
<b>8 - Year Preservation</b>						
2	12	3B	MAUGERI, ANNA	OLD FERRY RD	Woolwich	95.2
55	4.02	3B	HORNER, WILLIAM C	FRANKLINVILLE RD	Woolwich	6
47	2, 2.01		HORNER, WILLIAM C		Woolwich	40
<b>Total Acreage in 8-Year Program</b>						<b>141.2.</b>
<b>Number of Parcels in 8-Year Program</b>						<b>9</b>

Source: Gloucester County Office of Land Preservation, 2007

#### 4.7 FARMLAND PRESERVATION FUNDING IN WOOLWICH TOWNSHIP

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

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

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

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

Original Owner	Acres	Total Cost (SADC/GC)	State Cost (SADC/GC)	County Cost	Per Acre Total Cost	State Cost Share	County Cost Share	Type of Acquisition	Date of Purchase
Property 1	10.80	\$43,326.00	\$0.00	\$43,326.00	\$4,011.67	0.00%	100.00%	Cty Buy	7/10/2006
Property 2	5.00	\$87,480.00	\$0.00	\$87,480.00	\$17,496.00	0.00%	100.00%	Cty Buy	7/10/2006
Property 3.	28.82	\$144,100.00	\$0.00	\$144,100.00	\$5,000.00	0.00%	100.00%	Cty IEP	3/21/2003
Property 4	14.85	\$61,627.50		\$61,627.00	\$4,150.00	0.00%	100.00%	Cty Buy	5/6/ 2002
Property 5	44.79	\$291,627.00	\$181,399.50	\$110,227.50	\$6,510.98	62.20%	37.80%	Cty EP	7/15/2003
Property 6.	27.91	\$145,132.00	\$0.00	\$145,132.00	\$5,200.00	0.00%	100.00%	Cty Buy	4/28/2005
Property 7.	33.88	\$559,020.00	\$335,412.00	\$223,608.00	\$16,500.00	60.00%	40.00%	Cty EP	4/19/2006
Property 8.	164.45	\$493,356.00	\$394,684.80	\$98,671.20	\$3,000.00	80.00%	20.00%	Cty EP	10/23/1989
Property 9	44.79	\$282,177.00	\$181,399.50	\$100,777.50	\$6,300.00	64.29%	35.71%	Cty EP	7/15/2003
Property 10	28.07	\$477,462.00	\$0.00	\$477,462.00	\$17,009.69	0.00%	100.00%	Cty Buy	6/1/ 2007
Property 11.	5.76	\$63,360.00	\$0.00	\$63,360.00	\$11,000.00	0.00%	100.00%	Cty Buy	3/19/2006
Property 12.	16.35	\$114,450.00	\$71,940.00	\$42,510.00	\$7,000.00	62.86%	37.14%	Cty EP	8/19/2003
Property 13	28.27	\$288,354.00	\$157,746.60	\$130,607.40	\$10,200.00	54.71%	45.29%	Cty EP	8/8/2006
<b>TOTALS</b>	<b>453.70</b>	<b>\$3,051,471</b>	<b>\$1,322,582</b>	<b>\$1,728,888</b>					
				EP = Easement Purchase		Buy = Fee simple acquisition			
				Cty = Gloucester County					

Source: SADC, 2007

#### **4.8 MONITORING PRESERVED FARMLAND**

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

#### **4.9 COORDINATION WITH TDR PROGRAM**

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

The determination of Sending Areas in the TDR plan involved use of the 2005 Farmland Preservation Plan and its information and goals. In turn, this updated 2007-09 Farmland Preservation Plan has depended heavily on the TDR plan for guidance. Specifically, the "new" Project Areas of the current Farmland Plan are based on the three main TDR Sending Areas.



*Source: DVRPC*

*Cornfield in Woolwich Township*

## **5.0 FUTURE FARMLAND PRESERVATION PROGRAM**

### **5.1 WOOLWICH TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES**

#### **5.1.1 Preservation Goals and Objectives**

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

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

Objectives:

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

### **5.2 PROJECT AREAS**

#### **5.2.1 2005 Plan Project Areas and Preferred Farms**

In 2004-05 Woolwich prepared a Farmland Preservation Plan and applied for and received a Farmland Planning Incentive (PIG) Grant from the SADC. The grant and plan focused on protecting farmland over the four years remaining in the Garden State Preservation Trust, which was scheduled to expire in 2009. Two farms are in the process of preservation under that funding and plan.

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

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



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

### **5.2.2 Project Areas – North, East, and Southwest**

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

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

### **5.2.3 Project Areas – Descriptions**

#### ***North Project Area:***

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

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

Soils in this Project Area are among the best in the region. Of all soils within the boundaries of the Project Area, 683 acres (60.1%) are prime soils, 281 acres (24.7%) are soils of statewide importance, 23.1 acres (2%) are unique soils, and 127 (11.15%) are soils of local importance. Another 23 acres are nonrated soils. For a breakdown by farm parcel, see **Table 11** below and also **Table 19: North Project Area – Soil Classifications** and **Table 11** below.

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

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

*Source: USDA NRCS, 2007*

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

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

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

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

The Grand Sprute Run NHP site is a steep-sided, wooded ravine with open (emergent) and forested wetlands along much of its length, and mixed oak upland forest on its slopes. The stream runs north to south, crossing under Route 322 before flowing into the Raccoon Creek. The site contains habitat for rare plant species and has a biodiversity rating of B5. Two plant species of New Jersey state special concern have also been documented on the site. In 2004, the

Fish and Wildlife Division of NJ DEP acquired the lower half of the site, below Route 322, and established a State Wildlife Management Area. Part of the site’s unprotected upper half lies within the boundaries of the North Project Area.

***East Project Area:***

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

There are 40 target farms within the Project Area, made up of 72 farm parcels on 1,902 acres. There are 14 farm-assessed parcels covering 387 acres in this Project Area that are permanently preserved. One farm, the Horner farm, consisting of 48.8 acres on three parcels, is in the Eight-Year program. See **Table 17: Woolwich East Project Area Target Farms and Permanently Preserved Farms.**

Soils in the East Project Area are also highly productive. The region consists of 1,623 acres (60.1%) that are prime soils, 538.72 acres (19.94%) that are soils of statewide importance, 441 acres (16.3%) that are soils of local importance, and eight acres that are unique soils. There are 90 acres of soils that are unrated. For a breakdown by farm parcel, see **Table 20: East Project Area – Soil Classifications.** For a breakdown by Target Farms, see **Table 12** below.

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

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

*Source: USDA NRCS, 2007*

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

***Southwest Project Area***

The Southwest Project Area is a region of important farmland located along Oldmans Creek, which is Woolwich’s border with Salem County, and north of Oldmans Creek Road. It is bounded on the western side by the creek itself, on the north by Logan Township, and to the northeast by the boundaries of the Weatherby Planned Unit Development. On the southern side, it spans Kings Highway. Like the other Project Areas, it is roughly equivalent to the Transfer of Development Rights Sending Area in this part of Woolwich.

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

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

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

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

Source: USDA NRCS, 2007

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

## 5.2.4 Project Areas – Summary and Goals

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

**Table 14: Unpreserved Farmland in Project Areas**

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

Source: DVRPC, 2007

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

Given the acreage of rich farmland that needs permanent preservation, however, the TDR Program is critical. It also allows certain assumptions to be made. For example, over a 10-year period, it is reasonable to assume that a ratio of 60:40 might exist between the two methods of land preservation – the TDR program and the PIG easement acquisition program. That is, up to 60 percent of all targeted farmland in the Project Areas could be preserved through transfer of development credits. Owners of the other 40 percent of the acreage might need to consider direct preservation through PIG funding, or may wish to do so if valuations are similar to those preserved through TDR.

Looking just at 40 percent of the acreage (1,628 acres) and assuming that only 75 percent of that land will be available within a 10-year period generates an overall target of 1,221 acres spread across all three Project Areas. This goal is relatively realistic for Woolwich Township. Thus, goals can be broken down as follows:

#### **Acreage Goals**

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

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

### **5.3 ELIGIBILITY**

The SADC's new rules at N.J.A.C. 2:76-6.20 set forth minimum eligibility criteria for all farms participating in the PIC. Woolwich's AAC has recommended that the municipality's eligibility match these criteria. That is,

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

- the land must produce agricultural or horticultural products of at least \$2,500 annually;
- at least 75 percent of the land, or a minimum of five acres, whichever is less, must be tillable;
- at least 75 percent 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.

For lands greater than 10 acres in size:

- at least 50 percent of the land, or a minimum of 25 acres, whichever is less, must be tillable;

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

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

#### **5.4 RANKING CRITERIA**

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

#### **5.5 MUNICIPAL AND COUNTY HOUSING POLICIES**

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

##### **5.5.1 Approval of Housing Opportunities**

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

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

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

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

### **5.5.2 Approval of Exceptions and Division of the Premises**

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

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

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

## **5.6 FUNDING PLAN**

### **5.6.1 Municipal Funding**

#### ***Open Space and Farmland Preservation Tax***

Many New Jersey communities have adopted a tax to support an Open Space and Farmland Preservation Trust fund. Woolwich Township's dedicated tax is described in **Section 4.7: Farmland Preservation Funding in Woolwich Township**. The tax is now at \$.05 per \$100 of assessed value per year.

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

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

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

### ***Bonding***

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

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

Municipal bonding over a 10-year period will enable the municipality to achieve its direct farmland preservation goals. Funds can be used at the start to acquire those properties where time is an issue. However, to the degree that the township can utilize funds to acquire options for preservation instead of moving to full easement acquisition immediately, it will maximize the use of the funding. The completion of sales can then occur at a pace that accords with the funding available each year and with the specific conditions and needs of landowners.

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

Assuming optimistically that the maximum amount will be available for most years, at least upon renewal and refunding of the Garden State Preservation Trust, the total amount that Woolwich could expect from the state would be \$15 million. See **Table 15** below, which outlines the cost of achieving Woolwich's 10-year goals and the cost sharing that will be needed.



**Table 15: Ten-year Costs and Funding**

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

Source: DVRPC, 2007

The township could generate these sums in 20-year municipal bonds over the 10-year period and use its Open Space and Farmland Preservation tax to finance the bonds. It is possible that the municipal Trust Fund tax rate might need to increase over the same period, especially if there are to be adequate funds for other open space acquisitions. However, the acreage goals are achievable if sufficient PIG monies are available and if the county is able to contribute at these projected levels. The state share, which is based on the per-acre easement land value, has been at the 60 percent or greater level. The maximum PIG allocation of \$1.5 million does not reach this percentage of the goal acreage costs, so increased county and municipal funding will be needed to make up that difference.

### 5.6.2 County Funding

Gloucester County is strongly supportive of municipal efforts to preserve farmland and to obtain municipal PIG funding. In 2007 the Board of Chosen Freeholders made a commitment to provide \$500,000 per year for at least two years (2008 and 2009) to Woolwich Township from the County's Open Space, Farmland, and Historic Preservation Trust Fund. This was a significant decision because that amount was equivalent to a 25 percent match to the \$1.5 million maximum amount that the State Agricultural Development Committee can provide in municipal PIG funds.

Some Woolwich preservation may come directly through the county's PIG funding. Woolwich's Project Areas are entirely within Gloucester County's proposed PIG Project Area. The county is also establishing an Installment Purchase Agreement form of funding, which Woolwich Township could perhaps emulate. As part of its comprehensive strategy, Gloucester County will also continue to purchase development easements through other programs in Woolwich Township.

### **5.6.3 Other Partners**

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

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

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

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

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

At this time, Woolwich Township lacks direct GIS mapping capability by its staff. For farmland mapping the township relies on its Engineer and Planner, as well as on the South Jersey Land & Water Trust. It also has assistance from the Delaware Valley Regional Planning Commission (DVRPC), which provides some long-term technical help to municipalities with which it does planning projects. Woolwich prepared its Environmental Resource Inventory, Open Space and Recreation Plan, and the 2005 and 2007-09 Farmland Preservation Plans, among other projects, 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.

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



*Source: DVRPC*

*Buildings remaining on the PMC Tomato Cannery site, which was recently acquired by Woolwich Township as part of its open space and recreation lands*

**Table 16: Woolwich North Project Area Target Farms**

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

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

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

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acres)	Comments	In TDR Sending Area
<b>TARGET FARMS</b>										
1	48	1	Avsec, Timothy & Diane	431 Franklinville Rd	431 Franklinville Rd	Woolwich Twp, NJ	08085	21.64		Yes
2	38	2.01	Barbagallo, Cheryl	1080 Oldmans Creek Rd	909 Russell Mill Road	Woolwich Twp., NJ	08085	3.92		
3	49	2	Benny A Sorbello Family LLC	440 Franklinville Rd	1127 Rte 45	Pilesgrove, NJ	08098	60.24	Approval	Yes
4	50	2	Benny A Sorbello Family LLC	490 Franklinville Rd	1127 Rte 45	Pilesgrove, NJ	08098	21.49	Approval	Yes
4	48	4.04	Boyko, Victor & Mary M	360 Russell Mill Road	Po Box 307	Swedesboro, NJ	08085	16.18		
5	47	4	Butler, Martha, C/O Pat Eastlack	291 Franklinville Rd	506 W Sandy Ridge Road	Doylestown, PA	18901	26.58		Yes
50	4	4	Butler, Martha, C/O Pat Eastlack	510 Franklinville Rd	506 W Sandy Ridge Road	Doylestown, PA	18901	14.60		Yes
55	4	4	Butler, Martha, C/O Pat Eastlack	304 Franklinville Rd	506 W Sandy Ridge Road	Doylestown, PA	18901	5.66		
55	4.01		Butler, Martha, C/O Pat Eastlack	290 Franklinville Rd	506 W Sandy Ridge Road	Doylestown, PA	18901	14.51		Yes
6	46	3.01	Cali, Anna Estate Of	201 Monroeville Rd	201 Monroeville Rd	Woolwich Twp., NJ	08085	77.20		Yes
7	56	3	Cardillo, Joseph & Constance	90 Russell Mill Road	1825 South 11th Street	Philadelphia, PA	19148	23.45		Yes
8	44	7	Chiuccarello, Michael	610 Russell Mill Road	610 Russell Mill Road	Woolwich Twp., NJ	08085	56.51	Approval	Yes
9	46	6	Davidson, Elma C/ O J. Sharkey	90 Davidson Road	29 Pleasant Valley Drive	Woodbury, NJ	08096	27.03		Yes
10	46	12	DiBella, Carmen A & Josephine	525 Russell Mill Road	525 Russell Mill Road	Woolwich Twp., NJ	08085	6.19		Yes
46	12.01		DiBella, Carmen A & Josephine	525 Russell Mill Road	525 Russell Mill Road	Woolwich Twp., NJ	08085	16.85		Yes
11	43	13	DiBella, Joseph & Wright, Rosemary	264 Harrisonville Rd	421 Whig Lane Road	Pilesgrove, NJ	08098	2.48	Approval	Yes
46	9	9	DiBella, Joseph A	184 Davidson Road	184 Davidson Road	Woolwich Twp., NJ	08085	17.28		Yes
43	14	14	DiBella Joseph & Wright, Rosemary	264 Harrisonville Rd	421 Whig Lane Road	Pilesgrove, NJ	08098	124.92	Approval	Yes
12	43	9	DiBella, Michael S & Jane B	693 Russell Mill Road	264 Harrisonville Road	Woolwich Twp, NJ	08085	8.19		
44	44	8	DiBella, Michael S & Jane B	692 Russell Mill Road	264 Harrisonville Road	Woolwich Twp., NJ	08085	63.99	Approval	Yes
44	44	8.02	DiBella, Michael S & Jane B	416 Harrisonville Rd	264 Harrisonville Road	Woolwich Twp, NJ	08085	31.78	Approval	Yes

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acres)	Comments	In TDR Sending Area
13	41	3.01	Dolbow, Robert W & Patricia L	199 Harrisonville Rd	199 Harrisonville Rd	Woolwich Twp, NJ	08085	5.71		
14	55	7	Dorsett, Lawrence & Ann	169 Russell Mill Road	169 Russell Mill Road	Woolwich Twp., NJ	08085	74.91		Yes
15	40	10	Fichera Est. - Frank Fichera	349 Woodstown Road	268 Woodstown Road	Woolwich Twp., NJ	08085	36.82	Approval	Yes
	41	1.01	Fichera, Diane	298 Woodstown Road	268 Woodstown Road	Woolwich Twp., NJ	08085	9.58		
16	40	11	Fichera, Frank Et Al	339 Woodstown Road	268 Woodstown Road	Woolwich Twp., NJ	08085	11.82	Approval	Yes
46	11	11	Finochiaro, Josephine Trustee	285 Monroeville Rd	290 Monroeville Rd	Woolwich Twp., NJ	08085	40.94		Yes
47	5.02	5.02	Finochiaro, Josephine Trustee	320 Monroeville Rd	290 Monroeville Rd	Woolwich Twp., NJ	08085	25.90		Yes
47	5.04	5.04	Finochiaro, Mary Louise	331 Russell Mill Road	343 Russell Mill Road	Woolwich Twp., NJ	08085	9.26		Yes
17	41	6	Gardler, Thomas E Jr & Anna	255 Harrisonville Rd	255 Harrisonville Rd	Woolwich Twp., NJ	08085	39.38		
18	55	1	Groppenbacher, - Kirk Horner	200 Franklinville Road	Po Box 108	Harrisonville, NJ	08039	80.44		Yes
19	39	1	Haines, Charles & Margaret P	670 Woodstown Road	43 Marlton Road	Woodstown, NJ	08098	10.29		Yes
20	47	2	Horner, William C	263 Franklinville Rd	263 Franklinville Rd	Woolwich Twp., NJ	08085	29.18	8-Year Program	Yes
55	4.02	4.02	Horner, William C	272 Franklinville Rd	263 Franklinville Rd	Woolwich Twp., NJ	08085	9.01	8-Year Program	Yes
47	2.01	2.01	Horner, Wm C	251 Franklinville Rd	263 Franklinville Road	Woolwich Twp, NJ	08085	10.57	8-Year Program	Yes
21	43	3	King, David & Feucht, Caroline	107 Davidson Road	107 Davidson Road	Woolwich Twp, NJ	08085	14.90		Yes
22	41	4	Lanno, Vincent L & Brown, Rita Y	308 Woodstown Road	308 Woodstown Road	Woolwich Twp., NJ	19061	4.70		
23	38	4	Licciardello, Mary	1001 Russell Mill Road	243 Avis Mill Rd	Pilesgrove, NJ	08098	66.57	Approval	Yes
39	5	5	Licciardello, Mary	980 Russell Mill Road	243 Avis Mill Road	Piles Grove, NJ	08098	18.67	Approval	Yes
24	47	1	Licciardello, Rick	201 Franklinville Rd	345 Nottingham Road	Woodbury, NJ	08096	41.75		
25	50	3	Maccherone, Santo Joseph	490 Franklinville Rd	233 Franklinville Road	Woolwich Twp, NJ	08085	9.37		
26	41	4.02	Musumeci, Anthony & Adrienne	235 Harrisonville Rd	235 Harrisonville Rd	Woolwich Twp., NJ	08085	8.32		
41	4.03	4.03	Musumeci, Anthony G	227 Harrisonville Rd	235 Harrisonville Rd	Woolwich Twp., NJ	08085	6.89		
27	48	4.01	Petrongolo Evegreen Plantation	396 Russell Mill Road	7541 Weymouth Road	Hammonton, NJ	08037	1.71		Yes
48	4.02	4.02	Petrongolo Evegreen Plantation	396 Russell Mill Road	7541 Weymouth Road	Hammonton, NJ	08037	42.87		Yes
28	43	11	Richmond American Homes Of PA Inc	220 Harrisonville Rd	2 Braxton Way Ste 100	Glen Mills, PA	19342	42.77		
29	41	1	Roberts, Arthur C Jr & Marion E	141 Harrisonville Rd	141 Harrisonville Rd	Woolwich Twp., NJ	08085	45.32		Yes
43	10	10	Roberts, Arthur C Jr & Marion E	160 Harrisonville Rd	141 Harrisonville Rd	Woolwich Twp., NJ	08085	41.21		Yes
30	43	5	Roberts, Kenneth A & White, Helen A	131 Davidson Road	141 Harrisonville Road	Woolwich Twp., NJ	08085	9.06		Yes
31	56	1	Russell Mill Investments LP	170 Russell Mill Road	170 Russell Mill Road	Woolwich Twp., NJ	08085	110.13		Yes
32	48	11	Satley, Virginia K., Et Al	490 Monroeville Rd	406 Monroeville Rd	Swedesboro, NJ	08085	1.21		

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acres)	Comments	In TDR Sending Area
33	38	5.02	Schmidt, Frances	544 Woodstown Road	600 Woodstown Road	Woolwich Twp., NJ	08085	5.63		
	38	5	Schmidt, Frances A & Donald W	600 Woodstown Road	600 Woodstown Rd	Woolwich Twp., NJ	08085	12.01		Yes
34	41	3	Senteneri, Anthony J & Isabelle R	207 Harrisonville Rd	207 Harrisonville Rd	Woolwich Twp., NJ	08085	7.36		
35	42	2.03	Sorbello, Frank M & Jennie L	1015 Oldmans Creek Rd	1015 Oldmans Creek Rd	Woolwich Twp., NJ	08085	16.67		Yes
	42	2	Sorbello, Grace	870 Russell Mill Road	2406 Kings Highway	Woolwich Twp., NJ	08085	35.41		Yes
36	39	3	Sorbello, Thomas	1040 Russell Mill Road	216 Porches Mill Road	Swedesboro, NJ	08085	12.31		Yes
	39	4	Sorbello, Thomas	1010 Russell Mill Road	216 Porches Mill Rd	Swedesboro, NJ	08085	15.00		Yes
	39	2	Sorbello, Thomas & Marie	1070 Russell Mill Road	216 Porches Mill Road	Swedesboro, NJ	08085	12.03		Yes
	41	8	Sorbello, Thomas & Marie Et Als	Russell Mill M09	216 Porches Mill Road	Swedesboro, N J	08085	43.77		Yes
	41	10	Sorbello, Thomas A	1061 Oldmans Creek Rd	2406 Kings Highway	Swedesboro, NJ	08085	59.05		Yes
37	41	7	String, Donald C & Jane C	301 Harrisonville Rd	301 Harrisonville Rd	Woolwich Twp., NJ	08085	38.16		
	42	1	String, Donald C & Jane C	361 Harrisonville Rd	301 Harrisonville Rd	Woolwich Twp., NJ	08085	11.97		
	43	15	String, Donald C & Jane C	318 Harrisonville Rd	301 Harrisonville Rd	Woolwich Twp., NJ	08085	25.72		
	44	8.01	String, Donald C & Jane C	710 Russell Mill Road	301 Harrisonville Rd	Woolwich Twp., NJ	08085	50.03		
	44	9	String, Donald C & Jane C	728 Russell Mill Road	301 Harrisonville Rd	Woolwich Twp., NJ	08085	3.33		
	44	9.01	String, Donald C & Jane C	720 Russell Mill Road	301 Harrisonville Rd	Woolwich Twp., NJ	08085	7.01		
38	48	9.02	Suit, Curtis & Christine	480 Monroeville Rd	480 Monroeville Rd	Woolwich Twp., NJ	08085	8.74		Yes
	48	9.01	Suit, Curtis & Christine	480 Monroeville Rd	480 Monroeville Rd	Woolwich Twp., NJ	08085	2.27		Yes
	48	10	Suit, Curtis D & Christine O	486 Monroeville Rd	480 Monroeville Rd	Woolwich Twp., NJ	08085	10.19		Yes
39	55	3	Vandergracht, Tracie	240 Franklinville Rd	240 Franklinville Rd	Woolwich Twp., NJ	08085	18.73	Approval	Yes
40	41	3.02	Wolfrom, Gary M & Dawn M	221 Harrisonville Rd	221 Harrisonville Rd	Woolwich Twp., NJ	08085	7.10		
<b>TOTAL TARGET FARMS 1,902.44</b>										
<b>PERMANENTLY PRESERVED FARMS</b>										
	41	5	Borrie, Craig R & Leeanna J	350 Woodstown Road	320 Woodstown Road	Woolwich Twp., NJ	08085	41.85	Permanent Preserv.	
	41	5.01	Borrie, Craig R & Leeanna J	320 Woodstown Road	320 Woodstown Road	Woolwich Twp., NJ	08085	8.03	Permanent Preserv.	
	44	1	DiBella, Carmen A & Josephine	542 Russell Mill Road	525 Russell Mill Road	Woolwich Twp., NJ	08085	34.41	Permanent Preserv.	
	43	6	DiBella, Joseph A	229 Davidson Road	184 Davidson Road	Woolwich Twp., NJ	08085	96.19	Permanent Preserv.	
	43	7	DiBella, Joseph A	291 Davidson Road	184 Davidson Road	Woolwich Twp., NJ	08085	15.50	Permanent Preserv.	
	43	8	DiBella, Joseph A	619 Russell Mill Road	184 Davidson Road	Woolwich Twp., NJ	08085	35.00	Permanent Preserv.	
	44	6	DiBella, Joseph A	586 Russell Mill Road	184 Davidson Road	Woolwich Twp., NJ	08085	21.01	Permanent Preserv.	

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acres)	Comments	In TDR Sending Area
	44	10	DiBella, Joseph A	350 Harrisonville Rd	184 Davidson Road	Woolwich Twp., NJ	08085	18.64	Permanent Preserv.	
	46	10	DiBella, Joseph A	230 Davidson Road	184 Davidson Road	Woolwich Twp., NJ	08085	35.39	Permanent Preserv.	
	43	9.01	DiBella, Michael S & Jane B	659 Russell Mill Road	264 Harrisonville Road	Woolwich Twp., NJ	08085	27.90	Permanent Preserv.	
	47	5.03	Finnochiaro, Joseph A	361 Russell Mill Road	503 W 45th St Apt 3e	New York, NJ	10036	12.57	Permanent Preserv.	
	46	9.01	Finnochiaro, Josephine Trustee	279 Monroeville Rd	290 Monroeville Rd	Woolwich Twp., NJ	08085	16.28	Permanent Preserv.	
	46	7	Licciardello, Russell J	144 Davidson Road	Po Box 244	Swedesboro, NJ	08085	21.41	Permanent Preserv.	
	42	3	Wheeler, Richard & Grace & Catalano	443 Harrisonville Rd	123 Millstone Way	Monroeville, NJ	08343	3.07	Permanent Preserv.	
<b>TOTAL - PERMANENTLY PRESERVED</b>									<b>387.26</b>	
<b>TOTAL - ALL FARMS</b>									<b>2,289.70</b>	



**Table 18: Woolwich Southwest Project Area Target Farms**

Farm	Block	Lot	Owner	Location	Owner Address	Owner City/State	Owner Zip	Area (Acres)	Comment	In TDR Sending Area
<b>TARGET FARMS</b>										
1	1	4	Catalano, Salvatore Et Al	2140 Oldmans Creek Rd	216 Porches Mill Road	Woolwich Twp, NJ	08085	130.16		Yes
	2	14	Catalano, Salvatore Et Al	2101 Oldmans Creek Rd	216 Porches Mill Road	Woolwich Twp, NJ	08085	16.18		Yes
	2	16	CJR Realty	2273 Oldmans Creek Rd				26.24		Yes
	2	17	CJR Realty	2273 Oldmans Creek Rd				16.86		Yes
	3	23	Destefano, Betty	1276 Township Line Rd				55.93		Yes
	4	1	Maccarone, Samuel	2200 Oldmans Creek Rd	2200 Oldmans Creek Rd	Woolwich Twp, NJ	08085	119.94		Yes
	5	2	Marino, Russell S Et Al	1332 Township Line Rd			00000	39.56		Yes
	6	1	Maugeri, Anna R	2250 Oldmans Creek Rd	1991 Oldmans Creek Rd	Woolwich Twp, NJ	08085	74.54		Yes
		11	Maugeri, Anna R	1958 Oldmans Creek Rd	1991 Oldmans Creek Rd	Woolwich Twp, NJ	08085	9.69	8-Yr Program	Yes
	2	12	Maugeri, Anna R	1991 Oldmans Creek Rd	1991 Oldmans Creek Rd	Woolwich Twp, NJ	08085	93.89		Yes
	7	2	Nicolosi Bros	2063 Oldmans Creek Rd			00000	82.99		Yes
	8	1	Rapisardi, Rosario J	2330 Oldmans Creek Road	107 Township Line Rd	Logan Twp, NJ	08085	10.33		Yes
	9	1	Rizzi, Joseph H & Florence	1998 Oldmans Creek Rd	2012 Oldmans Creek Rd	Woolwich Twp, NJ	08085	124.03		Yes
		1	Rizzi, Joseph H & Florence	1998 Oldmans Creek Rd	2012 Oldmans Creek Rd	Woolwich Twp, NJ	08085	9.04		Yes
	10	2	Sorbello, Thomas A Et Al	2157 Oldmans Creek Rd	216 Porches Mill Road	Woolwich Twp, NJ	08085	64.42		Yes
	11	1	Vs Woolwich, Inc.	2036 Oldmans Creek Rd	#315 1992 Commerce St	Yorktown Hgts, NY	10598	136.00		Yes
		1	Vs Woolwich, Inc.	2040 Oldmans Creek Rd	#315 1992 Commerce St	Yorktown Hgts, NY	10598	50.013		Yes
	12	1	Whiskey Mill LLC	2082 Oldmans Creek Rd	103 Bohemia Mill Pond Rd	Middletown, DE	19709	36.40		Yes
	13	2	WMP Realty	1355 Auburn Rd	Po Box 2170	Boothwyn, PA	19061	77.62		Yes
		2	WMP Realty	1911 Oldmans Creek Rd	Po Box 2170	Boothwyn, PA	19061	11.20		Yes
		28	WMP Realty Co	1410 Auburn Road	Po Box 2170	Boothwyn, PA	19061	40.74		Yes
		24	WMP Realty, Co.	1810 Oldmans Creek Rd	Po Box 2170	Boothwyn, PA	19061	22.89		Yes
<b>TOTAL TARGET FARMS</b>								<b>1,248.6</b>	<b>8</b>	

**Table 19: North Project Area – Soil Classifications**

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

Table 20: East Project Area – Soil Classifications

Farm	Block	Lot	Owner	Area (Acres)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Acres of Not Rated Soils	
<b>TARGET FARMS</b>												
1	48	1	Avsec, Timothy & Diane	21.64	0.00	0.00	0.00	0.00	0.00	20.31	1.33	
2	38	2.01	Barbagallo, Cheryl	3.92	0.27	6.94	0.20	5.13	0.00	3.45	0.00	
3	49	2	Benny A Sorbello Family LLC	60.24	44.96	74.64	4.16	6.90	0.00	10.24	0.87	
4	50	2	Benny A Sorbello Family LLC	21.49	17.65	82.12	3.75	17.45	0.00	0.00	0.09	
4	48	4.04	Boyko, Victor & Mary M	16.18	6.63	40.97	0.00	0.00	0.00	6.84	2.71	
5	47	4	Butler, Martha, C/O Pat Eastlack	26.58	14.69	55.25	5.59	21.05	0.00	0.62	5.68	
5	50	4	Butler, Martha, C/O Pat Eastlack	14.60	6.10	41.80	8.45	57.90	0.00	0.00	0.04	
5	55	4	Butler, Martha, C/O Pat Eastlack	5.66	2.83	49.88	0.00	0.00	0.00	0.00	2.84	
6	46	4.01	Butler, Martha, C/O Pat Eastlack	14.51	7.34	50.63	0.00	0.00	0.00	5.77	1.39	
7	56	3.01	Cali, Anna Estate Of	77.20	15.91	20.60	47.55	61.59	0.00	13.75	0.00	
8	44	7	Cardillo, Joseph & Constance	23.45	9.50	40.50	7.06	30.12	0.00	6.89	0.00	
9	46	6	Chiuccarello, Michael	56.51	34.54	61.12	16.18	28.63	0.00	4.47	1.32	
10	46	12	Davidson, Elma C, C/O J. Sharkey	27.03	18.65	68.99	7.79	28.82	0.00	0.59	0.00	
11	43	13	DiBella, Joseph & Wright, Rosemary	2.48	2.48	100.00	0.00	0.00	0.00	0.00	0.00	
12	43	9	DiBella, Joseph & Wright, Rosemary	17.28	10.52	60.89	3.59	20.76	0.00	3.17	0.00	
13	41	3.01	DiBella, Joseph A	124.92	104.36	83.54	12.23	9.79	0.00	8.33	0.00	
14	43	8	DiBella, Michael S & Jane B	8.19	7.72	94.26	0.00	0.00	0.00	0.47	0.00	
15	44	8.02	DiBella, Michael S & Jane B	63.99	54.11	84.56	0.59	0.91	0.00	8.24	1.06	
16	47	5.02	DiBella, Michael S & Jane B	31.78	13.79	43.39	6.80	21.39	0.00	0.00	11.19	
17	41	7	Dolbow, Robert W & Patricia L	5.71	0.51	9.01	5.20	90.99	0.00	0.00	0.00	
18	40	10	Dorsett, Lawrence & Ann	74.91	46.06	61.49	9.50	12.68	3.20	16.15	0.00	
19	40	1.01	Fichera Est. - Frank Fichera	36.82	33.04	89.71	3.79	10.29	0.00	0.00	0.00	
20	46	11	Fichera, Diane	9.58	3.61	37.68	5.97	62.32	0.00	0.00	0.00	
21	46	11	Fichera, Frank Et Al	11.82	1.06	8.99	4.68	39.58	0.00	6.08	0.00	
22	47	5.04	Finocchiaro, Josephine Trustee	40.94	30.62	74.78	9.53	23.27	0.00	0.79	0.00	
23	47	5.04	Finocchiaro, Josephine Trustee	25.90	16.45	63.51	2.35	9.07	0.00	7.10	0.00	
24	47	6	Finocchiaro, Mary Louise	9.26	1.01	10.90	3.27	35.28	0.00	4.80	0.18	
25	41	6	Gardler, Thomas E Jr & Anna	39.38	5.28	13.41	13.83	35.11	0.00	15.58	4.69	
26	55	1	Groppenbacher, - Kirk Horner	80.44	48.81	60.68	9.14	11.37	1.44	21.05	0.00	
27	39	1	Haines, Charles & Margaret P	10.29	8.56	83.25	0.00	0.00	0.00	0.58	1.14	
28	47	2	Horner, William C	29.18	26.01	89.13	3.17	10.87	0.00	0.00	0.00	
29	55	4.02	Horner, William C	9.01	8.09	89.74	0.00	0.00	0.00	0.92	0.00	
30	47	2.01	Horner, Wm C	10.57	7.67	72.54	2.90	27.46	0.00	0.00	0.00	
31	43	3	King, David & Feucht, Caroline	14.90	8.76	58.76	5.61	37.67	0.00	0.53	0.00	

Farm	Block	Lot	Owner	Area (Acres)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Acres of Not Rated Soils
22	41	4	Lanno, Vincent L & Brown, Rita Y	4.70	1.73	36.69	2.90	61.78	0.00	0.07	0.00
23	38	4	Licciardello, Mary	66.57	37.95	57.00	12.06	18.11	0.00	16.57	0.00
24	47	5	Licciardello, Mary	18.67	17.77	95.15	0.91	4.85	0.00	0.00	0.00
25	50	1	Licciardello, Rick	41.75	39.52	94.65	2.24	5.35	0.00	0.00	0.00
26	41	3	Maccherone, Santo Joseph	9.37	3.13	33.39	5.82	62.10	0.00	0.00	0.42
27	41	4.02	Musumeci, Anthony & Adrienne	8.32	0.08	0.94	3.04	36.54	0.00	4.85	0.35
28	41	4.03	Musumeci, Anthony G	6.89	3.85	55.94	2.46	35.65	0.00	0.58	0.00
29	48	4.01	Petrongolo Evegreen Plantation	1.71	0.11	6.45	0.69	40.01	0.00	0.84	0.07
30	48	4.02	Petrongolo Evegreen Plantation	42.87	0.00	0.00	30.50	71.16	0.00	11.41	0.95
31	43	11	Richmond American Homes Of Pa Inc	42.77	31.13	72.78	7.20	16.82	0.00	4.45	0.00
32	41	1	Roberts, Arthur C Jr & Marion E	45.32	39.82	87.86	5.50	12.14	0.00	0.00	0.00
33	43	10	Roberts, Arthur C Jr & Marion E	41.21	34.01	82.52	3.61	8.75	0.00	3.59	0.00
34	43	5	Roberts, Kenneth A & White, Helen A	9.06	3.02	33.35	2.41	26.63	0.00	3.63	0.00
35	56	1	Russell Mill Investments Lp	110.13	59.88	54.37	16.08	14.60	0.00	33.56	0.60
36	48	11	Sailey, Virginia K., Et Al	1.21	0.58	48.17	0.11	9.22	0.00	0.15	0.37
37	38	5.02	Schmidt, Frances	5.63	5.23	92.89	0.30	5.29	0.00	0.10	0.00
38	38	5	Schmidt, Frances A & Donald W	12.01	12.01	100.00	0.00	0.00	0.00	0.00	0.00
39	41	3	Senteneri, Anthony J & Isabelle R	7.36	3.32	45.21	4.03	54.79	0.00	0.00	0.00
40	42	2.03	Sorbello, Frank M & Jennie L	16.67	5.24	31.45	4.20	25.20	0.00	0.00	7.23
41	42	2	Sorbello, Grace	35.41	16.55	46.74	9.18	25.92	0.00	2.06	7.63
42	39	3	Sorbello, Thomas	12.31	5.56	45.15	6.75	54.85	0.00	0.00	0.00
43	39	4	Sorbello, Thomas	15.00	12.77	85.15	2.23	14.85	0.00	0.00	0.00
44	39	2	Sorbello, Thomas & Marie	12.03	9.87	82.06	1.81	15.02	0.00	0.00	0.35
45	41	8	Sorbello, Thomas & Marie Et Als	43.77	36.93	84.38	6.34	14.49	0.00	0.00	0.50
46	41	10	Sorbello, Thomas A	59.05	39.38	66.68	3.06	5.18	0.00	16.62	0.00
47	41	7	String, Donald C & Jane C	38.16	15.77	41.34	15.94	41.76	0.00	0.00	6.45
48	42	1	String, Donald C & Jane C	11.97	2.10	17.51	4.43	36.99	0.00	0.00	5.45
49	43	15	String, Donald C & Jane C	25.72	14.89	57.90	6.04	23.48	0.00	4.79	0.00
50	44	8.01	String, Donald C & Jane C	50.03	41.71	83.36	2.81	5.62	0.00	0.00	5.51
51	44	9	String, Donald C & Jane C	3.33	0.20	5.95	2.47	74.00	0.00	0.67	0.00
52	44	9.01	String, Donald C & Jane C	7.01	3.49	49.81	3.52	50.19	0.00	0.00	0.00
53	48	9.02	Suit, Curtis & Christine	8.74	3.38	0.53	0.53	6.09	0.00	3.77	1.06
54	48	9.01	Suit, Curtis & Christine	2.27	0.36	16.00	1.22	53.75	0.00	0.69	0.00
55	48	10	Suit, Curtis D & Christine O	10.19	5.24	51.47	3.72	36.53	0.00	1.08	0.15
56	39	3	Vandergracht, Tracie	18.73	16.29	86.95	0.00	0.00	0.00	2.44	0.00
57	40	3.02	Wolfrom, Gary M & Dawn M	7.10	4.28	60.22	2.82	39.78	0.00	0.00	0.00
			<b>TOTAL TARGET FARMS</b>	<b>1,902.44</b>							

Farm	Block	Lot	Owner	Area (Acres)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Acres of Not Rated Soils
<b>PERMANENTLY PRESERVED FARMS</b>											
	41	5	Borrie, Craig R & Leeanna J	41.85	23.20		7.49		0.00	11.16	0.00
	41	5.01	Borrie, Craig R & Leeanna J	8.03	0.00		3.32		0.00	4.70	0.00
	44	1	DiBella, Carmen A & Josephine	34.41	30.12		4.12		0.13	0.05	0.00
	43	6	DiBella, Joseph A	96.19	56.04		28.19		0.00	11.96	0.00
	43	7	DiBella, Joseph A	15.50	14.95		0.00		0.00	0.55	0.00
	43	8	DiBella, Joseph A	35.00	24.93		6.59		0.00	3.49	0.00
	44	6	DiBella, Joseph A	21.01	19.71		0.00		1.21	0.09	0.00
	44	10	DiBella, Joseph A	18.64	8.37		7.23		0.00	0.00	3.05
	46	10	DiBella, Joseph A	35.39	7.62		13.04		0.00	14.73	0.00
	43	9.01	DiBella, Michael S & Jane B	27.90	8.58		0.00		0.00	19.32	0.00
	47	5.03	Finochiaro, Joseph A	12.57	7.53		1.79		0.00	1.86	1.40
	46	9.01	Finochiaro, Josephine Trustee	16.28	0.24		1.00		0.00	15.05	0.00
	46	7	Licciardello, Russell J	21.41	15.96		0.87		0.00	4.58	0.00
	42	3	Wheeler, Richard & Grace & Catalano	3.07	1.65		1.24		0.00	0.00	0.18
			<b>TOTAL PERMANENTLY PRESERVED</b>								
			<b>TOTAL ALL FARMS</b>	<b>2,289.70</b>							

Table 21: Southwest Project Area – Soil Classifications

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

Farm	Block	Lot	Owner	Area (Acres)	Acres of Prime Soils	% Prime on Individual Farm	Acres of Statewide Importance Soils	% Statewide on Individual Farm	Acres of Unique Soils	Acres of Local Soils	Soil: Not Rated Soil
	1	11	Maugeri, Anna R	9.69	9.64	99.43	0.06	0.57	0.00	0.000	0.000
	2	12	Maugeri, Anna R	93.89	58.09	61.87	18.63	19.84	0.00	17.175	0.000
7	2	13	Nicolosi Bros	82.99	60.02	72.32	13.98	16.84	0.00	5.352	3.640
8	1	1	Rapisardi, Rosario J	10.33	1.09	10.59	5.35	51.76	2.85	0.788	0.256
9	1	8	Rizzi, Joseph H & Florence	124.03	89.43	72.11	14.55	11.73	0.00	13.847	6.202
	1	8.01	Rizzi, Joseph H & Florence	9.04	8.15	90.18	0.89	0.00	0.00	0.000	0.000
10	2	15	Sorbello, Thomas A Et Al	64.42	25.96	40.29	21.69	33.66	0.00	16.781	0.000
11	1	6	VS Woolwich, Inc.	136.00	55.54	40.84	18.27	13.43	0.88	61.310	0.000
	1	6.01	VS Woolwich, Inc.	50.013	29.642	59.267	13.105	26.203	7.267	0.000	0.000
12	1	5	Whiskey Mill LLC	36.40	11.54	31.71	4.64	12.75	0.00	14.267	5.952
13	2	10	WMP Realty	77.62	37.98	48.93	26.71	34.42	3.70	4.818	4.407
	2	11	WMP Realty	11.20	5.74	51.23	5.46	48.77	0.00	0.000	0.000
	28	1	WMP Realty Co	40.74	26.34	64.66	12.30	30.21	0.00	2.090	0.000
	24	2	WMP Realty, Co.	22.89	12.30	53.74	8.97	39.20	0.00	1.617	0.000
			<b>Total</b>	<b>1,248.68</b>							



*Source; DVRPC*

*Looking across fields in the direction of Oldmans Creek*

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

Each year, the delegates of the State Agricultural Convention endorse economic development strategies for different sectors of New Jersey's food and agricultural industry. The latest document, *New Jersey Department of Agriculture 2007 Economic Development Strategies*, lists 121 strategies over 10 key sectors, including horticulture, produce, dairy, aquaculture, field crops, livestock, organic farming, equine, wine production, and agritourism. Many of the strategies involve enhancing promotional activities, ensuring quality and health of agricultural and food products, and encouraging more direct marketing to shorten the chain between producer and consumer.

### **6.2 EXISTING PROGRAMS**

This section describes existing farm support and economic development initiatives that are undertaken by a multitude of organizations and agencies, including the NJDA, USDA, 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 and addresses topics such as improving profitability and cost management, English as a second language (ESL), business communications, farm equipment and worker safety, computer skills, and estate planning (Rutgers NJAES Cooperative Extension, <http://njaes.rutgers.edu/extension>).

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

The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) is a nonprofit organization that promotes organic farming in the state. NOFA-NJ has certified agricultural products in the state since the 1990s, and received accreditation to certify to USDA standards in 2002. In addition to third-party organic certification, NOFA-NJ promotes sustainable agriculture through outreach, research and advocacy, and education and development programs. Some of the organization’s outreach programs include promotional exhibits at agricultural and environmental events, the publication of the *Organic News* quarterly newsletter, media outreach, public tours of organic farms, a *Garden to Table* conference for gardeners and the general public, and its 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 referrals 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 US 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 has created the privately funded Local Producer Loan Program, which will award \$10 million in low-interest loans 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 20 years, and it recently acquired a new slogan: “Jersey Fresh—as Fresh as Fresh Gets.” The Jersey Fresh brand has been locally promoted in a number of ways, including a “Proud to Offer Jersey Fresh” signage program at participating restaurants. The program has been extended to include Jersey Grown, Jersey Bred, and Jersey Seafood brands. Point-of-sale promotional materials are available through the NJDA. The Jersey Fresh program should continue to be promoted on the local, state, and regional levels.

### *Community Farmers Markets*

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

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

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

Market	Location	County	Open
Camden Community Farmers Market	Mickle & Broadway, Camden	Camden	June 15 - November 9, Fridays, 10am - 5 pm
Camden Community Farmers Market	Walter Rand Transportation Center, Camden	Camden	June 19 - November 6
Collingswood Farmers Markets	PATCO Speedline Parking lot; Collingswood	Camden	May 5 - November 17, Saturdays, 8 am – 12 pm
Fairview Farmers Market	Yorkshire Square, Camden	Camden	July 11 - November 7, Wednesdays, 9 am – 1 pm; all third Wednesdays 2pm – 6 pm
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 – 6 pm
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 – 12 pm
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

### ***Agritourism, Roadside Markets, and Farm Stores***

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

### ***Direct Sales to Supermarkets***

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

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

### ***Direct to Restaurant Sales***

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

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

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

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

Source: South Jersey Independent Restaurant Association, 2007

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

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

Source: NJDA, 2007

### ***Institutional Purchasing Programs***

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

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

### **6.2.3 Agricultural Support Businesses**

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

### **6.2.4 Research and Innovation**

#### ***Rutgers New Jersey Agricultural Experiment Station***

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

#### ***Cooperative Extension***

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

#### ***Food Innovation Center***

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

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

### **6.3 ECONOMIC DEVELOPMENT STRATEGIES AND AGRICULTURAL TRENDS**

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

#### **6.3.1 Farmer Support**

##### ***Agricultural Innovation Fund***

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

##### ***Tax Incentives for New Farmers***

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

##### ***Agricultural Training and Education***

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

##### ***Promote the Value of Agriculture***

Efforts could be made in schools and the general public arena 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 and instill pride in the area's agricultural heritage. The Woolwich Township Economic Development Committee has discussed planning a tomato festival for 2009 to promote what many consider to be the state's finest agricultural product.

### ***Simplify the Regulatory Process***

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

### ***Farmer Buying Cooperatives***

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

## **6.3.2 Marketing**

### ***Marketplace Changes***

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

### ***Value-added Products***

The development or expansion of value-added specialty goods, such as cheeses, cultured or heirloom vegetables, wine, micro-brewed beer, soap, woven goods, or other niche products, can be promoted to local markets in New Jersey and the surrounding metropolitan areas. The NJDA also recommends the evaluation of 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 prepay, 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 Franklin Township. Other nearby CSAs are in Salem County: the Philly Chile Company Farm, located in Monroeville (Upper Pittsgrove Township), and Adi Farms, located in Pittsgrove Township.

### **6.3.3 Identifying Emerging Trends**

#### ***Promote Agricultural Management Practices***

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

#### ***Incorporate Agricultural Land in Recycling of Organic Material***

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

#### ***Organic Farming***

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

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

#### ***Alternative Energy***

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

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

## **6.4 IMPLEMENTING ECONOMIC DEVELOPMENT INITIATIVES**

### ***Survey***

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

### ***Agriculture Advisory Committee***

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

### ***Economic Development Planning***

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

### ***Legislative and Regulatory Initiatives***

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



*Source: Michael A. Hogan, Photographer*

*Raccoon Creek near Russell Mill Road*

## **7.0 NATURAL RESOURCE CONSERVATION**

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

Several organizations exist, both public and private, which administer, fund, and provide technical guidance for farmers and communities in Gloucester County. These organizations are in place to assist with natural resource conservation issues, and they are assets for farmers to assist in the management of the land and water upon which their farms depend.

#### **7.1.1 Natural Resources Conservation Service**

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

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

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

#### **7.1.2 Soil Conservation District**

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

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

The role of the Gloucester County Soil Conservation District (SCD) that serves Woolwich Township is to preserve the “natural resources for the citizens of the South Jersey region, and be recognized leaders in resource conservation by providing technical assistance, conservation education, watershed planning and effective regulatory enforcement.” Within this role, the organization regulates certain construction activities by reviewing and certifying plans for soil erosion control on residential and commercial construction sites and for grading and demolition and other projects that disturb more than 5,000 square feet of soil. Districts conduct inspections and have various regulatory and enforcement powers to ensure that these sites are maintained in compliance with the certified erosion control plan.

## **7.2 FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS**

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

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

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

## **7.3 WATER RESOURCES**

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

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

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

#### **7.4.2 Recycling**

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

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

##### ***Nursery and Greenhouse Plastic Film***

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

##### ***Other Agricultural Plastics - Drip Irrigation Tape***

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

##### ***Nursery Pot/Plug Trays/Flat Recycling***

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

##### ***Pesticide Containers***

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

Nonrefillable, 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 they must be properly rinsed. The program is open to anyone who holds a New Jersey Department of Environmental Protection pesticide license and to state, county, and municipal government agencies. Participants must follow the processing guide or material will be rejected.

### ***Wood Recycling***

There are two wood and stump recycling facilities in close proximity to Woolwich. They are Stella's Recycling in Upper Pittsgrove, Salem County, 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 become available to help make these alternatives more mainstream.

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

The ***Biodiesel Rebate Program for Farmers*** is a statewide incentive program that will reimburse farmers for the incremental cost of using biodiesel fuel in their vehicles, or for using a five percent blend of biodiesel instead of 100 percent petroleum heating oil.

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

The ***Renewable Energy Systems and Energy Efficiency Improvements Program*** was 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, biomass, or geothermal source, or hydrogen derived from biomass or water using a wind, solar, or geothermal energy source.

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



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

## **7.5 OUTREACH AND INCENTIVES**

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

## **8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION**

### **8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT**

#### **8.1.1 Right-to-Farm**

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

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

#### **8.1.2 Agricultural Buffers**

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

#### **8.1.3 Farmland Assessment Act**

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

### **8.2 OTHER STRATEGIES**

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

farm preservation more amenable. *Appendix F* is a sample assessment tool from the State of New Hampshire, “Is Your Town Farm Friendly?” to facilitate this review.

### **8.2.1 Agricultural Vehicle Movement Routes**

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

## **8.3 AGRICULTURE EDUCATION AND PROMOTION**

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

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

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

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

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

**A-1: Farm Assessments 2007: Identification and Breakdown of Land Use**

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





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

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

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

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

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

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

SECTION 1 - IDENTIFICATION INFORMATION										SECTION 2 - BREAKDOWN OF LAND USE						
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appt. Woodland	Appt. Woodland	Boarding - Rehab- Training	Connection with Farm House	Devoted to Agricultural Use	
4	4	GNCC C/O WR Grace & Co	1080 Auburn Road		1		15.66	15								
5	6.02	GNCC C/O WR Grace & Co	275 High Hill Road		1		33.62	8							25.62	
28	5	GNCC C/O WR Grace & Co	1278 Auburn Road		1		24.17	24.17	13							
28	6.01	GNCC C/O WR Grace & Co	1222 Auburn Road		1		48.27	31								
28	7	GNCC C/O WR Grace & Co	1180 Auburn Road		1		66	66								
28	13.01	GNCC C/O WR Grace & Co	2131 Kings Highway		1		38	38								
28	14	GNCC C/O WR Grace & Co	2183 Kings Highway		1		53.5	53.5								
28	16	GNCC C/O WR Grace & Co	123 Rainey Road		1		72.56	41								
32	1	GNCC C/O WR Grace & Co	2194 Kings Highway		1		14.7	14.7								
32	3	GNCC C/O WR Grace & Co	2130 Kings Highway		1		5									
41	6.02	Grant, Frank S Jr	243 Harrisonville Road	1			5.26	5.26								
32	6	Grasso Foods Inc	149 Woodstown Road		1		5.36	5.36								
27	3.07	Grau, Pamela A	50 Independence Court	1			5									
39	1	Haines, Charles & Margaret	670 Woodstown Road		1		10.08	10.08								
59	7.02	Hanahan, Joseph T & Julie Giguere	328 Back Creek Road	1			5.043									
36	5	Hargrave, James D	20 Oliphants Mill Road	1			30.6			5.6		25				
55	1	Heatherwood Farms III LLC	200 Franklinville Road		1		79.3	59.3				15				
20	4	Helm, WM W & Eileen	351 Asbury Station Road		1		42.7	35				7.7				
20	6	Helm, WM W & Eileen	13 Mill Road		1		23	15				8				
27	3.05	Henry, William R, III & Connie M	43 Independence Court	1			5.08									
45	10	Hidden Valley Land Co Inc	60 Ogden Road		1		33.13									
45	11	Hidden Valley Land Co Inc	60 Ogden Road		1		14.6	14.6								
45	12	Hidden Valley Land Co Inc	60 Ogden Road		1		21.8	21.8								
28	15	Hi-Lo Farm Inc	81 Rainey Road	1			33.37			28.37		5				
1	2	Homestead II LLC	2250 Oldmans Creek Road		1		76.4	55.4						17		
55	4.02	Homer, William C	272 Franklinville Road		1		9	8.3							0.7	
47	2	Horner, William, C	263 Franklinville Road		1		27.61	26.61	1							

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47	2.01	Homer, William, C	251 Franklinville Road	1			10.89	10.89								
43	3	King, David & Feucht, Caroline	107 Davidson Road	1			15.12	15.12								
21	1	King's View Estates LLC	50 Mill Road	1			46.2	46.2								
21	3	King's View Estates LLC	181 Asbury Station Road	1			15.3	15.3								
21	4	King's View Estates LLC	139 Asbury Station Road	1			55.6	15								
36	6.04	Koss, Richard & Cari	128 Colony Place	1			5	5								
5	4	Lapalomento, Rose, et al	331 High Hill Road	1			91.25	48			43.25					
54	3	Laughlin Jr, Joseph D & Joann	538 Kings Highway	1			15.66		5	7.66		3				
59	10	Leone, Joseph	1004 US 322	1			12.2	12.2								
41	6.03	Lett, David J & Susan S	24 Harrisonville Rd	1			6.89									
5	3	Licciardello, Rick	371 high Hill Road	1			39	25			14					
46	7.7.03 & 7.04	Licciardello, Russell	Davidson Road		1		19.507	19.507								
7	4.01	Locke Partners LLC	2062 US 322	1			23.863	23.86								
1	3	Maccarone, Samuel	220 Oldmans Creek Road		1		123	90	33			10				
11	1	Maccarone, Samuel	341 Stone Meeting House Road	1			34.46	34.46								
50	2.08	Maccherone, Santo Joseph	High Street	1			1.9									
50	3	Maccherone, Santo Joseph	490 Franklinville Road	1			9.54	9.54								
12	3	Madden, William J	2057 US 322		1		40.3					0.3				
48	6	Mangano, Samuel A	404 Russell Mill Road		1		8.13	8.13								
2	18	Marino, Russell S et al	1332 Township Line Road		1		33.27	14.27				19				
1	11	Maugeri, Anna, R	1958 Oldmans Creek Road	1			10.5	10.5								
2	12	Maugeri, Anna, R	1991 Oldmans Creek Road	1			95.2	75.2					15			
41	5.03	Mc Laughlin, Kirk & Michele	384 Woodstown Road		1		5.49	5.49								
41	5.04	Mc Laughlin, Kirk & Michele	386 Woodstown Road		1		1.94	1.94								
36	6.11	McGovern, Michael J & Linda L	25 Colony Court	1			5.31			5.31						
60	2	Midatlantic Development Group LLC	144 Kings Highway		1		28.14	24				4.14				

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



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56	1	Russell Mill Investments LP	170 Russell Mill Road		1		108.45	70			37					
48	11	Sailey, Virginia K. et al	490 Monroeville Road		1		2.43									
14	5	Sandy Hill Farms @ C Eastlack	369 Paulsboro Road		1		6.28									
14	5.01	Sandy Hill Farms @ C Eastlack	361 Paulsboro Road				32.82	32.82								
13	4	Sarbello, Rose M & Joseph Et al	527 Stone Meeting House Road		1		17.66	17.66								
6	6	Savoy Family LP	2120 US 322		1		96	80			16					
38	5.02	Schmidt, Frances	544 Woodstown Road	1			6.9									
36	10	Schmidt, Frances & Donald	555 Woodstown Road		1		11.93	11.93								
38	5	Schmidt, Frances & Donald	600 Woodstown Road		1		11.45	11.45								
36	2.02	Schultz, James A & Janice	1358 Oldmans Creek Road	1												
36	4	Smidt, Frances & Donald	555 Woodstown Road	1			17									
42	2	Sorbello, Frank M	870 Russell Mill Road	1			23.53	19.5			4.03					
42	2.03	Sorbello, Frank M	1015 Oldmans Creek Rd	1			15.92	13			2.92					
61	2	Sorbello, Fred J & Joan M	24 Kings Highway	1			59	59								
39	4	Sorbello, Thomas	1010 Russell Mill Road	1			15.48	15.48								
39	3	Sorbello, Thomas	1040 Russell Mill Road	1			12.82	12.82								
41	10	Sorbello, Thomas	857 Russell Mill Road	1			34.325	29			5.325					
39	2	Sorbello, Thomas & Marie	1070 Russell Mill Road	1			13.54	13.54								
41	8	Sorbello, Thomas & Marie et al	Russell Mill Road	1			42.65	42.65								
2	15	Sorbello, Thomas A et al	2157 Oldmans Creek Road		1		68.55	42			26.55					
12	5	St Josephs R C Church	140 N. Broad Street		1		57.65	28			29.65					
3	1	Stecher, David A et als	1032 Township Line Road	1			54.54	25			29.54					
5	1	Stecher, David A et als	451 High Hill Road	1			23.61	11			11.13					
3	14	Stecher, Emily	1110 Township Line Road		1		13.21	3			10.21					
11	6	Stecher, Raymond & Jacqueline	2137 US 322	1			5	5								
2	25	Stein, Anna Lorraine	1198 Township Line Road	1			8.25			8.25						
59	8	Steward, Harry R & Judith	1050 US 322		1		41.5	41.5								

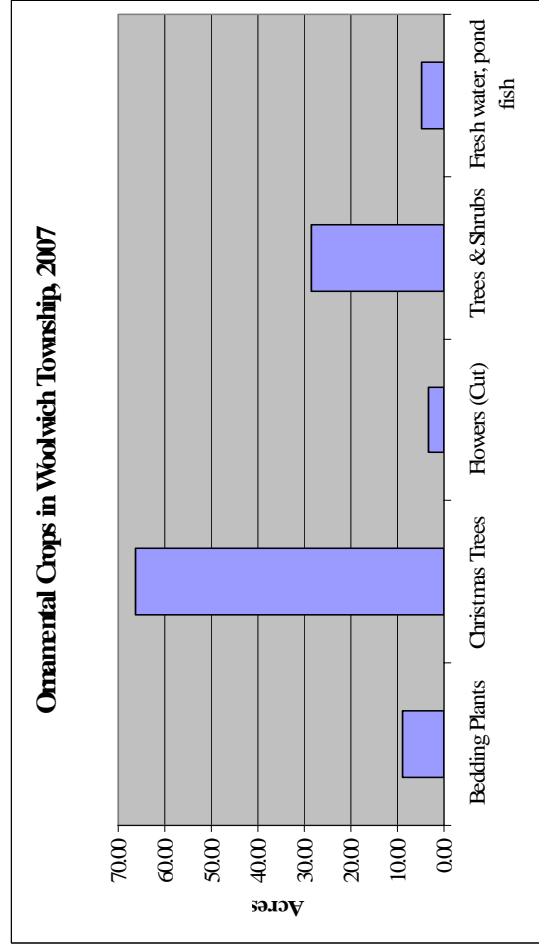
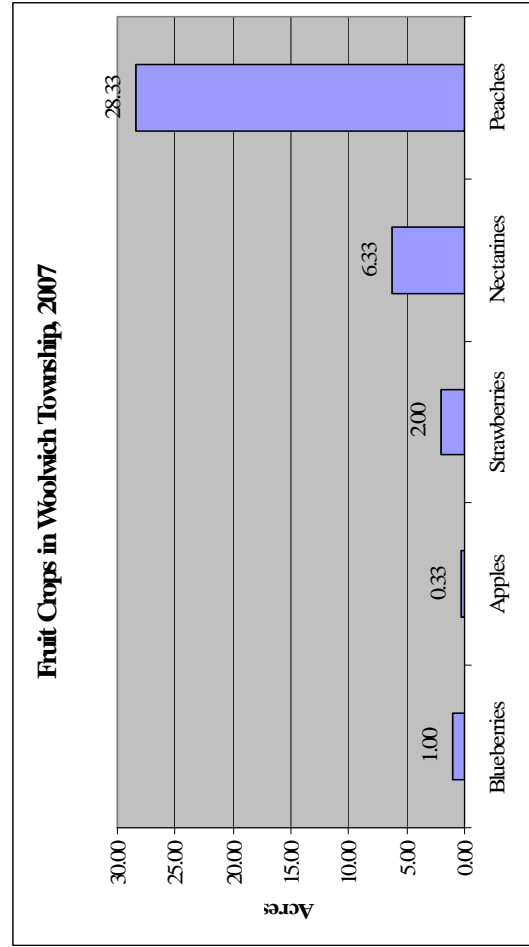
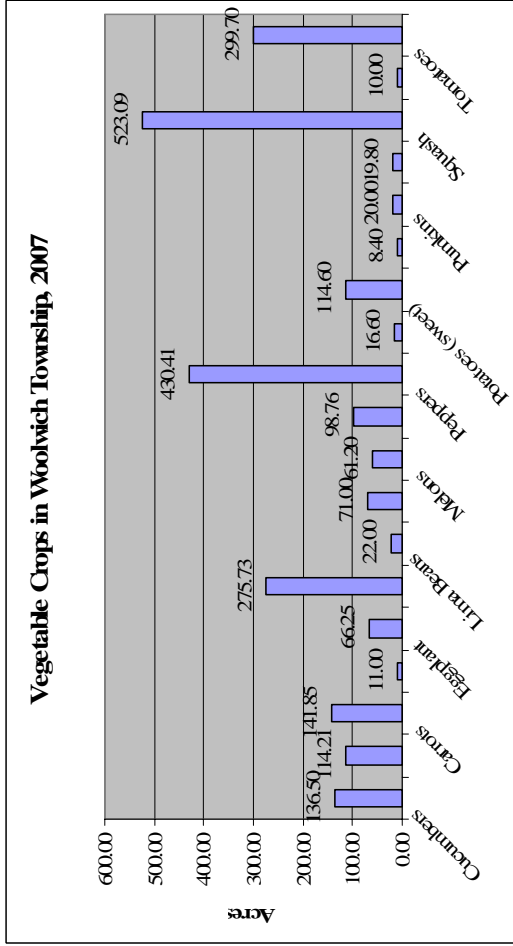
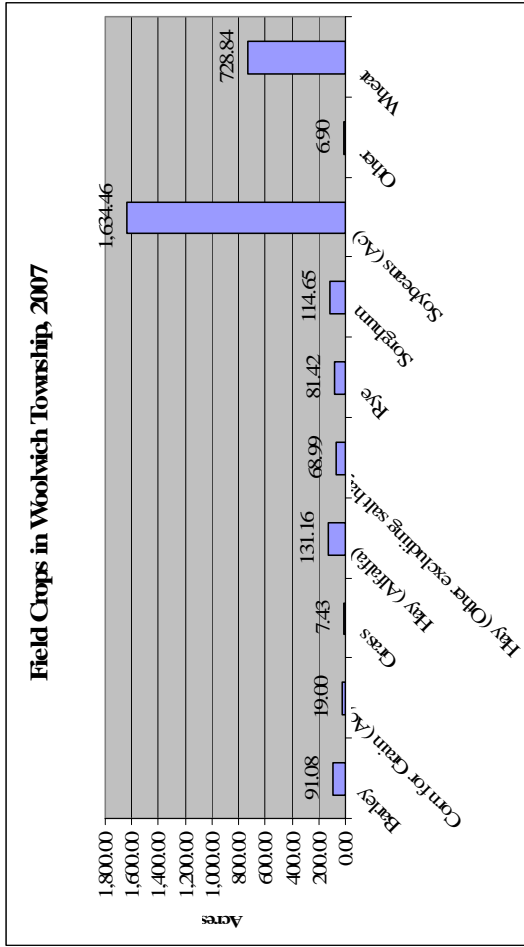
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Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab- Training	Connection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

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2	9	WMP Realty Co	1301 Auburn Road		1		125	98				27				
2	10	WMP Realty Co	1355 Auburn Road		1		79	79								
2	11	WMP Realty Co	1911 Oldmans Creek Road		1		12	12								
24	2	WMP Realty Co	1810 Oldmans Creek Road		1		23.62	23.62								
28	1	WMP Realty Co	1410 Auburn Road		1		41.62	41.62								
28	3	WMP Realty Co	1366 Auburn Road		1		37.8	37.8								
28	4	WMP Realty Co	1314 Auburn Road		1		29.44	29.44								
41	3.02	Wolfstrom, Gary M & Dawn M	221 Harrisonville Rd		1		6.49									
57	9	Woolwich 322, LLC	1150 US 322		1		15.5	12				2.5				
57	10	Woolwich 322, LLC	1160 US 322		1		5.66	3				2.6				
60	1	Woolwich 322, LLC	190 Kings Highway		1		9.45	8				1.45				
60	3	Woolwich 322, LLC	112 Kings Highway		1		27.5	25				2.5				
60	4	Woolwich 322, LLC	1219 US 322		1		16.79	15				1.79				
60	5	Woolwich 322, LLC	1195 US 322		1		29.81	25				4.81				
61	1	Woolwich 322, LLC	32 Pancoast Road		1		67.22	58				9.2				
57	5	Woolwich Commons LLC	1240 US 322		1		47	42				5				
12	2	Woolwich Development Company LLC	2021 US 322		1		16									
15	2	Woolwich Development Company LLC	1601 US 322		1		10.6	9				1.6				
4	2	Woolwich Family Partners LLC	1030 Auburn Road	1			5				1					
28	11	Zappala, Harry & Charlotte	50 Center Square Road		1		7.41									

Source: Woolwich Township Farmland Assessment Data 2007

See Summary charts below.

**APPENDIX A-2: SUMMARIES: CROPS BY ACREAGE ON WOOLWICH FARM-ASSESSED LANDS**





## **Appendix B. Farm Marketing in the Woolwich Region**

**B-1: Roadside Markets in Gloucester County**

**B-2: Agritourism in Gloucester County**

**B-3: Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden,  
Cumberland, Gloucester, and Salem Counties**



## Appendix B. Farm Marketing in the Woolwich Region

### Appendix B-1: Roadside Markets in Gloucester County

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



Market	Address	Phone	Open	Products
Farmer Frank's Farm Market	165 Mantua Rd, Mt. Royal	(856) 468-0860		Variety of fruits and vegetables
Fazio Garden Center	541 Bridgeton Pike, Mullica Hill	(856) 223-1004		Trees & shrubs, flowers & herbs
Fehlauer Farm	631 Swedesboro Rd, Gibbstown	(856) 224-1792		Fruits
Frank Hogbins Nursery	4566 S. Black Horse Pk., Williamstown	(856) 629-2810	Seasonal	Trees & shrubs
Fruit Haven Farms	610 Monroeville Rd, Monroeville	(856) 358-0728	July 10 - Nov. 10, 6 days a week, Self-service	Apples
Fruit Valley Farm Market	233 Franklinville Rd, Mullica Hill	(856) 467-3315	June - Oct, 9 am - 9 pm	Vegetables, fruits, flowers & herbs
Fruitwood Farms	419 Elk Road / Rt. 538, Monroeville	(856) 881-7748	May - November 15, closed Sun.; Self-service 24 hrs.	Apples, strawberries, cherries, cantaloupes, peaches, pears, tomatoes, watermelon, honey dew, pumpkins, honey
Gant's Greenhouses	425 Elk Rd, Monroeville	(856) 881-0582	Year round	Fall: pumpkins, corn stalks, mums, flowering kale & cabbage, small designer straw bales; Christmas: wreaths, grave blankets, cut trees, decorated log boxes; Year-round: straw, cedar log boxes, cedar crosses; wholesale & retail
Green Planet Nursery	1022 Monroeville Rd, Mullica Hill	(856) 769-8010	Mon - Sat, 8 am - 5 pm	Trees & shrubs
Groff's Mill Pond Nursery	1350 N. Delsea Dr., Pitman	(856) 589-8397	Year round, Mon-Fri 8 am - 7 pm, Sat 8 am - 6 pm, Sun 9 am - 5 pm	Trees & shrubs, flowers & herbs, bedding plants
Harry T Hatz & Sons	718 Dutch Mill Rd, Malaga	(856) 694-1598	July - Oct., Monday - Saturday, Daylight Hours	In season - tomatoes, peppers, sweet corn, cantaloupes, watermelon, fall broccoli & cauliflower. also, alfalfa & timothy hay
Harvey Jones Nursery	4531 S. Black Horse Pk., Williamstown	(856) 629-7160		Trees & shrubs
Heilig Orchards	211 Heilig Rd, Richwood	(856) 589-0241	September - October, Daily, 8 am - 6 pm	Peaches (including white-fleshed peaches), apples, cider, pumpkins
Henry Schaub Farms	166 E. Cohawkin Rd, Clarksboro	(856) 423-3625	April - October, Daily, 9am - 5 pm	Vegetables, flowers & herbs, bedding plants
Heritage Station and Winery	480 Mullica Hill Rd (Rt. 322), Richwood	(856) 589-4474	Year round, Daily, 8 am - 6 pm	Fruits, vegetables, flowers, eggs & dairy
Hillcrest Nursery	123 Thies Rd, Sewell	(856) 589-3696	April-June and Sep-Oct, 10 am - 9 pm	Trees & shrubs, bedding plants

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

Market	Address	Phone	Open	Products
Petrini's Farm Market	Rt. 40, Newfield	(856) 697-4539	Summer: Daily 8 am - 8 pm, Winter: Monday - Saturday 9 am - 6 pm	Fruits & vegetables, baked goods, flowers, preserves, pasta, sauces
Piney Hollow Nursery	3653 Dutch Mill Rd, Newfield	(856) 697-8299		Bedding plants
Plant Place, The	514 E. Academy Rd, Clayton	(856) 881-8000		Trees & shrubs
Platt's Farm Market	70 W. Cohawkin Rd, Clarksboro	(856) 423-7995	March - Dec. 7 am - dark	Vegetables, fruits, trees & shrubs, flowers & herbs, bedding plants, eggs & dairy, hay & straw
Potted Paradise	2494 S. Blackhorse Pike, Williamstown	(856) 875-0500	April - Nov., Tuesday - Saturday 9 am - 7 pm; Sunday 10 am - 7 pm	Fruits, vegetables, flowers
Prickett Nursery	50 E. Sussex Ave., Sewell	(856) 468-0654		Trees & shrubs, flowers & herbs
Puglia Farm Market	935 N. Delsea Dr., Clayton	(856) 881-1087	Year round, May - November 8 am - 7 pm, December - April 8 am - 6 pm	Complete line of Jersey Fresh fruits & vegetables in season and from other area out of season. Also, flowers and bedding plants, jams, eggs, and more.
R & J Greenhouse & Country Market	3697 S. Black Horse Pk., Williamstown	(856) 629-6073		Trees & shrubs
Racite Farms	1586 Center Square Road, Logan Twp.	(856) 467-0882	Tuesday - Sunday	Local produce only - squash, peppers, melons, tomatoes, corn, peaches, nectarines, apples, eggplant. Also flowers.
Red Oak Ranch	3315 Dutch Mill Road, Newfield	(856) 982-3671	July - October, Sat. 9am - 12pm, Sun. 12pm - 5pm; during week by appt 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

Market	Address	Phone	Open	Products
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
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

Market	Address	Phone	Open	Products
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
Zielke's Greenhouses, Inc.	292 Radix Rd, Williamstown	(856) 629-7233		Bedding plants
Zimmerman Farm	425 Salina Rd, Sewell	(856) 468-1611	Daily, Apr. - Dec 24; Jan. - Mar. Saturday & Sunday, 8 am - 7 pm	Produce (June - Oct.), pumpkins, corn stalks, flowers, preserves, baked goods

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

### Appendix B-2: Agritourism in Gloucester County

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

Source: Jersey Fresh, 2007

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

<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 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 Incorporated	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-3661
Don A Lynn Prod Incorporated	114 S Main Rd, Vineland	Cumberland	(856) 691-3711
Donald Myers Produce Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 692-4084
Donio Trucking Company	692 N Egg Harbor Rd, Hammonton	Atlantic	(609) 561-2466
Formisano Farms Produce & Seeds	313 Plymouth St, Buena	Atlantic	(856) 697-0909
Fresh Ware	1404 E Oak Rd, Vineland	Cumberland	(856) 794-1408
Fruitwood Orchards Honey	419 Elk Rd, Monroeville	Salem	(856) 881-7748
G A Restuccio Incorporated	392 S Egg Harbor Rd, Hammonton	Atlantic	(609) 561-5205
Garden State Produce Distribution	598 10th St, Hammonton	Atlantic	(856) 691-3711
Garrison C & D	981 Burlington Rd, Elmer	Salem	(856) 358-3889
Ginos Wholesale Fruit & Produce	373 S White Horse Pike, Hammonton	Atlantic	(609) 561-8199
Gloucester County Packing Company	535 Glassboro Rd, Woodbury Heights	Gloucester	(856) 845-0195
Heritage Treefruit	124 Richwood Rd, Mullica Hill	Gloucester	(856) 589-6090
Kopke William H Jr Incorporated	701 N Broadway, Gloucester City	Camden	(856) 456-2203
Krichmar Produce Co Inc	1850 E Oak Rd, Vineland	Cumberland	(856) 563-0040
Krichmar Produce Company Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 563-0059
Leone Alfred S Produce Incorporated	1145 N Main Rd, Vineland	Cumberland	(856) 794-2794
Maple Run Farms	55 Main St, Cedarville	Cumberland	(856) 447-5233
Metzler Systems Incorporated	535 Glassboro Rd, Woodbury Heights	Gloucester	(856) 845-8883
Midlantic Sweetener Co Inc	1249 Mays Landing Rd, Hammonton	Atlantic	(609) 704-7577

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, Swedesboro	Gloucester	(856) 241-0900
Nardelli Bros	54 Main St, Cedarville	Cumberland	(856) 447-4621
Parzanese Salvatore	595 Spring Rd, Hammonton	Atlantic	(609) 561-5586
Produce Junction Incorporated	320 Beverly Rancocas Rd, Willingboro	Burlington	(609) 835-1911
Produce Services of America	2321 Industrial Way, Vineland	Cumberland	(856) 691-0935
Raio Produce Co Inc	557 Oak Rd, Hammonton	Atlantic	(609) 567-1070
Raio Produce Company Incorporated	181 Pine Rd, Hammonton	Atlantic	(609) 567-1070
Red Eagle Produce & Ice Cream	555 N Evergreen Ave, Woodbury	Gloucester	(856) 845-5885
Rigo Produce Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 696-5531
Russos Fruit & Vegetable Farm Incorporated	186 Carranza Rd, Tabernacle	Burlington	(609) 268-0239
Santelli Trucking Inc	1404 E Oak Rd, Vineland	Cumberland	(856) 692-1040
Seaburst Farms	109 N Broad St, Woodbury	Gloucester	(856) 853-1101
Seashore Fruit & Produce Company	800 N New York Ave, Atlantic City	Atlantic	(609) 345-3229
South Jersey Produce Cooperative Association Incorporated	4470 Italia Ave, Vineland	Cumberland	(856) 692-6600
Tilton Produce	2618 Tilton Rd, Egg Harbor Township	Atlantic	(609) 645-9599
Twin State Farms	310 N East Blvd, Landisville	Atlantic	(856) 697-2377
Vandenberg Jac Company	2321 Industrial Way, Vineland	Cumberland	(856) 691-0947
Vandenberg Jac Company	701 N Broadway, Gloucester City	Camden	(856) 456-8003
Variety Farms Incorporated	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-0612
Verchios Produce Outlet	272 Hurffville Cross keys Rd, Sewell	Gloucester	(856) 262-0830
Zambito Produce Sales Incorporated	44 Cooper St, Woodbury	Gloucester	(856) 686-4810

Source: YellowPages.com

**Appendix C. Agricultural Support and Service Businesses in the  
Woolwich Region**

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

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

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





## Appendix C. Agricultural Support and Service Businesses in the Woolwich Region

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

Supplier	Address	Town	County	Phone
Barbara's Fuel Supply	280 Alloway Aldine Rd	Woodstown, NJ 08098-2048	Salem	(856) 769-1965
Bos Tack & Trailer Sales	331 Morton Ave	Millville, NJ 08332	Cumberland	(856) 451-2830
Carter Aviation & Aero Service	Tuckahoe Rd	Williamstown, NJ 08094	Gloucester	(856) 629-6699
Catalano Equipment	122 Marlton Rd	Woodstown, NJ 08098	Salem	(856) 769-0787
Cedar Lane Feed	21 Cedar Lane	Elmer, NJ 08318-2646	Salem	(856) 358-5400
Coleman Glendon Feeds & Limes	89 Aldine Shirley Rd	Elmer, NJ 08318-2824	Salem	(856) 358-8386
Coleman Irrigation Sales & Service	129 Canhouse Rd	Elmer, NJ 08318-2806	Salem	(856) 358-4740
Cresci Farm Supply	4703 E Landis Ave	Vineland, NJ 08361	Cumberland	(856) 691-3881
Crossroads Trailers Sales	1230 Harding Hwy	Newfield, NJ 08344	Gloucester	(800) 545-4497
Daminger's Country Store	641 Main Street	Sewell, NJ 08080-4423	Gloucester	(856) 468-0822
Dare's Feed & Pet Supply	591 Shiloh Pike	Bridgeton, NJ 08302	Cumberland	(856) 451-2114
Equine Essentials Incorporated	240 Franklinville Rd	Swedesboro, NJ 08085	Gloucester	(856) 241-8088
Falciani Farmers Package Supply Incorporated	2676 Harding Hwy	Newfield, NJ 08344	Gloucester	(856) 694-3579
Farm-Rite	122 Old Cohansey Rd	Shiloh, NJ 08353	Cumberland	(856) 451-1368
Farm-Rite Inc	122 Old Cohansey Rd	Bridgeton, NJ 08302-6761	Cumberland	(856) 451-1368
Fiocchi D L	1142 Panther Rd	Vineland, NJ 08361	Cumberland	(856) 691-7907
Fogg Leslie G Inc	563 Stow Creek Rd	Bridgeton, NJ 08302-6561	Cumberland	(856) 935-5145
Foster Equipment Sales, Farm Implements	Pittsgrove Rd	Elmer, NJ 08318	Salem	(856) 358-2880
Garoppo Stone & Garden Center	40 State St	Elmer, NJ 08318	Salem	(856) 697-4444
Gideons International	US Highway 40 North	Elmer, NJ 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	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 Rd	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 Rd	Bridgeton, NJ 08302-6561	Cumberland	(856) 451-2727
Nicholsons Farm Supplies	Glassboro Aura Rd	Monroeville, NJ 08343	Salem	(856) 881-8719
Nu Rain Irrigation	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 Rd	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 08360	Cumberland	(856) 691-3101
Tri County Equipment	US Highway 40 & Stat	Vineland, NJ 08360	Cumberland	(856) 697-1414
Turner Walt Farm	539 Watsons Mill Rd	Elmer, NJ 08318-2910	Salem	(856) 769-3989
V Puzio Dairy Inc	480 US Highway 46	Fairfield, NJ 07004-1906	Cumberland	(973) 808-0400
W & W Farm Supply Inc	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Walt's Dixie Chopper	539 Watsons Mill Rd	Woodstown, NJ 08098-2057	Salem	(856) 358-6741
Ward Bishop Farms & Feeds	16 Pine Tavern Rd	Elmer, NJ 08318	Salem	(856) 358-3923
Warren's Hardware and Heating Service	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Williamson J W Co	Aura-Hardingville Rd	Monroeville, NJ 08343	Salem	(856) 881-3267
Woodstown Farm Supply	110 East Grant Street	Woodstown, NJ 08098	Salem	(856) 769-1800
Woodstown Ice & Coal Co	50 East Grant Street	Woodstown, NJ 08098-1416	Salem	(856) 769-0069

Source: AllPages.com, YellowPages.com, 2007

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

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

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

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

Source: *YellowPages.com*

**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	2055 Demarco Dr, Vineland	Cumberland	(856) 205-9490
Dockside Refrigerated Warehouse of Philadelphia	8 Oregon Ave, Cherry Hill	Camden	(215) 271-3021
Eastern Pro Pak	800 Ellis Mill Rd, Glassboro	Gloucester	(856) 881-3553
First Choice Freezer & Cold Storage	396 N Mill Rd, Vineland	Cumberland	(856) 696-8878
Four Seasons Cold Storage Incorporated	590 Almond Rd, Elmer	Salem	(856) 696-2288
Garden State Freezer & Cold Storage Incorporated	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4224
Garden State Freezers Inc	540 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4250
Garden State Freezers Inc	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4666
Garden State Freezers Inc	217 Harrisonville Way, Mullica Hill	Gloucester	(856) 223-8689
Jackly Holding	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	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
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

<b>Name</b>	<b>Location</b>	<b>County</b>	<b>Phone</b>
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*





**Appendix D. Woolwich Township Farmland Preservation  
Ranking Criteria**



## Appendix D. Farmland Preservation Program – Woolwich Township Ranking Criteria

**Applicant:** \_\_\_\_\_

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

**Municipality:** \_\_\_\_\_

**Density or Contiguous Properties. Maximum 10 points:**

Add 2 points for the subject farm: \_\_\_\_\_

Add 2 points for each permanently preserved farm indicated \_\_\_\_\_

Add 1 point for each 8-Year farm indicated \_\_\_\_\_

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

**For the following three categories, multiply the percentage of the feature by the relative percentage given. Convert that number to points**

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

Deed Restricted Farmland (permanent) x 0.20: \_\_\_\_\_

Deed Restricted Wildlife Areas x 0.18: \_\_\_\_\_

Streams (perennial) as a boundary and Wetlands x 0.18: \_\_\_\_\_

Cemeteries x 0.16: \_\_\_\_\_

Parks (limited public access) x 0.14: \_\_\_\_\_

Military installations x 0.14: \_\_\_\_\_

Golf Course (public) x 0.14: \_\_\_\_\_

8 year program / EP Applications x 0.13: \_\_\_\_\_

Highway (limited access) or Railroads x 0.10: \_\_\_\_\_

Farmland (unrestricted) x 0.06: \_\_\_\_\_

Woodlands x 0.06: \_\_\_\_\_

Parks (high use) x 0.05: \_\_\_\_\_

Residential Development x 0.00: \_\_\_\_\_ N/A \_\_\_\_\_

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

Commercial x 0.00: \_\_\_\_\_ N/A \_\_\_\_\_

Industrial x 0.00: \_\_\_\_\_ N/A \_\_\_\_\_

Schools x 0.00: \_\_\_\_\_ N/A \_\_\_\_\_

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

*Continued*

**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 _____
<b>Subtotal for this Category</b>	_____

**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:	_____
<b>Subtotal for this Category</b>	_____

**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:	_____
<b>Subtotal for this Category</b>	_____

**Final Ranking (Add all subtotals):** \_\_\_\_\_

## **Appendix E. Conservation Programs for Farmers**



## Appendix E. (Cont'd.): 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. 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.): 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 E. (Cont'd.): Conservation Programs for Farmers

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

**NJDEP's 319(h) Non-point Source Pollution Control Pass-through Grant Program** provides financial assistance to reduce non-point source pollution through riparian buffers, manufactured treatment devices, and other methods. (Applicant must be a government entity or a non-profit organization, but can partner with farmers.)

**Appendix F. Woolwich Township Right-to-Farm Ordinance**



**Appendix F: Woolwich Township Right – to – Farm Ordinance**

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

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

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

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

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

“Commercial Farm” means:

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

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

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

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

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

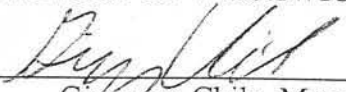
Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L. 1968, c.410 (C.52:14B-1 et seq.).

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

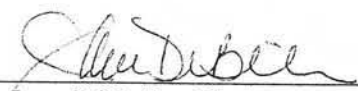
Any provision in any Ordinance that is inconsistent with this Ordinance is hereby repealed to the extent of that inconsistency.

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

TOWNSHIP OF WOOLWICH

  
 \_\_\_\_\_  
 Giuseppe Chila, Mayor

ATTEST:

  
 \_\_\_\_\_  
 Jane DiBella, Clerk



## CERTIFICATION

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



---

Jane DiBella, Clerk

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



## Appendix G. Is Your Town Farm Friendly?

### Practical Land Use Ordinances and Regulations

#### Does your town...

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

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

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

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

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

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

**....allow off-site signs to attract and direct farm stand customers?** Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Signs that give directions to the farm stand and let customers know what's available (such as strawberries, corn, apples) are vitally important.

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

## 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....

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

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



# MAPS

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






# Woolwich Township

## Map # 1

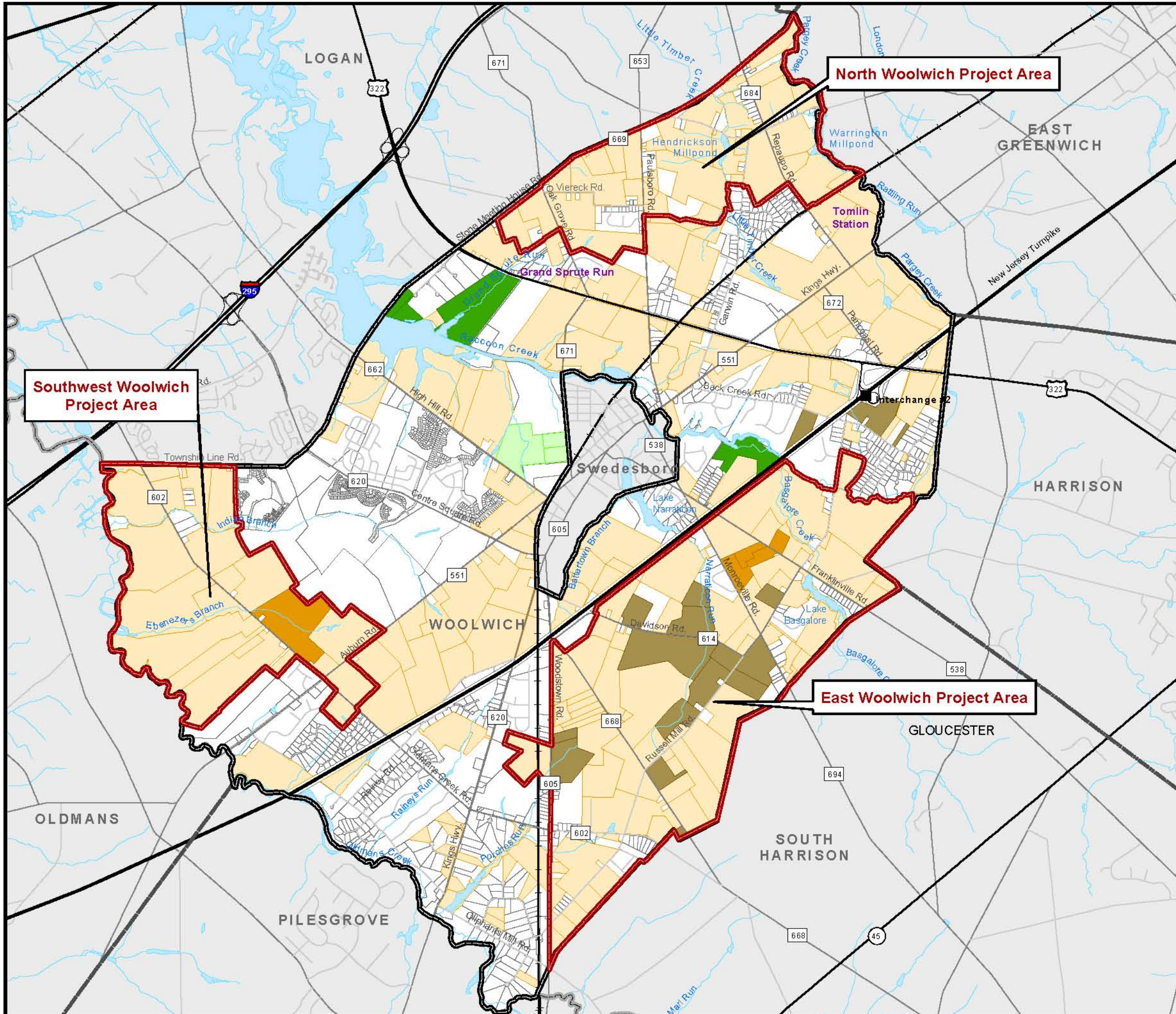
### Project Areas

-  Project Area
-  Tax Parcel Boundary
-  Farm Assessed
-  8-Year Program
-  Permanently Preserved Farmland
-  Locally Preserved
-  State Owned Open Space

 0 0.5 1 Miles

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




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



# Woolwich Township

## Map # 2

### Project Areas Aerial Photo (2007)

-  Project Area
-  Tax Parcel Boundary
-  Woolwich Township Boundary



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




# Woolwich Township

## Map # 3

### North Project Area

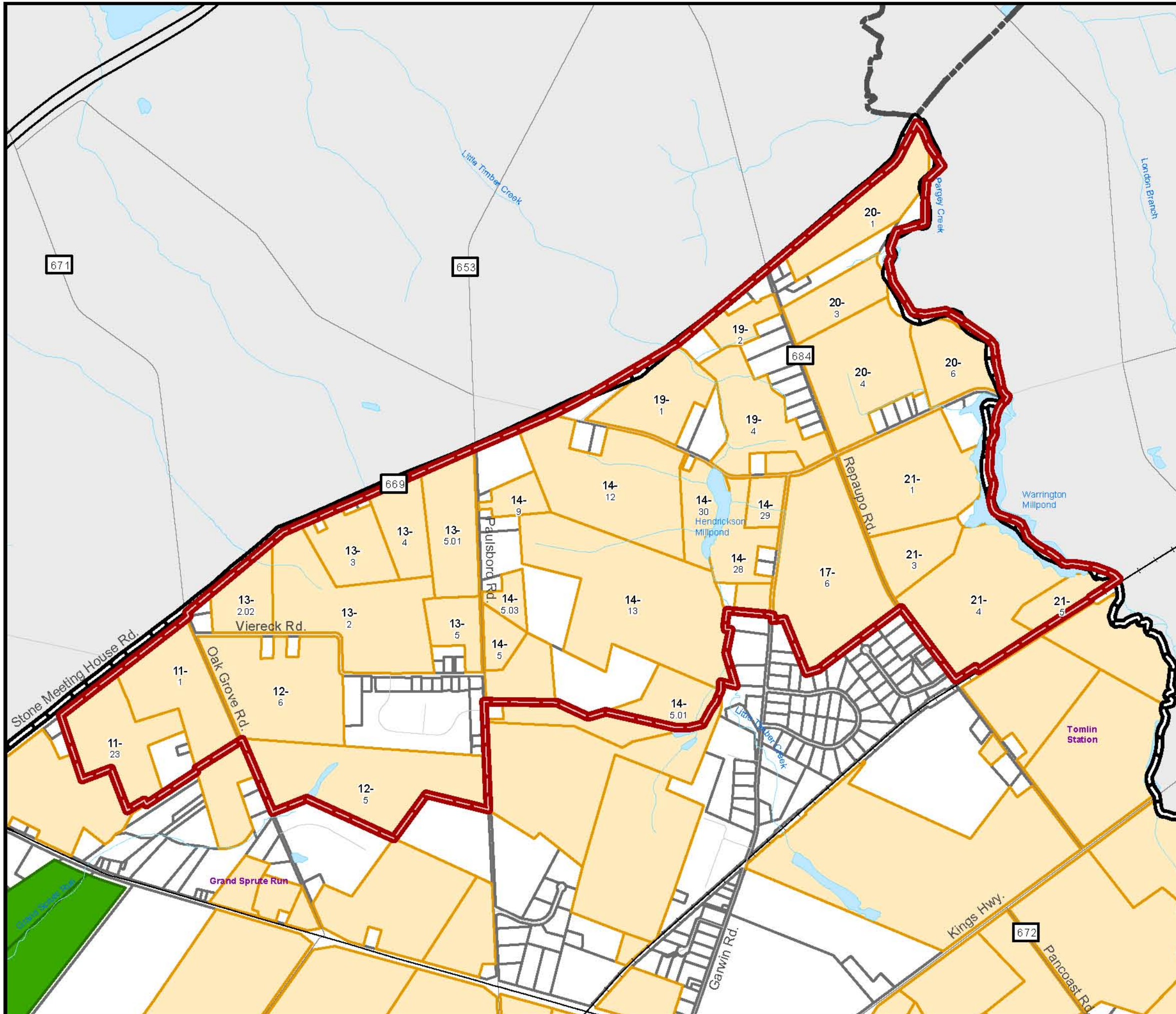
-  Project Area
-  Tax Parcel Boundary
-  Farm Assessed
-  8-Year Program
-  Permanently Preserved Farmland
-  Locally Preserved
-  State Owned Open Space

0 0.1 0.2 Miles



**DELAWARE VALLEY**  
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REGIONAL  
PLANNING COMMISSION

Source : Gloucester Cnty, NJDEP, NJDOT, DVRPC, NJCF.  
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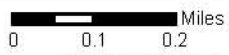



# Woolwich Township

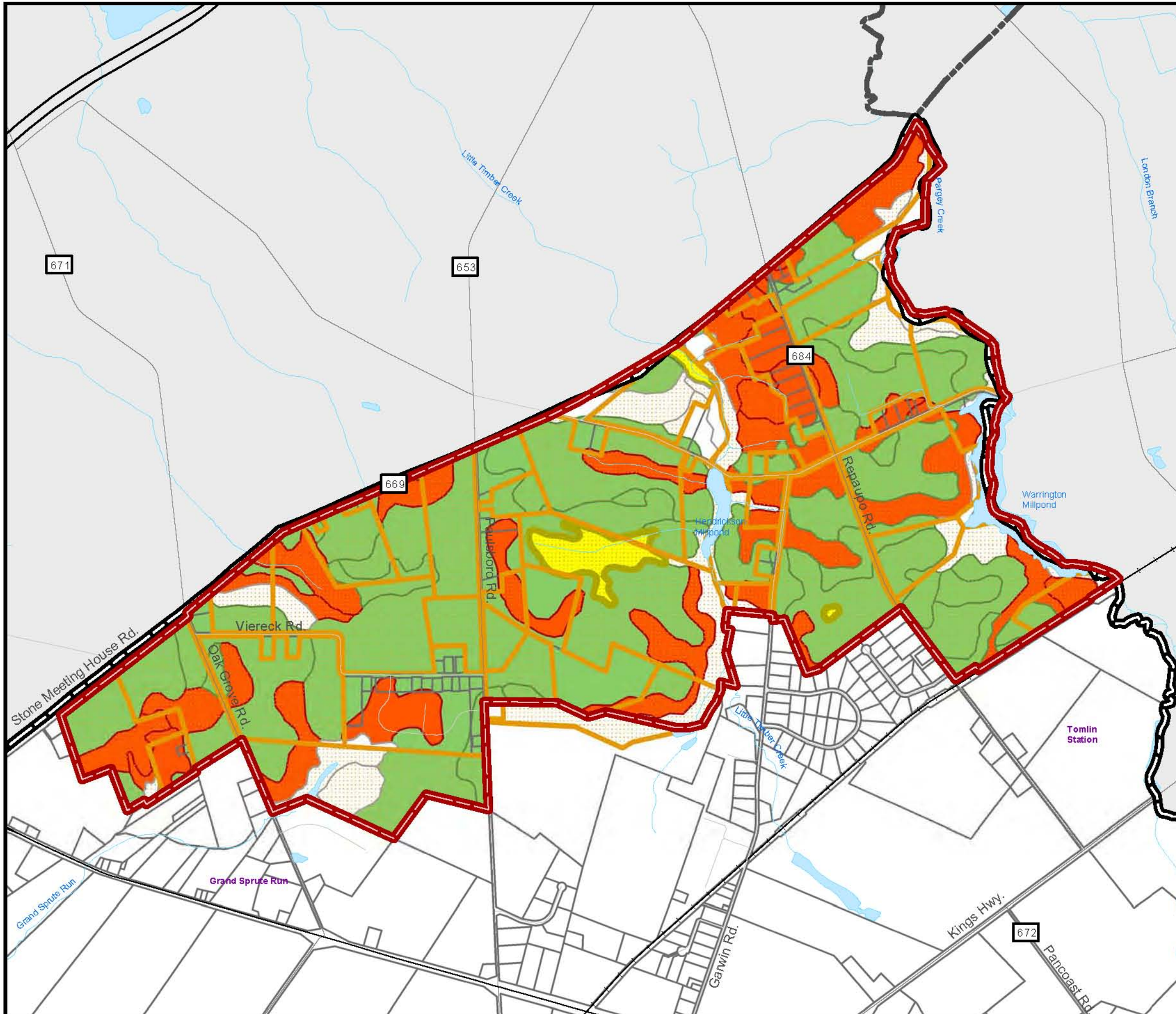
## Map # 4

### North Project Area & Soil Classifications

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



Source: Glouc Cnty, 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.




# Woolwich Township

## Map # 5

### East Project Area

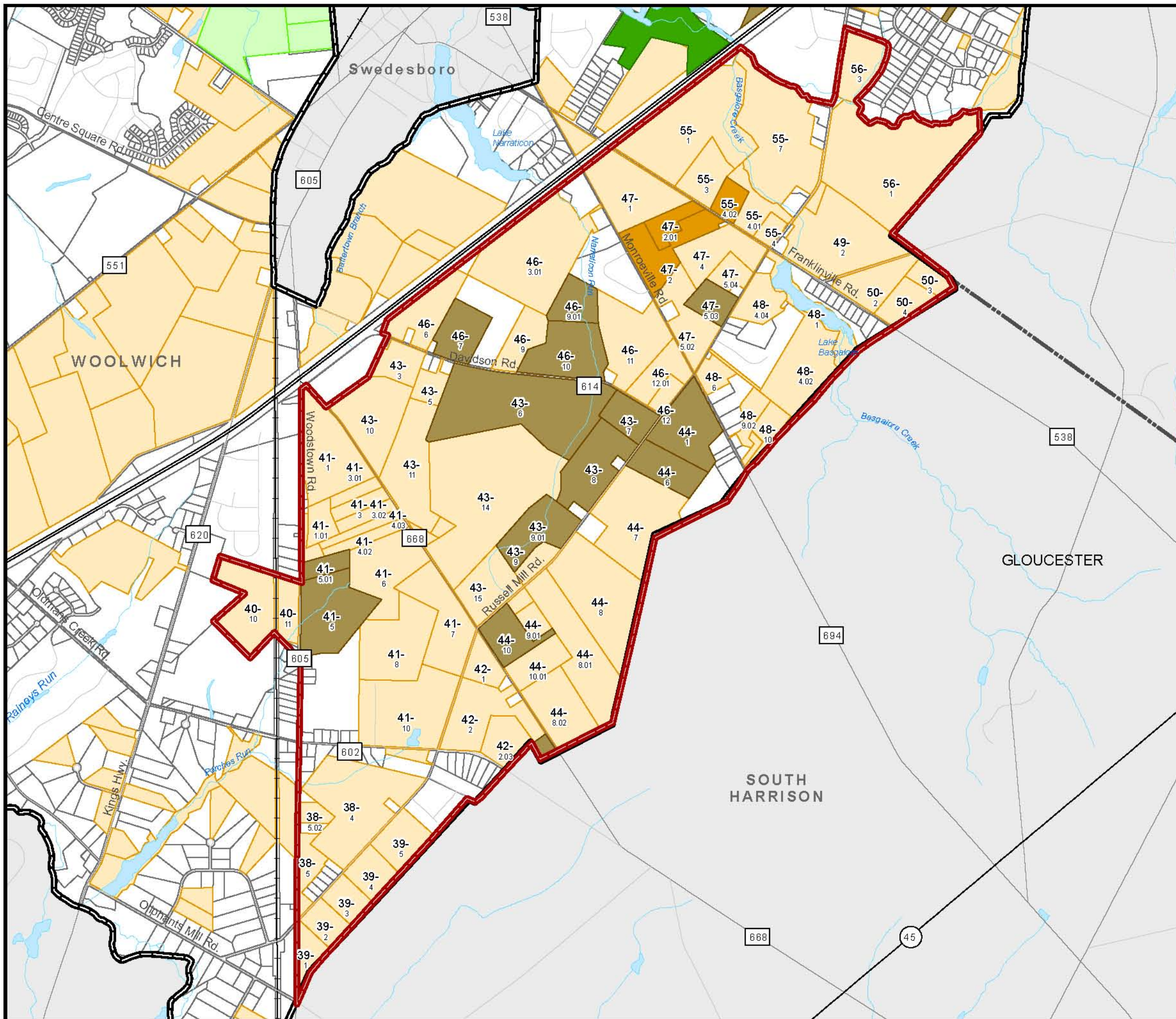
-  Project Area
-  Tax Parcel Boundary
-  Farm Assessed
-  8-Year Program
-  Permanently Preserved Farmland
-  Locally Preserved
-  State Owned Open Space

0 0.25 0.5 Miles



**DELAWARE VALLEY**  
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REGIONAL  
PLANNING COMMISSION

Source : Gloucester Cnty, NJDEP, NJDOT, DVRPC, NJCF  
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# Woolwich Township

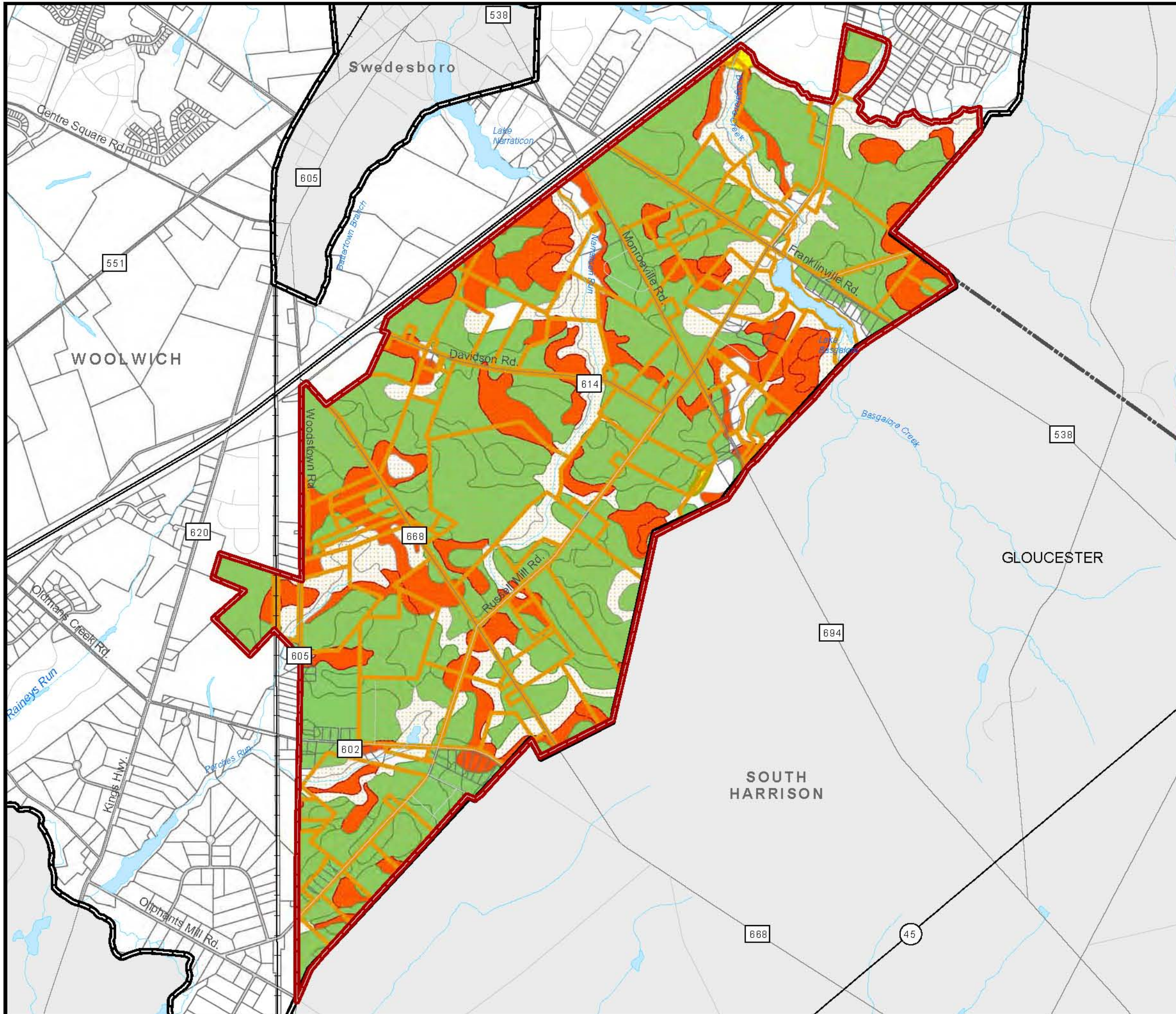
## Map # 6

### East Project Area & Soil Classifications

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








Source : Glouc Cnty, 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.



# Woolwich Township

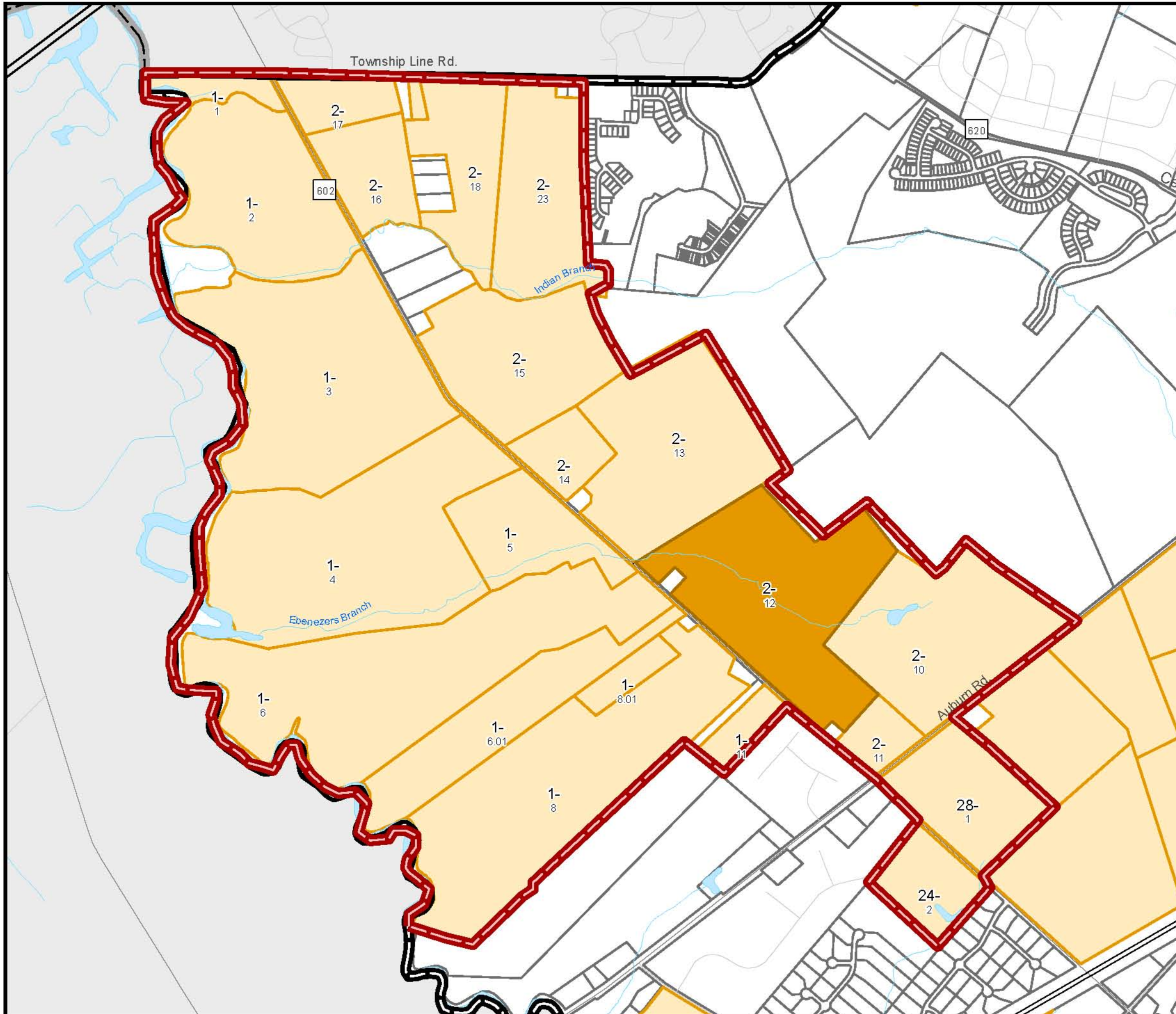
## Map # 7

### Southwest Project Area

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



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





# Woolwich Township

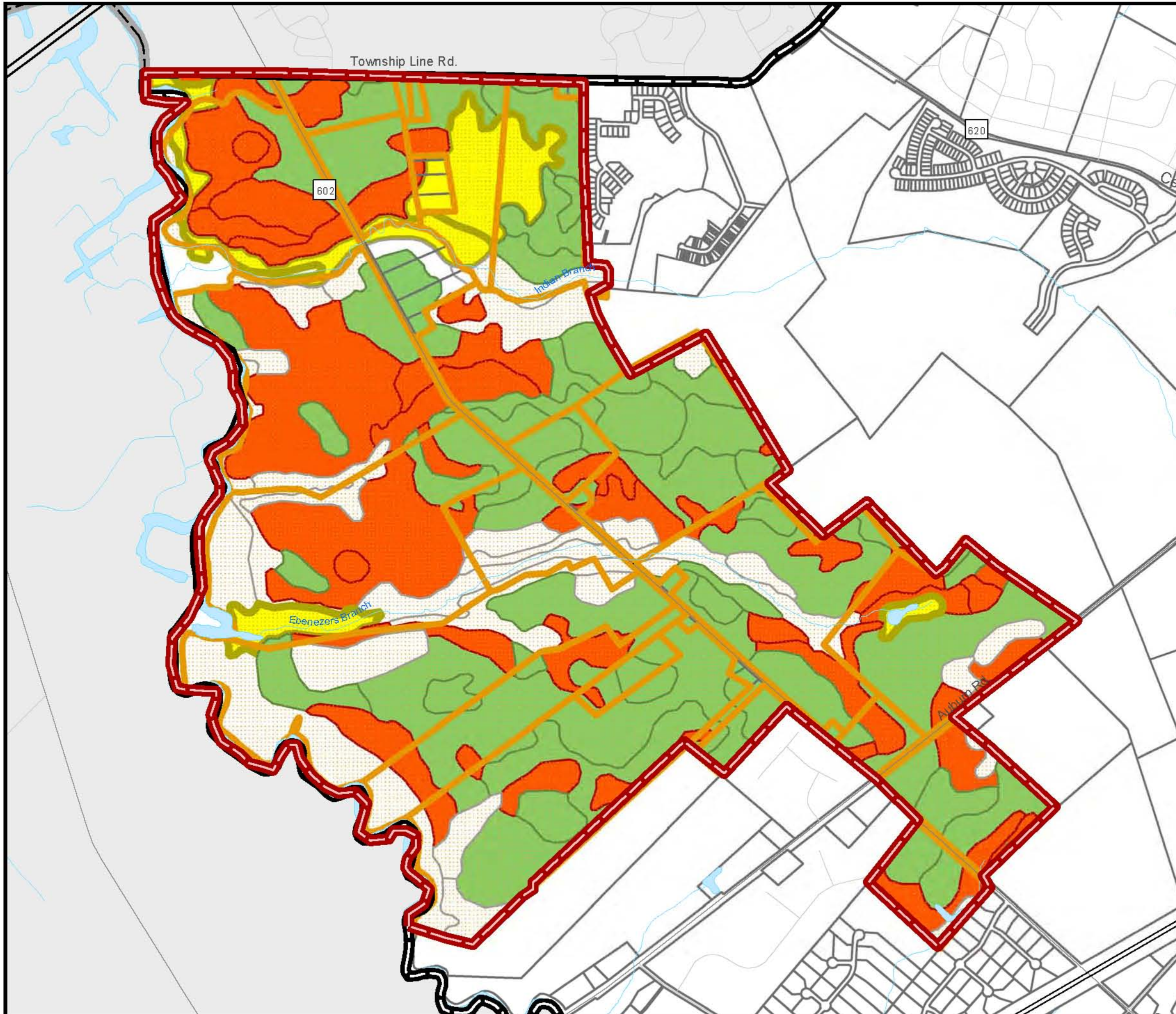
## Map # 8

### Southwest Project Area & Soil Classifications

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



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

Map # 9

DVRPC Land Use  
(2005)

### Land Use Type

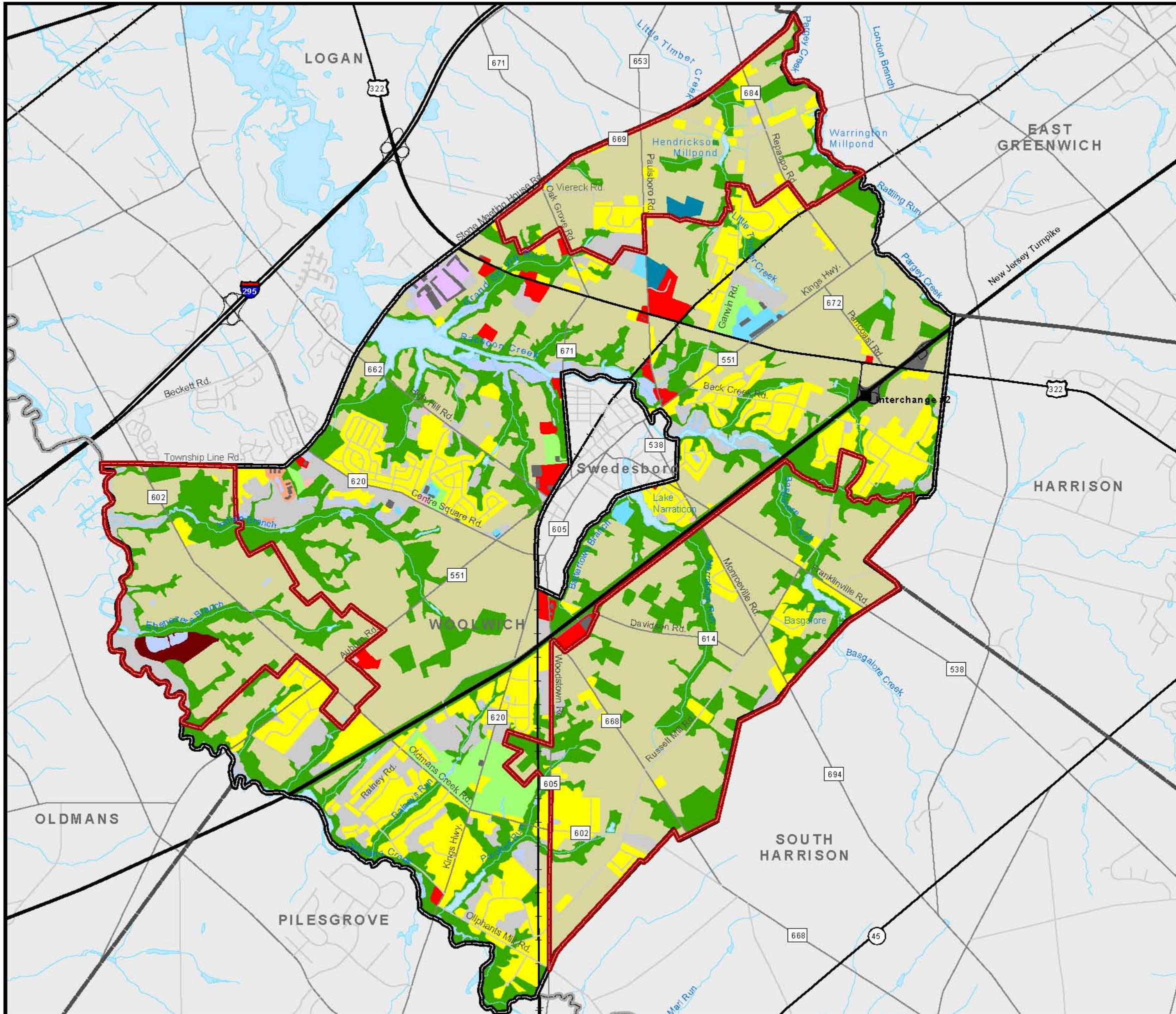
- Agriculture
- Commercial
- Community Services
- Light Manufacturing
- Military
- Mining
- Parking & Transportation
- Residential: Multi-Family
- Residential: Single-Family
- Recreation
- Utility
- Vacant
- Water
- Wooded

### Boundaries

- Project Area



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.

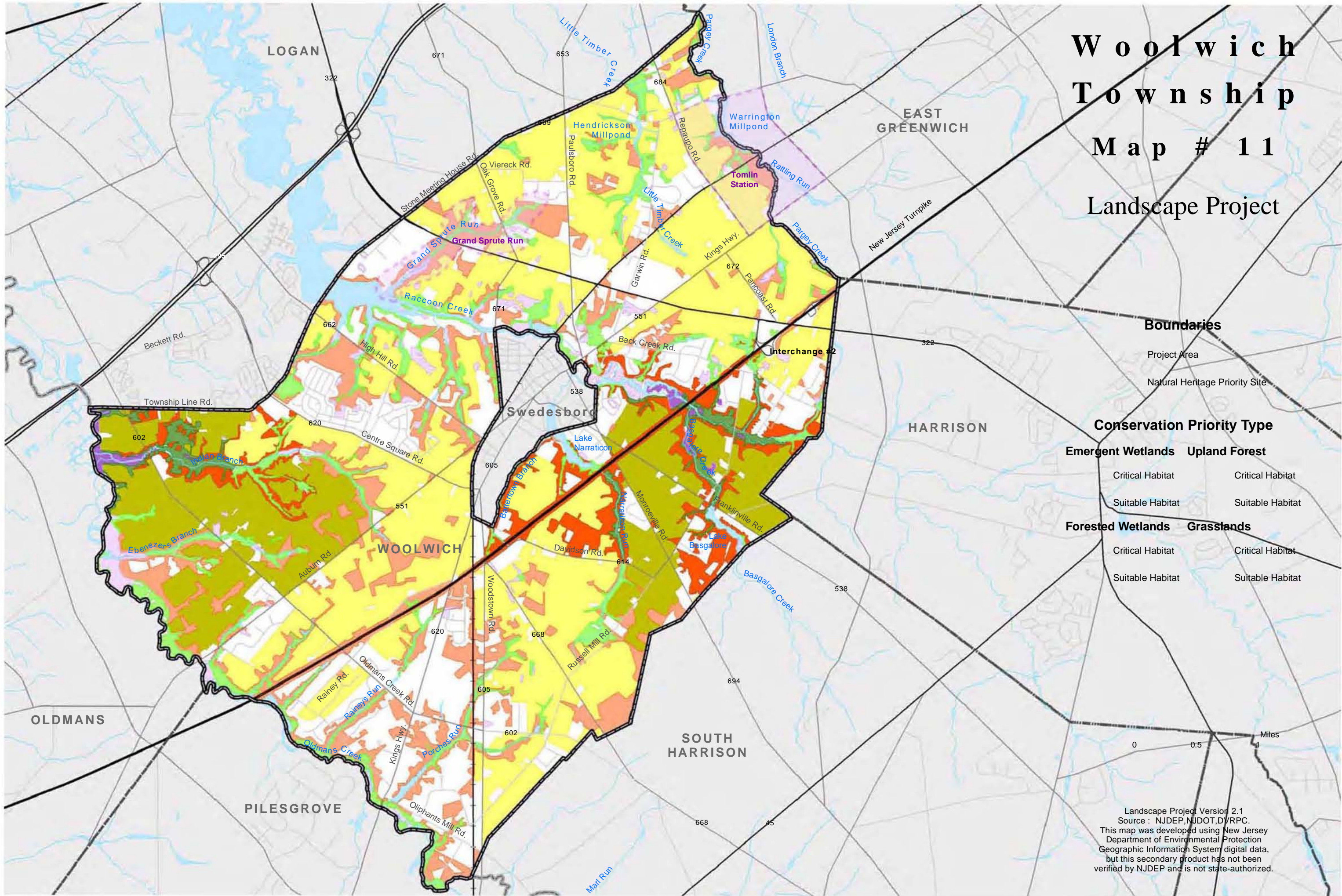




# Woolwich Township

## Map # 11

### Landscape Project

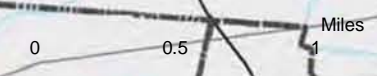


**Boundaries**

- Project Area
- Natural Heritage Priority Site

**Conservation Priority Type**

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





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.




# Woolwich Township

Map # 12

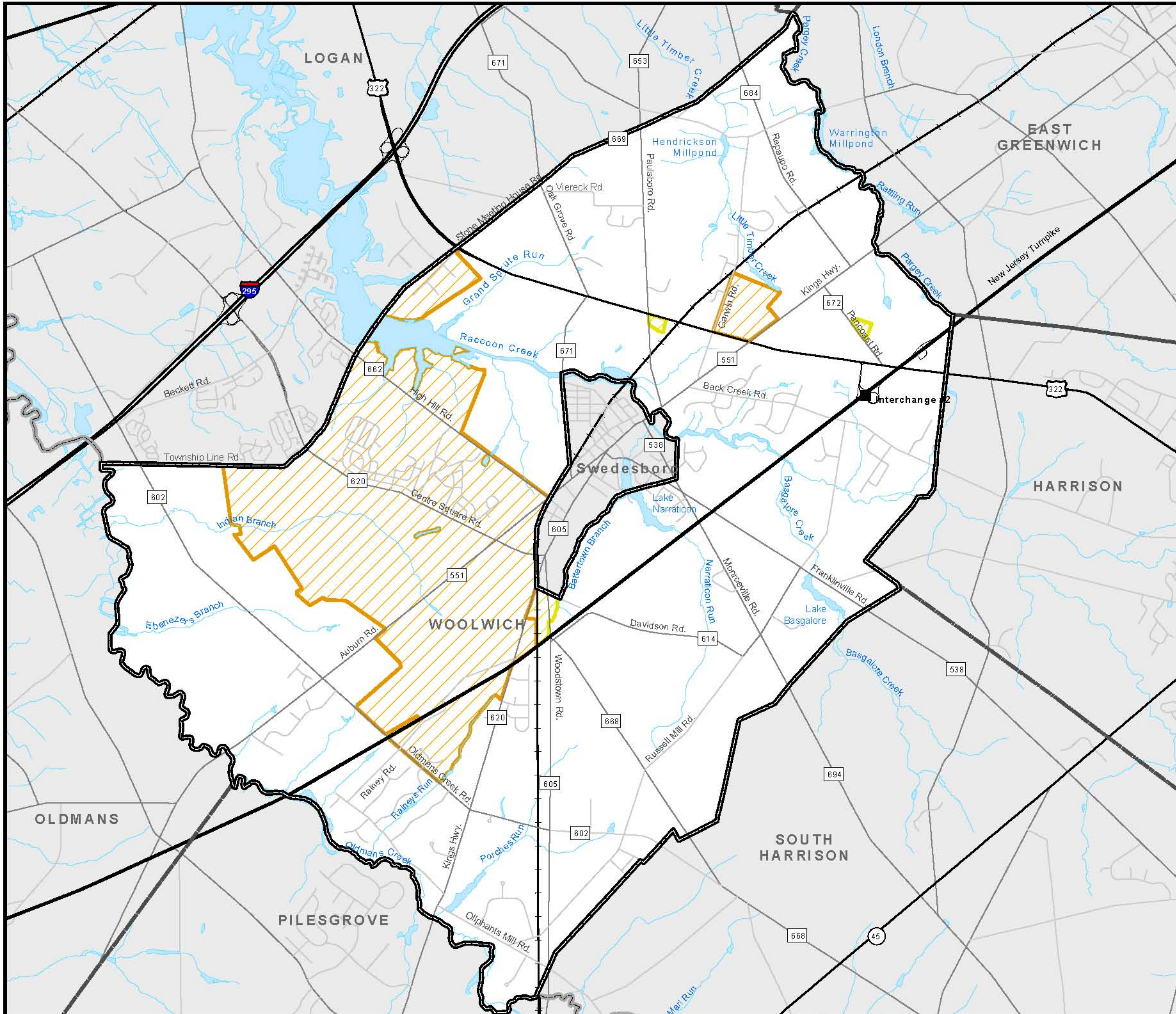
Sewer Service Area

### Type of Waste Water Disposal

-  Discharge to ground water through an individual NJPDES permitted facility
-  Surface Water Discharge



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.



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

# Woolwich Township

## Map # 13

### Existing Zoning & New Jersey State Planning Areas

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

#### Zoning Categories

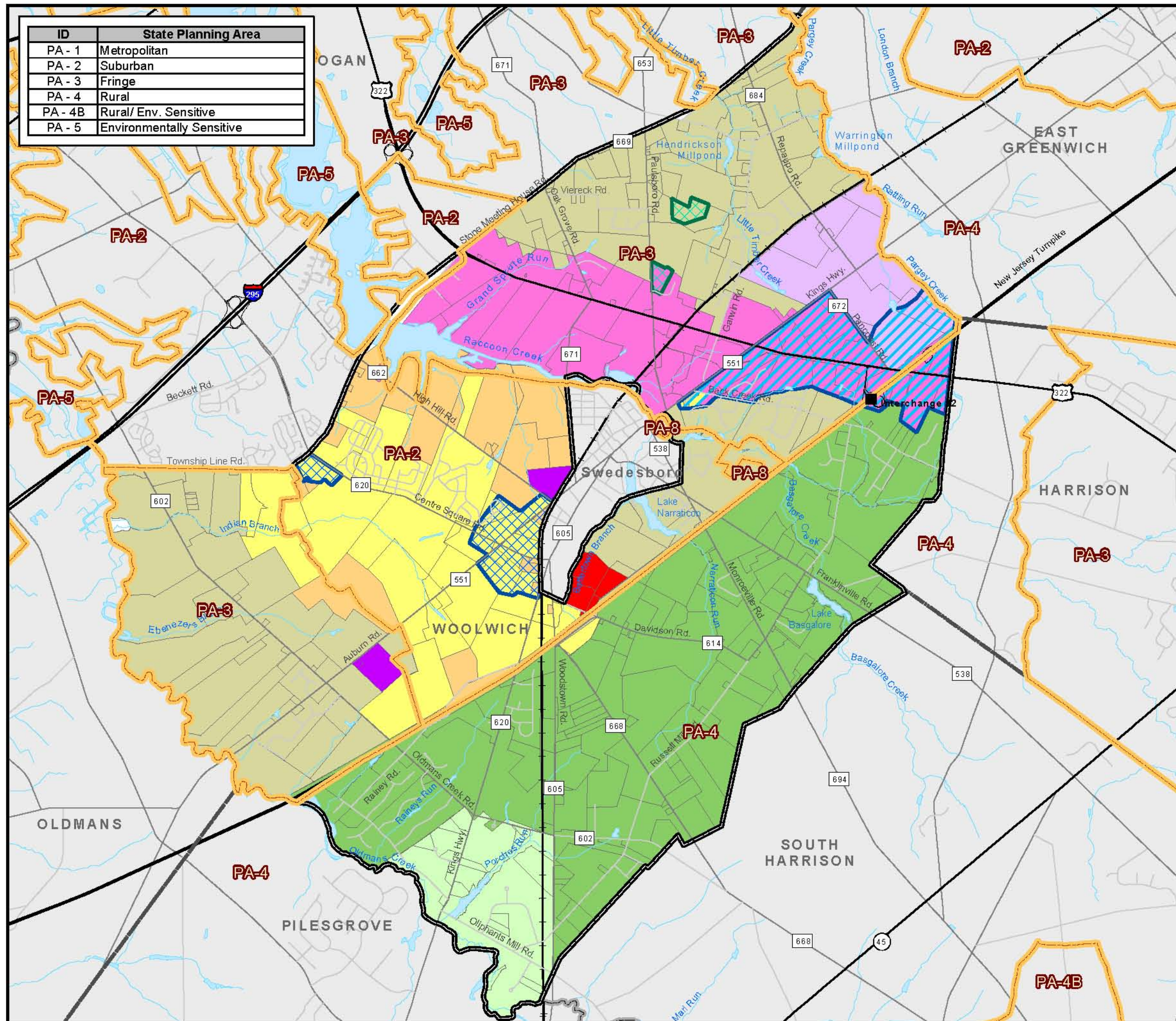
-  5 Acres Residential
-  R-1 - Residential
-  R-2 - Residential
-  R-3 - Residential
-  RLM - Residential Low/Moderate
-  PAC - Planned Adult Community
-  PUD - Planned Unit Development
-  FOC - Flexible Office Commercial
-  LIO - Light Industry Office



0 0.5 1 Miles

**DELAWARE VALLEY**  
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REGIONAL  
PLANNING COMMISSION

Source: Waetzman Planning Group, NJDEP, NJDOT, DVRPC, NJ Dept. of Community Affairs - Office of Smart Growth. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



# Woolwich Township

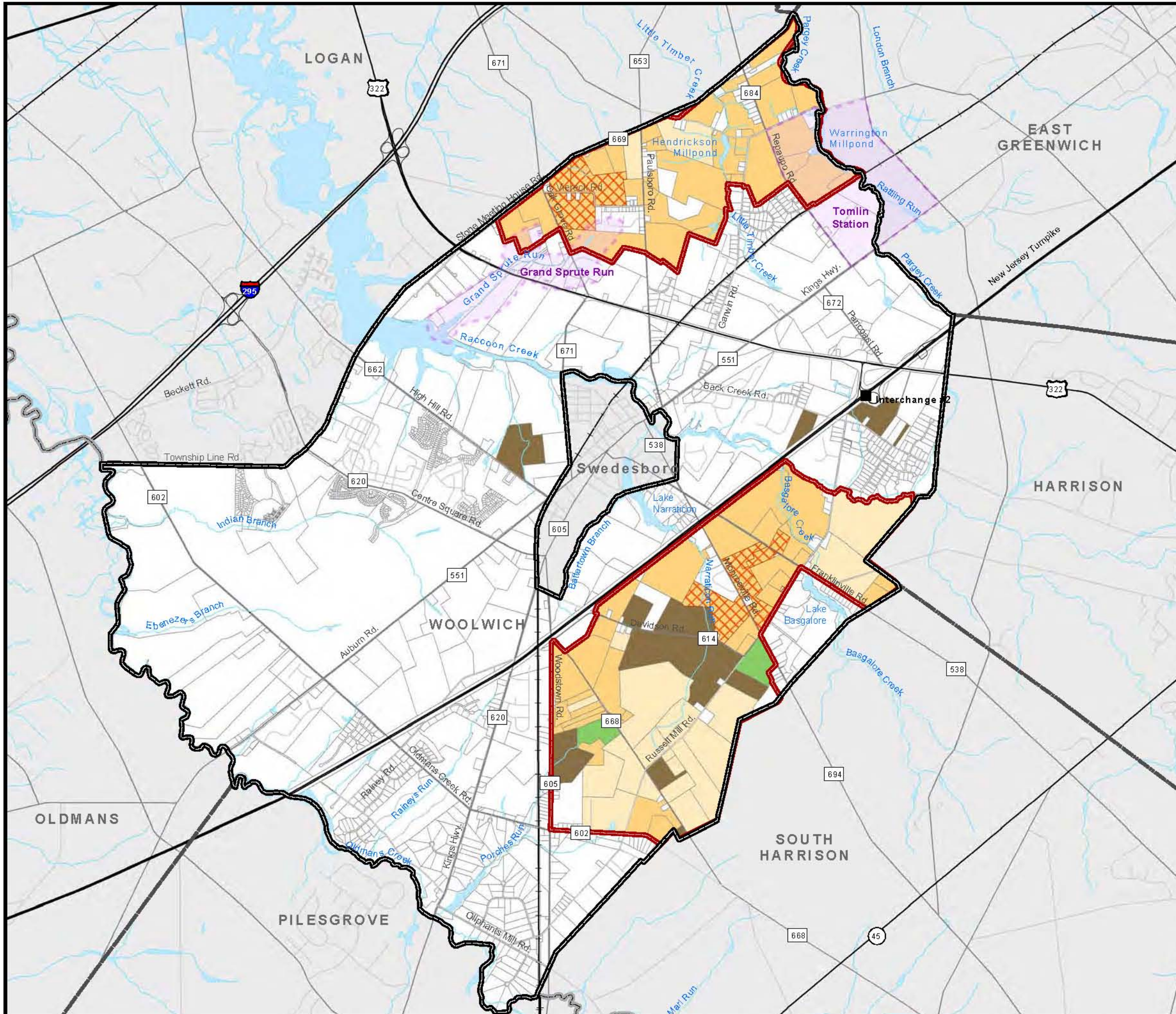
Map # 14

2005 Farmland Plan  
Project Areas

-  Project Area
-  Preferred Farm
-  Non-Preferred Farm
-  Preservation in Progress (1-12-05)
-  Farmland Preservation (Permanent)
-  Farmland Preservation (8-Year)
-  Non-farm Parcel (2003)
-  Natural Heritage Priority Site



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

## Publication Abstract

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

**Date Published:** October 2009  
**Publication No.** 08013

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

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

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### ABSTRACT

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

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

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