

Township of Franklin



GLOUCESTER COUNTY



FARMLAND PRESERVATION PLAN

DELAWARE VALLEY
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REGIONAL
PLANNING COMMISSION

2009



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ACKNOWLEDGEMENTS

This Farmland Preservation Plan was guided in its development by members of the Agricultural Advisory Committee, the Franklin Township Planning Board, and the Franklin Township Committee.

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Several agricultural advisors were extremely helpful in adding information for this 2007-09 Plan. They are Alex Clemick, Bill Exley, Jay Mounier, and Herbert Wegner, the last of whom also serves as the Franklin Township consulting farmland preservation coordinator. Staff support provided by William Krebs, Patti Knobloch, Frances Carder, and Carolyn Toy is greatly appreciated. Tim Brill, and Steven Bruder of the New Jersey State Agriculture Development Committee, and Ken Atkinson of the Gloucester County Office of Land Preservation, all provided considerable help.



Source: DVRPC

The Exley Nursery

EXECUTIVE SUMMARY

This document is a Farmland Preservation Plan Element that has been prepared as an amendment to the Franklin Township, Gloucester County, Master Plan. It addresses the ways in which Franklin Township will increase protection and preservation of agricultural resources and businesses in the community. The document conforms to the guidelines of the State Agriculture Development Committee (SADC) for municipal Farmland Preservation Plans, issued in 2007. It includes the required plan components and maps, along with information about farmland preservation in the township, the farming industry in the township and county, resources and programs for farmers, and various actions that the municipality will take to enhance and support the local agricultural industry.

Franklin Township is located in southwestern Gloucester County. It is part of the farm belt stretching along the lower part of the county, which has become heavily developed in areas to the north and northeast, closer to Philadelphia. The township also extends into the Pinelands and one-third of its land area is within Pineland boundaries. According to data collected by the Delaware Valley Regional Planning Commission, agricultural use occupied 22 percent of Franklin's land area as of 2005. Another 38.6 percent was forested land, much of which is maintained under Woodland Management Plans and is therefore farmland assessed. Urban areas covered 20 percent.

Vegetable farming and horticulture dominate in the township, with nurseries located especially in the northwest corner of the township and in Pinelands areas, although they are found in all parts of the township. According to 2007 farmland assessment data, soybeans and hay were two other crops raised on sizeable acreages of land, and orchards are still prevalent.

In recent years, Franklin has seen a steady growth in residential housing throughout the township, despite the lack of sewer and water. Residential building permits issued over the past seven years total 720. In 2004 Franklin Township revised its Master Plan and Zoning Ordinance with the aims of reducing excessive and sprawling growth and of protecting groundwater resources from overdevelopment. Zoning in the Rural-Agricultural Zone was changed from a one-acre to a 2.5-acre minimum for major subdivisions, and mandatory Conservation Design clustering was established. This has protected farmland and open space since that time, although one feature of the ordinance—noncontiguous clustering—was eliminated by a court ruling in a lawsuit brought against the new zoning ordinance by the Builders League of New Jersey.

In 2006, Franklin Township appointed an Agricultural Advisory Committee, which developed a Farmland Preservation Plan for the community, and the township applied for and received a Farmland Planning Incentive Grant (PIG) through the State Agricultural Development Committee. The township had previously done the same regarding its open space – developing an Open Space and Recreation Plan and receiving a Green Acres Planning Incentive Grant to preserve critical open space.

With the assistance of a consulting Farmland Preservation Coordinator, the township promoted interest among several farmers in land preservation. As of May 2009, four farms on a total of

201 acres had their development easements acquired, using Franklin Township's PIG funding from the state and funds from Gloucester County and the township's Open Space and Farmland Preservation Trust Fund.

Earlier, farmland preservation in Franklin Township has been funded through several programs:

- The Gloucester County Farmland Easement Purchase Program (859 acres)
- A Gloucester County Independent Purchase (12 acres)
- The state's Fee Simple program (159 acres)
- The State Agriculture Development Committee's Pinelands Direct Easement program (124 acres)
- Severance of Pineland Development Credits (719 acres).

To date, 1,874 acres in Franklin Township have been permanently preserved.

In the 2006 Farmland Preservation Plan, the Franklin Agricultural Advisory Committee (AAC) delineated two municipal Project Areas (PAs), one in the northwest region (the Northern PA) and one in the center of the township (the Central PA). For the 2007-09 Plan, three other PAs were added. They are the Janvier PA, the Main Road-Piney Hollow PA, and the Forest Grove PA. The first two of these additions are within the Pinelands Area of the township.

In all PAs, unpreserved farms of 20 acres or more are identified as "Target Farms." Nearly all the target farms in the PAs are contiguous to or in close proximity to preserved farmland, except for those in the Janvier and Forest Grove PAs, which have no preserved farmland. Should owners wish to pursue sale of easements, the inclusion of target farms "preapproves" those farms for preservation utilizing PIG funding. Total acreage of the PA target farms is 4,362 acres, and the total estimated cost for preserving 75 percent of this land over a 10-year period is \$25.3 million. The Plan describes how Franklin could fund its 20 percent matching share, which would be used in conjunction with county and state funding.

The balance of the Plan consists of information gathered from a wide variety of sources about programs, opportunities, and business services that assist farmers, enhance the farming industry, and protect resources on farms. This is essentially a menu of options for use at the municipal level, but it is also intended to provide information directly to farmers.

Most farmers in Franklin operate highly successful businesses. Maintaining the municipality's focus on farmland protection and industry needs is critical to their continued success, especially in the face of the development pressure that has dominated Gloucester County over the past 10 or more years and will do so again when market conditions improve. Many farmers have been reluctant to pursue permanent preservation because appraisal values have appeared too low in comparison to development offers. The 2006 Plan and PIG funding helped to overcome some of this reluctance. This 2007-09 Plan is a necessary step in positioning Franklin to continue to promote farmland preservation and to explore coming trends that could protect and enhance agriculture generally. Both farming and nonfarming residents place great value on the open lands of the community. Protecting the rural quality of the township, while conducting thoughtful planning for the future, will assure that Franklin's high quality of life continues.

1.0 FRANKLIN TOWNSHIP AGRICULTURAL LAND BASE

1.1 Gloucester County

Farm acreage and farming in Gloucester County and throughout New Jersey changed dramatically during the second half of the 20th century. Farm acreage trends from 1954 to 1997 show a loss of 50 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.

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 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

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

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 US Department of Agriculture (USDA) 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
<i>Harvested cropland</i>		<i>farms</i>	<i>447</i>	<i>511</i>
		<i>acres</i>	<i>31,890</i>	<i>32,892</i>
<i>Cropland used only for pasture or grazing</i>		<i>farms</i>	<i>85</i>	<i>161</i>
		<i>acres</i>	<i>978</i>	<i>2,667</i>
<i>Other cropland</i>		<i>farms</i>	<i>103</i>	<i>114</i>
		<i>acres</i>	<i>1,841</i>	<i>1,863</i>
Total woodland		farms	312	313
		acres	6,750	7,445
<i>Woodland pastured</i>		<i>farms</i>	<i>65</i>	<i>93</i>
		<i>acres</i>	<i>547</i>	<i>1,276</i>
<i>Woodland not pastured</i>		<i>farms</i>	<i>274</i>	<i>241</i>
		<i>acres</i>	<i>6,203</i>	<i>6,169</i>
Permanent pasture and rangeland, other than cropland and woodland pastured		farms	248	188
		acres	2,055	2,231

Source: USDA Census of Agriculture, 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.

1.2 Franklin Township

Franklin Township covers 36,072 acres of land, of which 14,533 acres (40%) were farmland-assessed as of 2007. Farmland-assessed land includes cropland and pasture, as well as nonagricultural land, such as farm buildings. This acreage is found throughout the township, although some farmland-assessed parcels are currently undergoing development or have been approved for development.

The following table shows changes in the acreage of farmland-assessed property in Franklin Township over more than two decades. In contrast to statewide trends, Franklin Township has increased in the amount of farmland-assessed land over the past two decades. Between 1984 and 2007, the amount of total farm-assessed land in the township increased 11 percent, from 13,082 acres to 14,533 acres. During this time, the amount of total cropland decreased, although the

amount of total woodland and permanent pasture increased significantly.

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

Category	Acreage				
	1984	1990	2001	2005	2007
Total Cropland	9,314	6,982	7,658	6,376	7,062
<i>Harvested Cropland</i>	8,695	6,868	7,441	6,215	6,892
<i>Cropland Pastured</i>	619	114	217	161	170
Total Woodland	2,767	2,820	6,954	6,081	6,285
<i>Unattached Woodland</i>	-	1,060	5,508	4,840	4,749
<i>Attached Woodland</i>	-	1,760	1,446	1,241	1,536
Permanent Pasture	145	173	368	365	537
Total for Ag Use	12,230	9,975	14,984	12,832	13,911
Total Non-Ag	861	532	744	603	622
Total Farm-Assessed	13,082	10,508	15,728	13,435	14,533

Source: NJ Department of Agriculture (NJDA), 1984, 1990, 2001, 2005, 2007

1.3 SOILS IN FRANKLIN TOWNSHIP

Franklin's soils are rich in agricultural value. In Franklin Township the soils consist of 16 soil series types and 44 variations within those series, as identified by the Natural Resource Conservation Service (NRCS) of the US Department of Agriculture. The majority of these township soils (48.42%) 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.

Twenty-two percent (21.54%) of Franklin'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, 0.17 percent of Franklin 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. Sixteen percent (16.23%) are Unique Farmlands (U-1), which are similar to L-1 soils in that they can only support specialized crops.

These designations of soils within Franklin Township are listed in *Table 5: Classifications of Franklin Township Soils*, below, and shown on **Map 10: All Project Areas – Soil Classifications**. A complete list of Franklin soils is shown in *Table 6: Franklin Township Soils*, on the next page, and all soils are shown on **Map 9: Soils**.

Table 5: Classification of Franklin Township Soils

Designation	Type	Acres	Percent of Total Land
P-1	Prime Farmland	17,487	48.42%
S-1	Statewide Importance	7,778	21.54%
L-1	Local Importance	61	0.17%
U-1	Unique Farmland	5,860	16.23%
Not Classified	Wet soils, pits, unclassified, etc.	3,482	9.64%
Urban	Developed land	1,092	3.02%
Water	Water	353	0.98%
Total		36,113	100.00%

Source: USDA NRCS, 2004

Table 6: Franklin Township Soils

Soil Code	Soil Name	Acreage	Percentage of All Soils	Designation
AtsA	Atsion sand, 0 to 2 percent slopes	327.28	0.91%	U-1
AtsAr	Atsion sand, 0 to 2 percent slopes, rarely flooded	2,135.14	5.91%	U-1
AucB	Aura loamy sand, 0 to 5 percent slopes	1,664.85	4.61%	P-1
AugA	Aura sandy loam, 0 to 2 percent slopes	86.33	0.24%	P-1
AugB	Aura sandy loam, 2 to 5 percent slopes	9,587.26	26.55%	P-1
AugC	Aura sandy loam, 5 to 10 percent slopes	74.74	0.21%	S-1
AvsB	Aura-Sassafras loamy sands, 0 to 5 percent slopes	92.75	0.26%	P-1
AvsC	Aura-Sassafras loamy sands, 5 to 10 percent slopes	55.79	0.15%	S-1
AvtB	Aura-Sassafras sandy loams, 2 to 5 percent slopes	1,036.05	2.87%	P-1
AvtC	Aura-Sassafras sandy loams, 5 to 10 percent slopes	213.57	0.59%	S-1
AvtC2	Aura-Sassafras sandy loams, 5 to 10 percent slopes, eroded	61.22	0.17%	L-1
AvuB	Aura-Urban land complex, 0 to 5 percent slopes	506.56	1.40%	Urban
BerAr	Berryland sand, 0 to 2 percent slopes, rarely flooded	34.18	0.09%	U-1
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	280.78	0.78%	Not Classified
DocB	Downer loamy sand, 0 to 5 percent slopes	3,959.97	10.97%	S-1
DocC	Downer loamy sand, 5 to 10 percent slopes	0.44	0.00%	S-1
DoeA	Downer sandy loam, 0 to 2 percent slopes	2,127.17	5.89%	P-1
DoeB	Downer sandy loam, 2 to 5 percent slopes	579.40	1.60%	P-1
DouB	Downer-Urban land complex, 0 to 5 percent slopes	183.98	0.51%	Urban
EveB	Evesboro sand, 0 to 5 percent slopes	97.70	0.27%	Not Classified
EveC	Evesboro sand, 5 to 10 percent slopes	971.76	2.69%	Not Classified
EvuB	Evesboro-Urban land complex 0 to 5 percent slopes	23.04	0.06%	Urban
FamA	Fallsington sandy loam, 0 to 2 percent slopes	782.93	2.17%	S-1
FapA	Fallsington loam, 0 to 2 percent slopes	85.57	0.24%	S-1
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	1,516.00	4.20%	S-1
HbrB	Hammonton-Urban land complex, 0 to 5 percent slopes	36.64	0.10%	Urban
LakB	Lakehurst sand, 0 to 5 percent slopes	24.24	0.07%	Not Classified
LasB	Lakewood sand, 0 to 5 percent slopes	45.11	0.12%	Not Classified
LatvB	Lakewood-Quakerbridge complex, 0 to 5 percent slopes	597.11	1.65%	Not Classified

Soil Code	Soil Name	Acreage	Percentage of All Soils	Designation
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	3,363.12	9.31%	U-1
MumA	Mullica sandy loam, 0 to 2 percent slopes	1.60	0.00%	S-1
PEEAR	Pedricktown, Askeeksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	13.55	0.04%	Not Classified
PHG	Pits, sand and gravel	83.58	0.23%	Not Classified
SabB	Sassafras loamy sand, 0 to 5 percent slopes	931.44	2.58%	S-1
SabC	Sassafras loamy sand, 5 to 10 percent slopes	5.30	0.01%	S-1
SacA	Sassafras sandy loam, 0 to 2 percent slopes	1,482.01	4.10%	P-1
SacB	Sassafras sandy loam, 2 to 5 percent slopes	293.58	0.81%	P-1
SacC	Sassafras sandy loam, 5 to 10 percent slopes	150.31	0.42%	S-1
SapB	Sassafras-Urban land complex, 0 to 5 percent slopes	39.72	0.11%	Urban
UddcB	Udorthents, dredged coarse materials, 0 to 8 percent slopes	21.29	0.06%	Not Classified
UR	Urban land	280.39	0.78%	Urban
WATER	Water	353.14	0.98%	Water
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	193.93	0.54%	P-1
WoeB	Woodstown sandy loam, 2 to 5 percent slopes	343.64	0.95%	P-1
WokA	Woodstown-Glassboro complex, 0 to 2 percent slopes	1,347.24	3.73%	Not Classified
WooB	Woodstown-Urban land complex, 0 to 5 percent slopes	21.59	0.06%	Urban
		36,112.99	100.00%	

Source: USDA NRCS, 2004

1.4 WATER RESOURCES IN FRANKLIN TOWNSHIP

The average precipitation rate in New Jersey is 44 inches a year and, despite some minor variation, all parts of Franklin 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.

Over one-third of Franklin Township is located in the Pinelands Management area, whose border runs down Tuckahoe and Main roads before turning east along Harding Highway (Route 40). This region is within the Great Egg Harbor River watershed. The Great Egg Harbor River watershed drains a total area of 205 square miles in Camden, Atlantic, and Gloucester counties, and the river is one of the longest in New Jersey (59 miles in length). It empties into the Atlantic Ocean at Great Egg Harbor Bay. Its drainage area in Franklin Township covers 36 percent of the township and includes several small tributaries to the Hospitality Branch, a larger tributary of the Great Egg.

The other 64 percent of the township is outside the Pinelands line. Most of that land drains to major tributaries that ultimately form the Maurice River. These include Still Run, Little Ease Run, and Scotland Run. The Maurice River watershed encompasses 385 square miles, making it one of the largest watersheds in New Jersey. The length of the Maurice River from its northernmost headwaters to its mouth at Delaware Bay in southern Cumberland County is 58 miles. The lower lengths of both the Maurice and Great Egg Harbor rivers have been designated by the US National Park Service as national Scenic and Recreational Rivers because of their

“outstandingly remarkable” features, relative lack of development, and importance to the nation’s cultural and natural heritage.

The majority of water in Franklin Township is drawn from wells that tap into the Kirkwood-Cohansey aquifer, both for drinking and irrigation. The Kirkwood-Cohansey system is a large unconfined aquifer (an aquifer with no large impermeable or clay layer above it). It is composed of clay, sand, and quartz of fine to coarse grain size. Depth ranges from 20 to 350 feet and water is of good quality. The Kirkwood-Cohansey system supports part of the protected New Jersey Pinelands and is hydrologically connected to extensive coastal wetlands in the south. The aquifer faces issues with base flow reduction in streams that draw most of their total annual flow from ground water.

The Kirkwood-Cohansey aquifer is estimated to be in deficit due to the lack of surface water storage and because ground water use exceeds the estimated ground water supply, which is estimated to be 54 million gallons per day (MGD). By 2010 the estimated shortfall will be 18 MGD, and by 2040 it will rise to 23 MGD. Franklin Township also sits atop several deeper confined aquifers. However, these may be difficult to utilize to make up any future shortfalls since the New Jersey Department of Environmental Protection (NJ DEP) has classified the largest of these, the Potomac-Raritan-Magothy (PRM) aquifer system, as part of Critical Area #2. The Critical Area designation imposes a limit to the withdrawals from aquifers where water-level declines are a matter of concern, such as the PRM. Current withdrawals were cut back 22 percent and new allocations are not permitted unless it involves the approval of a base allocation transfer pursuant to N.J.A.C. 7:19-8.6, or if the diversion is used for an exception listed in N.J.A.C. 7:19-8.3(i). (USGS, *A Hydrologic Primer for New Jersey Watershed Management, 2000*). In sum, the Kirkwood-Cohansey aquifer is and will continue to be Franklin’s only substantial water source.

1.4.1 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 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), 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 permission for water withdrawals. Hence, 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.

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

In Franklin Township, 33 farms utilize water diversions requiring certifications or registrations. They are listed in **Table 7**, below. These are for wells that tap the Kirkwood-Cohansey aquifer.

Table 7: Water Allocation Certifications & Registrations in Franklin Township

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Expiration Date
GL096R	Ana Tudorof Farm	AGR020001	Agricultural Registration - New	1/31/2002	
GL0050	Azeglio Farm	AGC060001	Agricultural Certification - Renewal	10/1/2007	9/30/2012
GL0167	Bellones Nursery	AGC050001	Agricultural Certification - Modification	10/1/2006	9/30/2011
GL0020	Bononcini Farm	AGC030001	Agricultural Certification - Renewal	8/1/2005	7/31/2010
GL0161	Capozzi Farms	AGC050001	Agricultural Certification - Renewal	11/1/2005	10/31/2010
GL202R	Charles Bronk Farm	AGR950001	Agricultural Registration - New	1/31/1995	
GL246R	Cifaloglio Brothers	AGR070001	Agricultural Registration - Administrative Modification	7/1/2007	
GL0180	Clemick Farm	AGC020001	Agricultural Certification - Renewal	10/31/2002	10/31/2007
GL0227	Dolinski and Son Farm	AGC030001	Agricultural Certification - Renewal	6/1/2004	5/31/2009
GL231R	Exley's Nursery	AGR020001	Agricultural Registration - New	6/30/2002	
GL0087	Fabrizio Farms	AGC070001	Agricultural Certification - Renewal	10/1/2007	9/30/2012
GL0055	Ferrucci & Son Nursery	AGC020002	Agricultural Certification - Modification	11/1/2004	10/31/2009
GL0109	Ferrucci Farms	AGC050001	Agricultural Certification - Renewal	8/1/2007	7/31/2012
GL0203	Ferrucci Nurseries	AGC060001	Agricultural Certification - Renewal	6/1/2007	5/31/2012

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Expiration Date
GL0192	Gorrell Brothers Farm	AGC050002	Agricultural Certification - Modification	10/1/2007	9/30/2012
GL0042	Graiff Farms	AGC060001	Agricultural Certification - Renewal	8/1/2007	7/31/2012
GL0108	Hogbin Farm	AGC040001	Agricultural Certification - Renewal	1/1/2005	12/31/2009
GL0232	Holly Acres Farm	AGC020001	Agricultural Certification - New	4/1/2005	3/31/2010
GL0142	John Pustizzi Farm	AGC050001	Agricultural Certification - Renewal	5/1/2006	4/30/2011
GL0048	JS Petronglo & Sons Farm	AGC050002	Agricultural Certification - Minor Modification	9/1/2005	8/31/2010
GL204R	Mongelluzzo Brothers Farm	AGR960001	Agricultural Registration - New	5/6/1996	
GL201R	Mounier Farm	AGR860001	Agricultural Registration - New	7/18/1986	
GL0094	Myron Hurff Property	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
GL0060R	Olsen Farm	AGC070001	Agricultural Certification - New	9/1/2007	12/31/2011
GL0025	Scapellato Farms	AGC050001	Agricultural Certification - Renewal	9/1/2006	8/31/2011
GL0073	Travaglione Farm	AGC030001	Agricultural Certification - Renewal	7/1/2004	6/30/2009
GL0009	Trionfo Farm	AGC040001	Agricultural Certification - Renewal	2/1/2005	1/31/2010
GL0038	Wagner Farm	AGC060001	Agricultural Certification - Renewal	1/1/2007	12/31/2011
GL0056	Wagner Farm	AGC060001	Agricultural Certification - Renewal	9/1/2006	8/31/2011

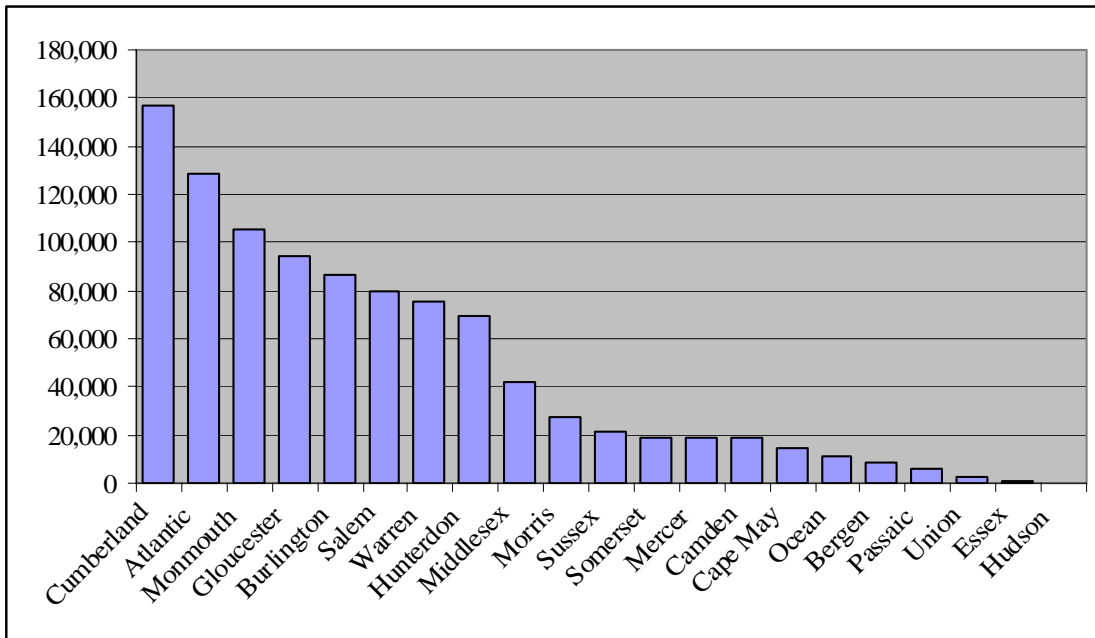
Source: NJDEP, 2007

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 Franklin Township is unavailable.

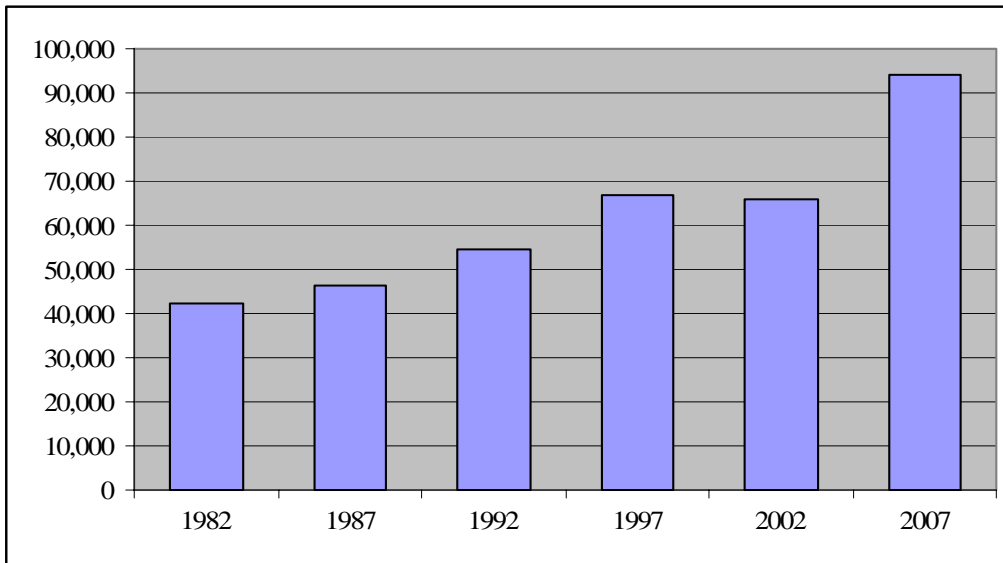
Figure 1: Agricultural Market Value (\$1,000) in New Jersey, 2007



Source: USDA Census of Agriculture, 2007

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

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

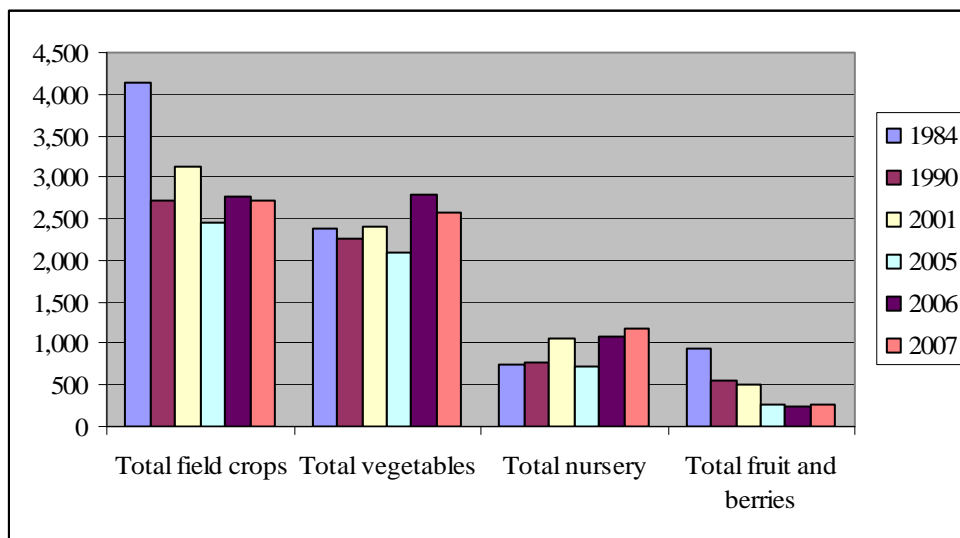


Source: USDA Census of Agriculture, 1982, 1987, 1992, 1997, 2002, 2007

2.2 CROP AND PRODUCTION TRENDS

According to farmland-assessment data from 2007, field crops cover the greatest amount of acreage in the township, followed closely by vegetables, as shown below in **Figure 3**. Over the past two decades, the land in field crops has decreased 34 percent, from 4,143 to 2,729 acres. The number of acres dedicated to growing fruit and berries has fallen 72 percent, from 945 acres to 265 acres. However, the amount of land in nursery has increased 57 percent during this time period, from 757 to 1,188 acres. The number of acres used to grow vegetables has increased eight percent, from 2,377 to 2,573 acres.

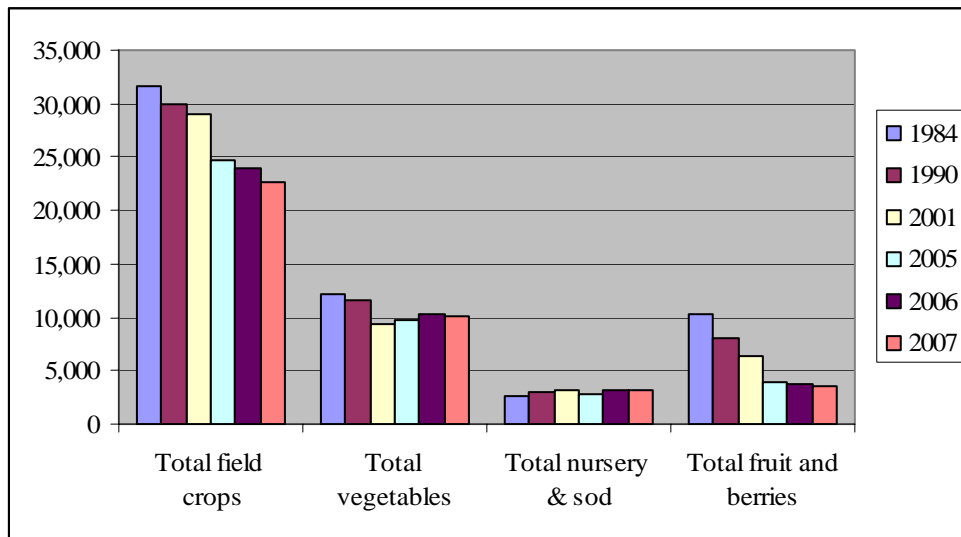
Figure 3: Acres of Crop Types in Franklin Township, 1984-2007



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

The 20-year trends of crop types in Franklin Township generally follow the countywide trends, as seen in **Figure 4** below. However, vegetables cover a much larger share of the agricultural land in Franklin Township than they do for the county as a whole. Also, whereas the total acreage of vegetables has decreased in the county, there is more land dedicated to growing vegetables in Franklin Township today than 20 years ago.

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

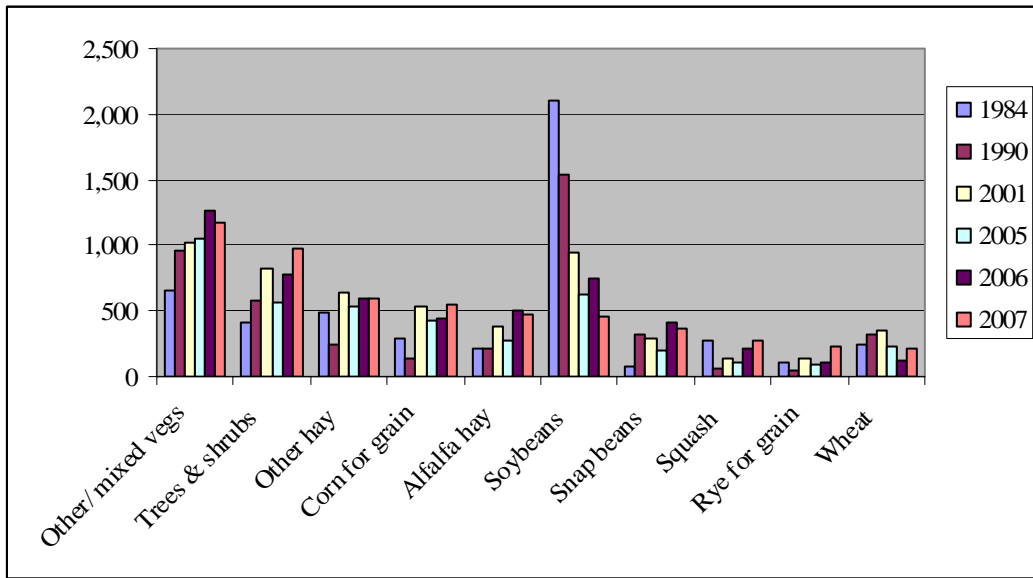


Source: NJDA, 1984 1990, 2001, 2005, 2006, 2007

According to farmland-assessment records from 2007, of the 10 crops that cover the greatest number of acres in Franklin Township, four are vegetables, five are field crops, and one is a nursery crop. **Figure 5** below shows the top 10 crops in Franklin Township in 2007, as well as their corresponding acreage in the years 1984, 1990, 2001, 2005, and 2006.

The amount of acres dedicated to growing soybeans has plummeted 78 percent, from 2,102 acres in 1984 to only 452 acres in 2007. Most of the other dominant crops in the township have either increased in acreage or remained stable over the past two decades. Other/mixed vegetables increased 79 percent, from 652 acres in 1984 to 1,170 acres in 2007. Trees and shrubs increased 134 percent, from 417 acres in 1984 to 975 acres in 2007. Other hay increased 22 percent, from 492 acres in 1984 to 600 acres in 2007. Corn for grain increased 89 percent, from 288 acres in 1984 to 543 acres in 2007. Alfalfa hay increased 122 percent, from 216 acres in 1984 to 480 acres in 2007.

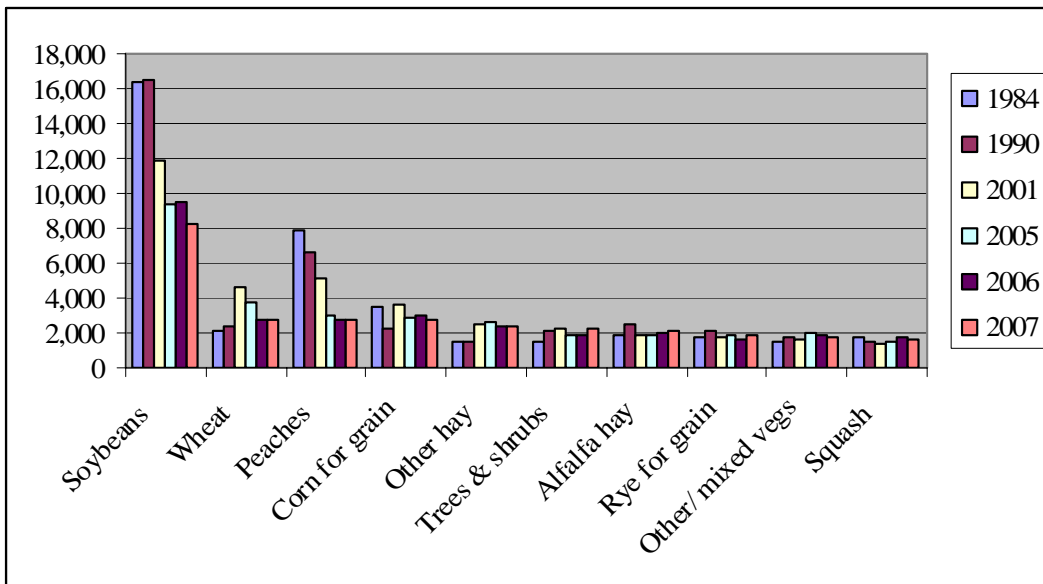
Figure 5: Dominant Crops in Franklin Township, 2007



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

Of the top 10 crops in Franklin Township in 2007, nine are also among the top 10 crops in the county, as shown in **Figure 6**. The difference is that snap beans are included in Franklin Township, whereas peaches are included in Gloucester County. In the county as a whole, soybeans are predominant, with other crops covering far less acreage. Over the past 20 years, the acreage of soybeans 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

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 and Cumberland counties. Farmers depend upon these local stores for farming equipment and supplies, seeds, fertilizer, animal feed, and irrigation systems.

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. These direct markets attract customers from the entire region who are interested in purchasing fresh, locally grown produce and are an important source of agritourism. Many of the roadside markets offer customers the opportunity to pick their own produce, such as apples or pumpkins, and may also include nonagricultural products, such as cookbooks or baked goods.

There are many food distributors and brokers in the region surrounding Franklin Township. Because of its strategic location between major metropolitan areas, southern New Jersey has the greatest concentration of cold storage warehouses on the East Coast. See **Appendix B: Farm Marketing and Agricultural Support and Service Businesses in the Franklin Region** for inventories of the many and varied businesses that serve the agricultural and food industry. Many of these businesses are included in *Green Pages: An Agricultural Resource Guide*, a comprehensive directory published by the Rutgers Cooperative Extension of Salem County.



Source: Michael A. Hogan

Flower farming in Franklin Township

3.0 LAND USE PLANNING

3.1 STATE PLANNING

3.1.1 New Jersey Development and Redevelopment Plan

The *New Jersey State Development and Redevelopment Plan* (the State Plan) is a policy guide to be used by state, regional, and local agencies to increase the consistency of planning efforts. Municipal, county, and regional plans 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. There is a 10-step Plan Endorsement Process that encourages municipalities to engage in cooperative regional planning.

The State Plan has designated planning areas that share common development and environmental conditions and that provide a balance between growth and conservation. 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). The non-Pinelands portion of Franklin Township lies within three of these planning areas: PA2, PA4B, and PA5. PA2 covers upland areas such as those along the Delsea Drive corridor. PA5 is found principally along the stream corridors. PA4B is located in the central part of the township and in both the northwest and southwest corners of Franklin Township.

One-third of Franklin Township is within the Pinelands Management Area, which is discussed in greater detail in **3.2.1 Pinelands** below.

The Project Areas outlined in this Plan are located in three non-Pinelands Planning Areas and two Pinelands Planning Areas. Most of the farms are in the Rural Environmentally Sensitive Planning Area. A small part of the Northern Project Area falls within the Suburban Planning Area. Parts of some farms in both the Northern and Central Project Areas encompass acreage that is designated as in an Environmentally Sensitive Planning Area due to the presence of important stream corridors and their adjacent forested wetlands. The Main Road-Piney Hollow Project Area is within two Pinelands Planning Areas – the Pinelands Rural Development Planning Area and the Agricultural Production Planning Area. The Janvier Project Area, which is also within the Pinelands, is within the Rural Development Planning Area. See **Map 13: New Jersey State Planning Areas**, which depicts these Planning Areas graphically.

In addition to Planning Areas, the State Plan has designated five types of Centers where growth should be concentrated. These Centers are existing areas of development and serve as hubs for commerce, government, culture, residences, and community life. The five types of Centers in order of decreasing scale are Urban Centers, Regional Centers, Towns, Villages, and Hamlets. There are no Designated Centers within Gloucester County, although there are four Proposed Centers, none of which are in Franklin Township. Of the much longer Identified Centers list, there are two located in Franklin Township: the Villages of Franklinville and Malaga.

3.1.2 Agricultural Smart Growth Plan for New Jersey

The State issued an *Agricultural Smart Growth Plan for New Jersey* in April 2006, which applies the principles of smart growth planning to preserve and enhance agriculture in the state. The plan focuses on five components: farmland preservation, agricultural land use planning, economic development, natural resource conservation, and agricultural industry sustainability. The plan 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 SPECIAL RESOURCE AREAS

3.2.1 Pinelands

The eastern portion of Franklin Township is within the Pinelands National Reserve, also known as the Pine Barrens. The 1.1 million acre reserve was dedicated by Congress under the National Parks and Recreation Act of 1978. The following year, the state passed the Pinelands Protection Act, which created the Pinelands Commission. The mission of the Pinelands Commission is to protect the significant natural resources of the Pinelands and to accommodate growth responsibly. The Pinelands Commission administers the Pinelands Comprehensive Management Plan (CMP) in cooperation with local, state, and federal governments.

The CMP designates nine different Pinelands Management Areas, each of which varies in recommended density and permitted uses. Franklin Township is divided between the Pinelands Rural Development Planning Area, where modest growth is to be accommodated, and the Agricultural Production Planning Area, which is designed to accommodate and encourage farming. This latter area has more limitations on residential development and is intended to maintain agriculture as the dominant land use. See **Map 13: New Jersey State Planning Areas**, which shows the Pinelands boundary.

3.3 REGIONAL PLANNING

3.3.1 Delaware Valley Regional Planning Commission Destination 2030 Plan

Connections – The Regional Plan for a Sustainable Future, DVRPC's long-range plan for the year 2035, addresses land use and transportation for the Delaware Valley region and includes a section on open space and, specifically, preserving farmland, natural resources, and recreation areas. These elements are indicated on the land use map, along with existing uses and related items. The land use map also identifies an interconnected open space network across the region, along with locations that should remain rural and agricultural in character. These 2035 Conservation Focus Areas are agricultural and natural lands that possess a combination of unique physiographic, vegetative, and land use characteristics. In addition to these Conservation Focus Areas are Rural Conservation Lands, which 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. The entire *Connections* plan is available on DVRPC's website, which is accessible at www.dvrpc.org.

Since nearly all of Franklin Township is designated as either Conservation Focus Areas or Rural Conservation Land, the farmland preservation goals of the township are consistent with regional conservation goals.

3.4 COUNTY PLANNING

3.4.1 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 county's Open Space and Farmland Preservation Tax, which was 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 Franklin Township's land was ranked in the county plan as either High or Medium Priority for Farmland Preservation. High Priority land was located in the central part of the township and dominated the Central Project Area. It was also found as individual parcels in the northwest corner of the township (the Northern Project Area) and as large blocks within the Pinelands Area. All remaining undeveloped land in Franklin was ranked as Medium Priority land.

Gloucester County prepared a new Farmland Preservation Plan in 2007, which was approved by the State Agriculture Development Committee (SADC) in 2008. Gloucester subsequently received county Planning Incentive Grant funding for the next New Jersey fiscal year – 2009. The new Plan designates Project Areas at the county level and also establishes a new Agricultural Development Area (ADA) for the county. The proposed ADA within Franklin Township includes all of the municipal Project Areas delineated in this 2007-09 Farmland Preservation Plan for Franklin Township. See **Map 15 Agricultural Development Area, Gloucester County, New Jersey**.

3.5 FRANKLIN TOWNSHIP PLANNING AND REGULATIONS

3.5.1 Municipal Master Plan

In July 2004, Franklin Township's planning board adopted a revised Master Plan, in which the Land Use Element proposed the mandatory use of conservation design and preservation of 50 percent of a parcel as open space. This open space can be either undeveloped land or farmland. The Land Use Element also outlined the option of using noncontiguous clustering, as defined by the Municipal Land Use Law, as a method for promoting preservation of open space and farmland in a large proportion of the township defined as the "sending areas." The "receiving areas" of the township were to be located around the villages of Malaga and Franklinville and adjoining the Delsea Drive (Route 47) corridor between these two nodes.

3.5.2 Franklin Township Open Space and Recreation Plan

In 2002, Franklin Township completed an *Open Space and Recreation Plan* (OSRP), which made some specific recommendations regarding farmland preservation. This plan was adopted as an element of the Master Plan in August 2002. The OSRP includes among its goals:

- "Encouragement of the expansion of the farmland preservation program in the township,"
- "Support of the farmland community in order to preserve rural quality and agricultural viability in the municipality," and
- "Assistance to landowners in the Pinelands Area regarding the protection of their land by severing their Pineland Development Credits."

The Action Items for implementation of the OSRP includes the following steps for years one and three:

- Establish a systematic outreach program to farmland owners about farmland preservation. (year one)
- Work with neighboring municipalities to coordinate open space and farmland preservation efforts and to resolve issues about growth corridors. (year one)
- Establish an outreach program to landowners in the Pinelands Agricultural Production Area to encourage farmland preservation by various techniques. (year three)

The development of the 2006 Farmland Preservation Plan and the formation of an Agricultural Advisory Committee resulted in these action items being initiated. Their implementation will continue under the current Farmland Preservation Plan.

3.6 CURRENT LAND USE

About 22 percent (close to 8,000 acres) of land in Franklin Township was agricultural as of 2005, based on land use data collected by DVRPC. Another 14,000 acres were categorized as

forest, and residential land covered 7,233 acres. The absence of sewer service in all of Franklin Township and other factors have limited the development of large areas of other uses, such as commercial and manufacturing. See **Map 3: DVRPC Land Use (2005)**.

Table 8: Land Use, 2005

Land Cover Type	Acres	Percent of Total Land
Agriculture	7,929.98	21.96%
Barren Land	296.70	0.82%
Forest	13,934.52	38.58%
Urban	7,233.15	20.03%
Water	356.51	0.99%
Wetlands	6,363.45	17.62%
Total	36,114.31	100.00%

Source: DVRPC, 2005

3.7 WATER AND SEWER INFRASTRUCTURE

All residents and farms in Franklin Township obtain drinking water from private wells and rely on private septic systems for sewage treatment. There is no public water supply or sewer service in the township. It does not seem likely that Franklin Township will be served in the near future by connection to any existing sewage treatment facility. The township is not in the Gloucester County Utility Authority consolidated district and, in addition, there are concerns about interbasin transfers out of the Maurice River watershed area, of which Franklin is a part, to a Delaware River discharge. The Landis Sewer Treatment Plant, which discharges within the Maurice River watershed, is in a different county, which makes coordination more difficult. There is only one connection to this sewer system and that is for the brownfield site where Meredith Farms was located.

There are septic problems in some areas, such as in Malaga, but there is no resolution in sight for them. Some type of package plant could be created to serve part of the township, however, and there has also been discussion in the county about establishing a new sewer service area in Gloucester. At present, there are no specific plans to go forward with any expansion of sewer service in any form.

Residents rely on wells that tap the Kirkwood-Cohansey aquifer. This aquifer has abundant water in this part of southern New Jersey, but its unconfined nature makes it subject to potential contamination from both surface sources and septic systems. Recharge of the aquifer is also heavily dependent on maintenance of open land that has high permeability. Such land tends also to be the best farmland in the municipality, which makes farmland preservation and protection of soils a particularly high priority.

3.8 ZONING AND DEVELOPMENT REGULATIONS

3.8.1 Zoning Overview

A new zoning ordinance was adopted in 2004 that implemented the Master Plan recommendations in residential zones, which had been proposed only a few months earlier. Shortly thereafter, the ordinance was challenged in court and the noncontiguous clustering provisions were declared to be invalid. This decision was recently upheld upon appeal.

In general, Franklin's agricultural areas are all zoned as R-A, Residential Agricultural. There are many purposes of the Residential Agricultural zone, including the conservation and preservation of environmentally sensitive land, the protection of the supply and quality of drinking water, the protection of agricultural areas for continued or future agricultural use, the creation of neighborhoods with direct visual access to open land, and the conservation of the municipality's rural character. In this zone, minor subdivisions have a maximum density of 0.67 dwelling units per acre, with a minimum lot area of 1.5 acres. Conventional lot (major) subdivisions have a maximum density of one dwelling unit per 2.5 acres, with a minimum lot area of 2.5 acres. This is an improvement over the pre-2004 zoning of one-acre lots throughout the R-A zones, but it is a minimal limitation on residential growth in those agricultural areas.

Areas in the Pinelands are subject to additional regulations, and any development within the Pinelands Area requires development approval from the Pinelands Commission. However, there are some types of activities relating to the agricultural industry that are not subject to these procedures. These include: the improvement, expansion, construction, or reconstruction of any structure used exclusively for agricultural or horticultural purposes; the clearing of land solely for agricultural purposes; a number of forestry activities; and the installation of fencing, provided that no more than 1,500 square feet of land is to be cleared.

3.8.2 Innovative Planning Techniques

Cluster Zoning

A zoning ordinance may have a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space, or as farmland. Clustering protects farmland where development is inevitable, and it 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, and the “receiving area” parcel is allowed to be developed at a higher density than would otherwise be permitted. This technique is much simpler to administer than conventional Transfer of Development Right (TDR) programs since it can involve as little as two parcels.

Franklin attempted to use noncontiguous clustering in 2004, prior to the approval by New Jersey of a statewide TDR program. Noncontiguous clustering is similar to TDR but the transfer mechanism involves a developer working with (usually) two landowners who agree to sell at the same time.

Noncontiguous clustering is specifically mandated in the Municipal Land Use Law as a technique that communities can use. It was not withdrawn when the statewide TDR program was enacted and there is no prohibition against it in the new legislation. However, the suit brought against Franklin Township’s 2004 zoning ordinance succeeded in overturning this provision of the ordinance. That decision was upheld on appeal by the Superior Court of New Jersey in 2007.

The court found that the establishment of sending and receiving “zones,” especially outside a Planned Unit Development, along with density bonuses and some other provisions in the zoning ordinance, made the noncontiguous clustering a “de facto” TDR program and that such a program was not authorized outside of Burlington County at the time the zoning ordinance was adopted in Franklin. The subsequent TDR legislation enacted by the NJ legislature (N.J.S.A. 40:55D-137 to 163) in late 2004 (two months after the Franklin zoning ordinance was adopted) established requirements that were not met by Franklin Township’s zoning ordinance either.

Unfortunately, the TDR requirements are rather onerous and expensive. Additionally, a TDR program is difficult to establish where there is no infrastructure to support the necessary “receiving area” density. For those reasons, and others described in **Section 3.9: Transfer of Development Rights**, Franklin Township has not opted to rewrite its zoning ordinance.

There may be merit in revisiting the issue of noncontiguous clustering, however. Noncontiguous clustering affecting only a couple of parcels under common ownership or in planned development scenarios may provide flexibility to the land preservation process under certain conditions.

Conservation Design

Conservation Design is a variation on clustering that requires careful analysis of the environmental resources and farming potential so that the housing layout is situated to protect these features. The Growing Greener model for conservation design, developed by planner and landscape architect Randall Arendt of the Natural Land Trust in Media, Pennsylvania, lays out a four-step process for such development. Key provisions are that the clustering is mandatory and that there 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.

Franklin Township has adopted a mandatory Conservation Design ordinance that preserves a minimum of 50 percent open land on parcels that are being developed. This land can be preserved as farmland or open space. It also requires that the protected open space be linked to other farmland or open space, whenever possible. Franklin Township’s ordinance includes some of the provisions of the Growing Greener model developed by Randall Arendt but does not utilize the full four-step process. In addition, the “yield plan” that determines the number of units that can be built is based only on subtracting wetland areas from total acreage, rather than on determining buildable lots. No wetland transition areas or agricultural buffers are factored out and these are allowed to remain as part of the lots of the final clustered housing units.

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.

3.8.3 Township Development Pressures

Franklin Township has experienced a steady growth of residential housing over the past six years, as the following table of building permits indicates. Much of this growth has occurred along roads throughout the township, as individual homes are built on lots that may have farmland or forest behind them. Subdivision building has also occurred in a number of areas, especially in the northeastern sector, which has both forests and farmland, with the farmland being along County Route 555. Other areas that have been impacted by smaller subdivisions encroaching on farmland are along and below Route 40, especially in the Forest Grove area of the township, and adjoining and within the Central Project Area, as well as in places in the Pinelands Rural Residential Areas.

In general, growth in Franklin is rather scattered and does not tend to be near the obvious “centers” of Franklinville and Malaga. The rising cost of purchasing development easements reflects the increasing development pressure in Franklin Township. According to data provided by the State Agriculture Development Committee, the per-acre total cost of development easements on farms increased from a range of \$1,800 to \$3,800 in 2004-2005 to a range of \$3,400 to \$5,400 in 2007. They have climbed higher since then.

Table 9: Franklin Township Residential Building Permits

Type	2000	2001	2002	2003	2004	2005	2006	2007	Total
Single	70	67	69	139	123	101	91	60	720
Multi	0	0	0	0	3	0	0	0	3
Total	70	67	69	139	126	101	91	60	723

Source: US Census Bureau, Manufacturing & Construction, 2000-2007

3.9 TRANSFER OF DEVELOPMENT RIGHTS

Municipal Transfer of Development Rights

Transfer of Development Rights (TDR) is a municipal planning technique that allows for increased development while preserving farmland. 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. In 2005, six municipalities were selected by the state to develop their own TDR programs as demonstration projects. One of these, Woolwich, is located in Gloucester County.

A TDR program involves the establishment of a geographical sending area within a municipality, where development is to be restricted, and 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 receiving 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 responsible development.

Pinelands Development Credit Program

The Pinelands Development Credit (PDC) Program is a TDR program in the Pinelands that helps to redirect development to regional growth areas already supported by infrastructure, while limiting development in preservation and agricultural districts. PDCs are development rights allocated to sending areas that can be transferred to increase the allowable residential development in receiving areas. Each PDC is equivalent to the right to build four homes and can be bought and sold in one-fourth (or one right) increments. When the PDCs are transferred from sending areas, conservation or agricultural easements are placed on those lands. PDCs can be bought and sold privately or through the publicly chartered Pinelands Development Credit Bank. Most PDCs are sold to developers, although New Jersey initiated programs beginning in 1999 to buy PDCs in order to remove them from the market.

As of April 2008, 10,700 transferable development rights (equivalent to 2,694 PDCs) have been formally allocated by the Pinelands Commission. There have been over 600 projects involving 4,482 development rights (equivalent to 1,120.5 PDCs) using PDCs that have been built, approved, or are awaiting approval. The program has officially severed (or removed) 6,614 rights from sending properties, protecting nearly 56,000 acres of preservation or agricultural land in the Pinelands. Between 1981 and 2007, there have been two development projects using

PDCs in Franklin Township that involved the use and redemption of these rights. As of January 2009, the PDC program has led to the permanent preservation of 1,093.51 acres of land in Franklin Township, all of which is located in the Agricultural Production Area. Of this total, 718.93 acres (66%) are farms with agricultural easements, and the remaining 374.58 acres have conservation easements.

Regional Transfer of Development Rights

The TDR legislation enacted in 2004 allows for regional TDR programs involving more than one municipality. Such programs would be similar to the Pinelands program, where “growth areas” are equivalent to receiving areas and “Pinelands Development Credits” are the medium of transfer 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 that will 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.

Franklin Township’s leadership has considered the possibility of establishing a TDR program and has concluded, for the present, that it would be a difficult and expensive option given the lack of water and sewer infrastructure within the township and the lack of easy access to such infrastructure in adjoining communities.

4.0 FARMLAND PRESERVATION IN FRANKLIN TOWNSHIP

4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA

The Agricultural Development Area (ADA) within Gloucester County originally was equivalent to the boundaries of the county; all Franklin Township land was within the County ADA as it was then constituted. Gloucester County published a new Farmland Preservation Plan in 2008, and the new ADA boundaries currently do not include all of Franklin Township's farm-assessed land. However, the new ADA boundaries do include the five project areas in Franklin Township. See **Map 15: Agricultural Development Area, Gloucester County, New Jersey**.

4.2 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS

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

4.2.1 Purchase of Development Easements

This most common farmland preservation technique entails the purchase from a landowner of the right to develop his or her land for nonagricultural purposes. Once those rights are purchased, the land is deed-restricted by a development easement while the land continues to be privately owned and 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 to Gloucester County through the county Planning Incentive Grant (PIG) program, or directly to the State Agriculture Development Committee (SADC) through the Direct Easement Program. The Gloucester County PIG program, administered by the County Agriculture Development Board (CADB), replaces the former County Easement Purchase Program. 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. See **Section 5.3: Eligibility Criteria** and **Section 5.4: Ranking Criteria**.

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

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

4.2.2 Planning Incentive Grants

The SADC has established a farmland preservation Planning Incentive Grant program to provide grants to eligible counties and municipalities as a means of supplementing 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 addition to the Gloucester County PIG program, two municipalities in the county, Franklin and Woolwich, have municipal PIG programs. Municipal PIG programs are very similar to county PIG programs in their goals, requirements, and implementation. Both municipal and county PIGs require a local financial commitment for preserving farmland. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements.

In order to 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. Another eligibility requirement is the adoption of a Right-to-Farm ordinance. In addition, the AAC is expected to consider measures that the township could take that would promote the farm industry and remove barriers to farming.

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

landowners in the community. The licensed appraisers the municipality can select must be certified by the SADC.

PIG funding does impose a financial obligation on the municipality since the state funds must be matched at a ratio of about 60 percent state, depending on land values, to 20 percent municipal and 20 percent county. A town needs a dedicated source of preservation funding to meet this requirement, so it can consider bonding for its share of the match, using its dedicated Open Space and Farmland Preservation Trust 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 any matching county funding is also required.

Overall, PIG funding increases farmland preservation in a community, but it does require additional effort and financing. For Franklin Township, Gloucester County is in a position to fund at least half of the nonstate 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 the use of other techniques that will support maintenance of agricultural lands and industry viability.

In 2006 Franklin Township applied for and received a Farmland PIG. See **Section 4.7: Farmland Preservation Funding in Franklin Township** for a discussion of this funding and actions by Franklin Township.

4.2.3 Fee-Simple Acquisition

Farmland can be purchased outright by the SADC 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. To be eligible, farms must be located within an ADA and be farmland-assessed. In fee-simple acquisitions, the state pays the survey and title costs and the landowner is exempt from paying rollback taxes for farmland assessment.

Fee-simple acquisition is available in Gloucester County, but its use is somewhat limited because it is more expensive than the 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, and the SADC does not retain ownership. The SADC has purchased three farms in Gloucester County through fee-simple purchase, one of which is partially located in Franklin Township.

4.2.4 Nonprofit Organizations

Some nonprofit land trusts are actively preserving farmland in southern New Jersey, either through fee-simple acquisition or purchase of development rights. Funding for nonprofit preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas. The SADC will provide 50 percent cost-share funding to nonprofits for fee-simple acquisitions or development easement purchases. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Franklin Township. Funding from the Nature Conservancy has already protected a large property of critical habitat in Franklin, an area along the western side of Still Run, a major tributary to the Maurice River.

4.2.5 Transfer of Development Rights – Additional Information

A Transfer of Development Rights (TDR) program is another method of farmland preservation, as was previously described in **Section 3.9: Transfer of Development Rights**. A municipal TDR program transfers development rights within a municipality, while intermunicipal or regional TDR programs involve transfers between multiple municipalities. Although most TDR programs are voluntary, mandatory TDR programs may be enacted when the sending area either has severe development pressure or extremely fragile natural resources.

The difference between voluntary and mandatory TDR programs is that if the owner wishes to develop the property, the base zoning at which the property can be developed is severely restricted in a mandatory program. Mandatory TDR involves the allocation of credits in the sending area based on the zoning prior to TDR enactment. Once the ordinance is in place, the sending area is down-zoned to encourage TDR participation and discourage new sending area development. With voluntary TDR there is no associated down-zoning, and TDR is simply an additional preservation option for landowners. The Pinelands Development Credit (PDC) Program is a voluntary TDR program for communities in the Pinelands.

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. All farms in Burlington County are offered the option of an installment purchase, and it is now required by all farms preserved by Salem County.

Where possible, installment purchases of farms, where payments will occur over a five- or six-year, or greater, period should be sought. This would allow the municipality to consider bonding

for acquisitions through a capital budget. In addition, some landowners may prefer this method of payment, for tax or other reasons.

Gloucester County is in the process of establishing an Installment Purchase Agreement (IPA) requirement for its farmland preservation program. Franklin Township may be able to follow the county's lead and develop a similar IPA for its PIG-funded easement acquisitions.

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.

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 the right of first refusal if the owner chooses to sell the property.

The Cumberland County Board of Agriculture and the Cumberland County Agriculture Development Board proposed this concept in 1990 in a white paper produced by the two organizations. In 2006, a Pilot Agricultural Enterprise District was proposed for the Gloucester, Salem, and Cumberland county region by the Tri-County Agricultural Retention Partnership (TARP), which is a collaboration of farmers and organizations working in support of agriculture and farm preservation in the area. Such a project requires state approval and allocation of funding similar to the state's Eight-Year Preservation Program. It also requires approval by the three counties. To date, Salem and Cumberland counties' Boards of Agricultural and County Agricultural Development have all approved the concept, and Gloucester County approvals are currently 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 goal of the Strategic Targeting Project of the SADC is to prioritize the preservation of reasonably contiguous farmland that has high-quality soils and is located outside sewer service

areas. The SADC intends to promote the long-term economic viability of the agriculture industry through the use of the Strategic Targeting Program by more efficiently targeting farmland for preservation. There have been a number of efforts made to coordinate county and township farmland preservation efforts with the Strategic Targeting Project. In recent years, the SADC has encouraged the CADBs and county Planning Boards to adopt Comprehensive Farmland Preservation Plans, which can help to coordinate regional and local planning regarding agriculture, open space, recreation, and historic preservation.

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

The Franklin Township Committee established an AAC in May 2005 to oversee the development and implementation of the Farmland Preservation Plan and to recommend actions to the township Committee that would support the agricultural industry. The Plan was produced and submitted to the SADC in 2006 and PIG funding was awarded. In December 2006, all farmers in the Project Areas were contacted by Franklin's mayor and notified of the municipal Farmland Preservation/PIG program, and several responded with interest. The Franklin Township Committee decided to contract with a farmland preservation Coordinator, who came on board in 2007. The township has continued the relationship with the Coordinator, who has generated initial contracts for eight farms in the Central Project Area, at least four of which will go to closing in the first half of 2009.

A new AAC was established in the fall of 2007 for the purpose of generating a new Farmland Preservation Plan, in response to new SADC rules. It 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 Planning Board and the Environmental Commission. See the acknowledgements page for a list of members. All of the farmer members have either preserved their lands already or have no intention of doing so at this time, and therefore meet the qualifications of the new SADC rules, issued on July 1, 2007.

All meetings of the AAC are open to the public and dates are published in a newspaper of record for the township, the *Sentinel*.

As will be discussed in **Section 5.6: Funding Plan**, Franklin Township has a dedicated source of funding for farmland preservation from its Open Space, Farmland, Recreation, and Historic Preservation Trust Fund. As noted in **Section 3.5: Franklin Township Planning and Regulations**, Franklin Township adopted an Open Space and Recreation Element into its Master Plan in 2002, which specifically addresses farmland preservation. The township also passed a Right-to-Farm Ordinance in 1980 (amended in 2001), which is included in **Appendix E**, therefore fulfilling all requirements for the SADC Strategic Targeting Project.

4.4 EIGHT-YEAR FARMLAND PRESERVATION PROGRAM IN FRANKLIN

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 these 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).

As seen in the table below, five farms in Franklin are enrolled in eight-year preservation programs, of which three are in the municipal eight-year program and two are in the state eight-year program. These farms are shown on **Map 1: Project Areas**.

Table 10: Farms in the Eight-Year Program

Block	Lot	Owner	Location	Acres	Expiration Date
Municipal Eight-Year Program					
2703	16, 17	Alvin & Margaret Cloak	Garrison Rd	23.29	Jan. 4, 2010
6002	67, 73	Bellone Farm	Dutch Mill Rd	50.52	Dec. 4, 2014
6502	3	Michelle Collins	2606 Dutch Mill Rd	8.54	Dec. 4, 2014
<i>Total Municipal</i>				82.35	
State Eight-Year Program					
6402	19.01, 24	David & Carolyn Ferrucci	Victoria Ave	31.00	2011
6503	18, 19	Frank & Madelyn Ferrucci	Piney Hollow Rd	25.80	2011
<i>Total State</i>				56.80	
Total Eight-Year Programs				139.15	

Source: Gloucester County Office of Land Preservation, 2007

4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS

In 2002 Franklin Township prepared and adopted an *Open Space and Recreation Plan (OSRP)*. The plan lays out a greenway system along stream corridors and identifies some larger nodes of forested lands adjoining the White Oak Wildlife Management Area (WMA), owned by the state, and the Piney Hollow Wildlife Area, owned by the municipality, as the focus for potential preservation. It also delineates connectors between the various greenways and nodes in order to create an interlinked system that allows wildlife movement and the possibility of future trails for people. See section 3.5.2 **Franklin Township Open Space and Recreation Plan** for a discussion of the Goals and some of the recommended Actions of the *OSRP* pertaining to farmland. See also **Map 16: Greenways Map** for a depiction of the greenways, connectors, and forest nodes, as shown in the 2002 Plan.

The majority of the greenways and connectors cross farm-assessed land, but most of those parcels are forests with woodland management plans on them or wooded wetlands that are not

tilled but are part of a larger farm property. The plan does not include specific recreational trails or other proposals that would affect agricultural land at present.

There is currently no active Open Space Committee in Franklin Township, so there have been no open space preservation efforts occurring in the community. However, some acquisition has happened as a result of the state of New Jersey, which has been active in expanding the White Oak WMA, for example. A Franklin Township Open Space Committee needs to be reappointed.

An Open Space Committee should work in conjunction with the Recreation Committee and Environmental Commission, both of which have a strong interest in trails, to develop efforts to preserve the greenways/connectors and to investigate pathways that would allow non-automobile movement within the township. Involvement of the Agricultural Advisory Committee would be highly beneficial to this process. Gloucester County's Office of Land Preservation has been very supportive of Franklin's preservation efforts regarding farmland and would undoubtedly lend considerable support to open space preservation efforts, especially if they involved farmer-landowners at the beginning of such discussions.

The New Jersey Landscape Project, developed by the Endangered and Nongame Species Program of the NJ DEP Division of Fish and Wildlife, was a source of information for the *Open Space and Recreation Plan* and for both the 2006 and this 2007-09 Farmland Preservation Plan. The Landscape Project 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 Species lists and where there is a sufficient amount of habitat type to sustain these species. Habitat areas without such documented occurrences, but which are of the type and size that could sustain these species, are ranked as "suitable." **Map 11: Landscape Project Priority Habitats** depicts the rankings and habitat types for all of Franklin Township.

Both the Landscape Project and the Heritage Priority Database, were consulted in determining where growth should and should not occur in township planning, and where farmland preservation will enhance open space protections. The descriptions of the "new" Project Areas in this Farmland Preservation Plan incorporate information drawn from these sources.

Groundwater recharge is an important issue in Franklin Township because of the dependence on the Kirkwood-Cohansey aquifer for drinking water supply and agricultural use. The New Jersey Geological Survey has developed a methodology for mapping and ranking land for its groundwater recharge potential, using precipitation records, soil surveys, and land use/land cover data. Recharge is measured as the amount of precipitation that will reach the water table in one year. **Map 12: Groundwater Recharge** shows the recharge potential for all of Franklin Township.

4.6 PRESERVED FARMLAND IN FRANKLIN TOWNSHIP

A total of 14,418 acres in Franklin are farmland-assessed. Of that total, 1,874 acres (13%) have been permanently preserved as of January 2009. The purchase of development easements has

preserved 1,030 of those acres; Pinelands Direct Easements (a program of the SADC) have preserved 124 acres; and Pinelands Development Credits have preserved the remaining 719 acres.

Currently, there is one additional pending farm that is under contract for permanent preservation through the county and state program – the 26-acre John Nichols property. No farms from Franklin Township applied for the 2007 round of funding through Gloucester County. Eight farms applied for funding under the Franklin Township PIG program in 2008 and four of those farms are pending preservation in 2009. Another group of four farms that were quite small in size have also applied for preservation and may be protected through Gloucester County funding.

All of the preserved farms are shown on **Map 1: Project Areas** and are listed in the table below.

Table 11: Preserved Farmland in Franklin Township

Block	Lot	Owner	Location	Acres	Program
State (SADC)/County Farmland Preservation					
1001	36.06, 36.07, 36.08	Jeffrey & Amy Link (James R. Butch)	Stanton Avenue	109.00	Cty EP
1101	40.01, 41	Frances Magliocco/Alyssa Lubonski	Marshall Mill Rd	26.63	Cty EP
1201	9, 16	Rita Alvino	Marshall Mill Rd	48.60	Cty EP
2302	31	Benjamin F. Jr. & Elaine Dubois	Delsea Drive	50.28	Cty EP
2601	5	Diane Wagner/Carey, Douglas B	Swedesboro Rd	41.00	Cty EP
2601	48	SADC/Gloucester Co Co-operative Farm 1 (Kessel's Nursery)	Willow Grove, Garrison Rd	158.69	SADC FS
2702	5, 6	SADC/Gloucester Co Co-operative Farm 1 (Kessel's Nursery)	Willow Grove, Garrison Rd		
2703	1, 2, 3, 4, 6	SADC/Gloucester Co Co-operative Farm 1 (Kessel's Nursery)	Willow Grove, Garrison Rd		
2703	19, 21, 22, 44	SADC/Gloucester Co Co-operative Farm 1 (Kessel's Nursery)	Willow Grove, Garrison Rd		
2701	21, 22, 23	Myron & Darlene Hurff	Monroeville Rd, Buck & Garrison Rd, Willow Grove Rd	118.81	Cty EP
2702	22, 23, 24	Myron & Darlene Hurff	Monroeville Rd, Buck & Garrison Rd, Willow Grove Rd		
2702	13	Alex E. Clemick	Garrison Rd	36.09	Cty EP
2703	20	Alex E. Clemick	Garrison Rd		
2801	44	Charles & Eileen Rauchfuss	Royal Avenue	31.70	Cty EP
3101	9	Charles & Eileen Rauchfuss/Ralph & Christine Peterson	Royal Avenue		
3202	36	Kenneth E. & Victoria Moore	Porchtown Rd	65.43	Cty EP
5504	7.01	Thomas & Diane Harrell	West Blvd.	21.80	Cty EP
5602	40	John Placendo	Lake Rd	18.00	Cty EP
5702	82	John & Carol Colton	Dutch Mill Rd	69.50	Cty EP
5702	87	Joseph P. Totoro	Marshall Mill Rd	13.60	Cty EP

Block	Lot	Owner	Location	Acres	Program
6002	43	Norman Parker & Kimberly Stevenson	North Blue Bell Rd	12.39	Cty Independent Purchase
6401	10	Ronald Sr. & Gloria Emerson	Dutch Mill Rd	31.60	Cty EP
6502	15	Dennis & Kelly Haden	Victoria Avenue	19.80	Cty EP
6503	33	Ethel G. Pioppi	Piney Hollow Rd	157.60	Cty EP
6601	5, 21, 22	Ethel G. Pioppi/Marie Dandrea	Piney Hollow Rd		
Total SADC/County				1,030.52	
Pinelands Direct Easement Preservation					
7101	69	Ralph & Christine Peterson	Main Rd	27.20	
7101	70, 71, 72, 73, 79, 80, 81, 82	Dan Graiff Farm	Lake Rd	97.27	
Total Pinelands Direct Easement				124.47	
Pinelands Development Credit Preservation					
5801	58	Ferrucci Brothers Inc.	Main Rd	162.23	
6602	5 & 12	Holly Shores/Aducat, John, Toni, & Doyle T & M	Piney Hollow Rd	365.00	Woodland Mgmt Plan
6702	44	Johnston, Charles WC	161 Piney Lane	46.70	
6702	55, 58	Ferrucci Brothers Inc.	Piney Hollow Rd		
7101	9	KAJ/Andrew M. Jr & Thomas L. Bellone	Tuckahoe Rd	145.00	
Total Pinelands Development Credit-Acquired Acreage				718.93	
Total Pinelands				843.40	
TOTAL PERMANENTLY PRESERVED				1,873.92	
EP – Easement purchase FS = Fee simple Cty – Gloucester County SADC = State Agriculture Development Committee					

Sources: Gloucester County Office of Land Preservation, 2007; Pinelands Commission 2009

4.7 FARMLAND PRESERVATION FUNDING IN FRANKLIN TOWNSHIP

The Township of Franklin proposed a dedicated tax for the acquisition of open space and farmland in 1999 through voter referendum. Township residents voted overwhelmingly in favor of the referendum question establishing an “Open Space and Farmland Trust Fund.”

Resolution R-31-2000 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 2000. A referendum was placed on the ballot in November 2004 to increase the fund by an additional one cent. Township voters narrowly voted against this increase.

At the end of 2007, the Open Space and Farmland Preservation Trust Fund in the township had a balance of \$564,144. As of December 15, 2007, a total of \$3,522,672 had been spent on farmland preservation in Franklin Township at an average cost of \$3,011 per acre, according to the 2008 Comprehensive Farmland Preservation Plan of Gloucester County. The state share was

\$2,147,304 (61%) and the county's contribution was \$1,375,368 (39%).

4.8 MONITORING PRESERVED FARMLAND

The Gloucester County Farmland Preservation Program is responsible for the monitoring of county-held easements, while the SADC is responsible for those that are held by the state. The regular monitoring program of the Gloucester County Farmland Preservation 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 township and the AAC would notify the appropriate agency if violations were suspected.

4.9 COORDINATION WITH TDR PROGRAMS

TDR can be used in conjunction with other preservation programs as part of an overall preservation strategy. One benefit of TDR programs is that their market-driven values have the ability to exceed those provided by traditional farmland preservation. Woolwich recently enacted its TDR ordinance to preserve over 4,100 acres and to help create a new Regional Center. See **Section 3.9: Transfer of Development Rights** and **Section 4.2.5: Transfer of Development Rights – Additional Information**.



Source: DVRPC

Peach Orchard – Weber Farm

5.0 FUTURE FARMLAND PRESERVATION PROGRAM

5.1 FRANKLIN TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES

The Franklin Township Agricultural Advisory Committee established the following goals and objectives for its Farmland Preservation Plan and Program:

Goal 1: To retain a viable agricultural industry in Franklin 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 Franklin Township, based on soil quality and land use planning criteria
- To utilize purchase of 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

Goal 2: To educate Franklin residents about the benefits of farming in the community

Objectives:

- To increase understanding of the role of farming in Franklin Township's history, economic well-being, and character as a community, so as to increase support for the farming industry and for farmland preservation
- To advise residents, especially new residents, about the right to farm in the township, so as to reduce potential conflicts and misunderstandings

5.2 PROJECT AREAS

5.2.1 Project Areas Summary

In 2006 Franklin prepared a Farmland Preservation Plan and applied and received a Farmland Planning Incentive Grant from the State Agriculture Development Committee (SADC). The grant and plan focused on protecting farmland over the three years remaining in the Garden State Preservation Trust, which was scheduled to expire in 2009. Four farms are in process for preservation under that funding and plan.

In the 2006 Plan, two Project Areas were designated. These were the Northern and Central Project Areas, and they consisted of 1,159 acres and 884 acres of unpreserved farmland, respectively.

For the current 2007-09 Farmland Preservation Plan, the Agricultural Advisory Committee recommended the establishment of five Agricultural Project Areas in the township. Two of them – the Northern and Central Project Areas – are the same as in the previous, 2006, Plan. Three Project Areas are additions, and they were included in order to encompass important agricultural areas into the Planning Incentive Grant coverage. They include the Forest Grove Project Area, the Main Road – Piney Hollow Project Area, and the Janvier Project Area. Two of the additions – the Main Road-Piney Hollow and the Janvier Project Areas – are within the Pinelands Preservation Area of the township. Forest Grove is an area of concentrated farmland that is subject to development pressure because of its proximity to Vineland. All Project Areas are within the newly configured Gloucester County Agriculture Development Area (ADA), which is depicted on **Map 15: Agricultural Development Area, Gloucester County, New Jersey**.

All five Project Areas are described here and are depicted on **Map 1: Project Areas** and **Map 2: Project Areas Aerial Photo (2005)**, along with **Maps 4, 5, 6, 7, and 8**, which depict the individual Project Areas at a closer scale and show preserved farms and farms enrolled in the Eight-Year Program. Individual Project Area tables listing all target and preserved farms, with owner names, block and lot information, and acreage, are included in **Appendix A: Project Area Target & Preserved Farms**. The following Project Area descriptions include information on environmental features, soil quality, Landscape Project priority habitats, and groundwater recharge.

5.2.2 Project Areas – Descriptions

Northern Project Area

This Project Area totals 2,373 acres and is located in the northern section of the township, west of Route 55 and adjoining Elk Township to the north. Within the Northern Project Area, there are 20 target farms on 41 parcels, with total acreage of 1,098 acres. See **Appendix A-1** and **Map 4: Project Area: Northern**.

Five farms (23 parcels) on 387 acres are permanently preserved. Another farm-assessed property, the John Nichols property, occupying 26 acres, is under contract for permanent preservation. There is one 25-acre farm in the Eight-Year Municipal Preservation Program.

This Project Area extends to Franklin Township’s boundary with Elk Township and is contiguous to permanently preserved farmland in that neighboring township.

Soils in this Project Area are among the best in the region, as the following table shows. Over half (57%) of the target farm acreage is composed of prime soils.

Table 12: Soil Classification – Northern Project Area

Soil Classification	Acres in Project Area	% of Total Project Area	Target Farms - Acres	% of All Target Farms
Prime Soils	1,279.80	54%	627.91	57%
Soils of Statewide Importance	632.77	27%	321.07	29%
Unique Soils	287.62	12%	94.22	9%

Source: USDA NRCS, 2004

Farmland in the Northern Project Area has been ranked by the New Jersey Landscape Project as suitable habitat for grassland-dependent species of rare animals. Specifically, it would support species of birds that are dependent on grasslands for nesting and foraging or could possibly support endangered reptiles such as bog turtles. Agricultural lands tend to fulfill these requirements, especially if fields are of moderate size or are left in an uncut condition for part of the year (for bird species), or if there is some wetland or wet forest meadow habitat within cultivated fields (for bog turtles).

In the Northern Project Area, as in most of upland Franklin Township, the recharge potential is at a level of seven to 10 inches per year, with regions of land that are ranked at 11 to 14 inches, which is the highest level of recharge for the township.

In general, on high-recharge lands, the large amounts of paving and high impervious cover that come with development have the most detrimental impact, although they are often the places that are most suitable for building because they are on well-drained soils. Conversely, these are also regions where the dilution of substances from septic systems may be problematic because the soils are usually more “porous.” Maintaining farmland on these high-recharge soils is obviously a better use for the land in protecting the quantity and quality of groundwater drinking supply.

Central Project Area

This Project Area is located in the center of the township, just to the west of the Pinelands Preservation area within the township. It is 2,076 acres in size. A total of 1,060 acres within 32 farms on 60 parcels are listed as target farms. See **Appendix A-2** and **Map 5: Project Area: Central**. Five farms (7 parcels) on 176 acres are permanently preserved.

Soils in the Central Project Area are also highly productive, as the following table shows. Almost three-fourths (74%) of the target farm lands consist of prime soils.

Table 13: Soil Classification – Central Project Area

Soil Classification	Acres in Project Area	% of Total Project Area	Target Farms - Acres	% of All Target Farms
Prime Soils	1,646.29	79%	782.30	74%
Soils of Statewide Importance	262.49	13%	157.06	15%
Unique Soils	151.30	7%	96.55	9%

Source: USDA NRCS, 2004

The Landscape Project has ranked the Central Project Area lands both as suitable habitat for grassland-dependent species and as suitable habitat for upland forest species. A small portion of some parcels north of Marshall Mill Road may also include land that is ranked as suitable forested wetland habitat, because there is a very large forested wetland region just north of the Project Area boundary. Species that could be supported in the upland forest areas include Coopers hawk and redheaded woodpecker. Species that could be supported in the forested wetland habitat include barred owl and, possibly, red-shouldered hawk. Grassland-dependent species, such as grasshopper sparrow, have not been documented, but might well be found present with further investigation in those suitable habitats.

Like the Northern Project Area, the Central Project Area has lands with groundwater recharge potential of seven to 10 inches per year throughout most of the area, but with large patches of the highest level recharge of 11 to 14 inches.

Forest Grove Project Area

Forest Grove is an area of dense farmland on fairly small parcels, located just below US Route 40 in the southeast corner of the township. The region adjoins Franklin’s boundary with Atlantic County and is close to its border with Vineland in Cumberland County. Its total size consists of 1,128 acres. A total of 21 target farms on 44 parcels equaling 655 acres are within the Project Area. There are currently no preserved farms in this region. See **Appendix A-3** for a listing of the targeted farms and **Map 8: Project Area: Forest Grove** for their depiction. Development pressure in this corner of Franklin Township has been heavy and much of the farmland adjoining the Project Area has been developed. The boundaries of the Forest Grove Project Area were drawn to include primarily the target farms. There are some parcels of upland forest on these properties as well.

Soils in this Project Area are among the best in the region, as the following table shows. Over half (54%) of the target farm acres are composed of prime soils.

Table 14: Soil Classifications – Forest Grove Project Area

Soil Classification	Acres in Project Area	% of Total Project Area	Target Farms - Acres	% of All Target Farms
Prime Soils	614.34	54%	367.50	54%
Soils of Statewide Importance	441.49	39%	277.04	40%
Unique Soils	32.64	3%	19.09	3%

Source: USDA NRCS, 2007

Land in the Forest Grove Project Area is ranked by the Landscape Project as suitable grassland habitat and suitable upland habitat in its forest patches.

Groundwater recharge potential within this Project Area is similar to previously described Project Areas, with some lands at seven to 10 inches, and others at the 11 to 14 inches per year level.

Janvier Project Area

This smaller Pinelands Project Area is located at the northern end of the Pinelands area in

Franklin Township. This 338-acre Project Area consists of one 297-acre farm on 13 parcels, although the parcels are owned by different members of one family. See **Appendix A-4** and **Map 7: Project Area: Janvier**.

If the owners are interested, this is an important farm to preserve because of its location adjoining the State Wildlife Management Area and other preserved forest land. Franklin Township's Agricultural Advisory Committee believes that Planning Incentive Grant funding should be an option for Pinelands farm owners, in addition to possible use of the Pinelands Development Credit program. This farm may also be an appropriate project for the county Farmland Preservation Program if the final delineation of Gloucester County's Agricultural Development Area includes this part of Franklin Township.

The Janvier Project Area farm has high-quality soils – 91 percent of its total area, as well as 91 percent of its target farm acreage, is composed of prime farmland.

Table 15: Soil Classifications – Janvier Project Area

Soil Classification	Acres in Project Area	% of Total Project Area	Target Farms - Acres	% of All Target Farms
Prime Soils	307.75	91%	270.73	91%
Soils of Statewide Importance	14.54	4%	14.54	5%
Unique Soils	16.11	5%	11.57	4%

Source: USDA NRCS, 2007

This farm consists of suitable grassland habitat, according to the Landscape Project. Groundwater recharge potential is in the seven to 10 inch per year level.

Main Road – Piney Hollow Project Area

This large Pinelands Project Area was drawn to include active farmland, but to omit large farm-assessed parcels of land that are entirely woodland, most of which are under Woodland Management Plans. This configuration gives the Project Area an odd shape, but it includes important acreage on good soils with a number of preserved farms scattered throughout its length. The purpose in delineating the Project Area was to foster preservation of farms that will link together the preserved acreage and retain this area of relatively large farms in active agriculture. Because much of the Project Area is in the Rural Development Area of the Pinelands, there is continuing pressure on the land for small subdivisions that perpetuate sprawling growth and that can easily interfere with farming.

The total acreage of this Project Area is 4,060 acres. There are 55 target farms on 99 parcels, totaling 2,354 acres. There are eight permanently preserved farms (19 parcels) within the Project Area on a total of 509 acres. Four farms on a total of 116 acres (6 parcels) are in an Eight-Year Preservation Program. See **Appendix A-5** and **Map 6: Project Area: Main Road – Piney Hollow**.

Soils in this Project Area are rich, as the following table shows. Over half (54%) of target farm acreage is composed of prime soils.

Table 16: Soil Classifications – Main Road-Piney Hollow Project Area

Soil Classification	Acres in Project Area	% of Total Project Area	Target Farms - Acres	% of All Target Farms
Prime Soils	2,179.33	54%	1,241.79	54%
Soils of Statewide Importance	1,371.15	34%	706.22	31%
Unique Soils	415.10	10%	292.61	13%

Source: USDA NRCS, 2004

The Landscape Project shows this Project Area to have suitable upland forest and suitable grassland habitat throughout the entire area. There are also some parcels of critical upland forest on this land and extensive critical forested habitat, both upland and wetland forests, that adjoin the Project Area. Included in this important region are large holdings by the Division of New Jersey Fish and Wildlife in the White Oak Branch Wildlife Management Area. Also located next to the Project Area is Franklin Township’s largest open space holding, the Piney Hollow Natural Area, and a privately protected nature reserve, the Unexpected Wildlife Refuge. Large holdings by the Girl Scouts and by the Diocese of Camden, consisting of many acres of woodlands, also adjoin the Project Area.

Groundwater recharge on this extensive area is like that in most of Franklin, with seven to 10 inches per year throughout, and 11 to 14 inches per year scattered in large patches across the Project Area. The Main Road-Piney Hollow Project Area also has some areas of very low recharge, where forested wetlands predominate.

5.2.3 Project Areas – Summary and Goals

To arrive at meaningful goals for municipal preservation efforts is difficult given the entirely voluntary nature of the farmland preservation programs. The addition to Franklin’s Farmland Preservation Plan of target farms in three additional Project Areas adds a substantial amount of acreage, even when contemplated at the 75 percent level that is considered the maximum achievable. There are compelling reasons for making these additions, however. They are as follows:

- 1) These farms are in areas that already have a fair amount of preserved farmland or, in the case of the Janvier Project Area, are one very large farm that adjoins a Wildlife Management Area and is a significant site to maintain. Thus, they are important farming areas that the township wants to preserve.
- 2) Although preservation may be achieved through the Pinelands Development Credit (PDC) program for farms in the Pinelands area, purchase of easements using municipal Planning Incentive Grant (PIG) funding can retire those credits and reduce the amount of development in growth areas. PDC values fluctuate, and over the next 10 years, farm owners may find preservation through the PDC program to be better or worse than through municipal PIG funding.
- 3) All farm landowners within the township should have the option of preservation, but smaller farms often do not rank high enough for county or state easement acquisition. This is especially true for farms in the Forest Grove Project Area, where farmland is also under greater development pressure.

It is estimated that over the 10-year period of this Plan, no more than half of the Pineland target farms would utilize the PIG funding. Hence, the actual target farm acreage is listed at 50 percent for the large Main Road-Piney Hollow Project Area. The specific target farms are not divided in this way, however, because it is unknown which farm owners will consider preservation and what the market conditions will be. All farms in this Project Area are target farms, but acreage goals for this larger area are listed at the 50 percent level. This approach enables Franklin Township to list all the farms of concern in its goals and set financial planning at a reasonable level.

Target farms in Franklin’s plan are defined as farm-assessed land of over 10 acres (total acreage of parcels held by one owner) that has tillable acres and is not fully forested.

Table 17: Target Farm Acreage in Project Areas at Current Average Values

Project Area	Unpreserved Farm Acreage	Percent Targeted (%)	Target Farm Acreage	75% of Target Farm Acreage	Cost Per Acre	Total Cost ¹
Northern	1,098	100%	1,098	824	\$7,500	\$6,180,000
Central	1,059	100%	1,059	794	\$7,500	\$5,955,000
Forest Grove	655	100%	655	491	\$7,500	\$3,682,500
Janvier (Pinelands)	297	100%	297	297 ²	\$5,270	\$1,565,190
Main Rd - Piney Hollow (Pinelands)	2,357	50%	1,179	884	\$4,500	\$3,978,000
Totals	5,466		4,288	3,290		\$21,360,690

¹ These hypothetical values are based on averaging across actual sales of non-Pineland easements made in 2007 and earlier, and on recent Pineland Development Credit values.

² 100% of targeted Janvier acres.

Source: DVRPC, 2009

The total for the non-Pineland and the Janvier Project Areas and half of the total for the Main Road-Piney Hollow Pineland Project Area gives a targeted land total of 4,288 acres. Estimating that 75 percent of this acreage is the maximum achievable, except for the Janvier Project Area, which is essentially one large farm, a breakdown over 10 years into preservation goals that seem realistic is as follows:

Acreage Goals

- State FY 2009 goal = 150 acres
- One-year (2010) goal = 598 acres
- Five-year (2014) goal = 1,799 acres
- Ten-year (2019) goal = 3,290 acres

5.3 ELIGIBILITY CRITERIA

The State Agriculture Development Committee’s (SADC’s) new rules at N.J.A.C. 2:76-6.20 set forth minimum eligibility criteria for all farms participating in the Planning Incentive Grant program. Franklin’s Agricultural Advisory Committee has recommended that the municipality’s

eligibility match these criteria. That is,

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

- the land must produce agricultural or horticultural products of at least \$2,500 annually;
- at least 75 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.

5.4 RANKING CRITERIA

Franklin Township has elected to use Gloucester County's ranking criteria as the basis for its own criteria, but it has modified them slightly for municipal use. See **Appendix C: Ranking Criteria for Franklin Township Project Area Farms**. The Agricultural Advisory Committee wants to amend the criteria further, but needs to consider this more fully in order to set exact figures. The main potential change would pertain to farm size. This factor has greater weighting in the county's ranking system than seems appropriate for Franklin Township. Thus, smaller farms tend to rank lower at the county level and are less likely to be preserved.

The Forest Grove Area in Franklin, in particular, was designated with the aim of preserving smaller farms in that densely clustered farming region. These farms have the potential for innovative farm programs and opportunities for organic farming and direct marketing, or Community Supported Agriculture. The Franklin Township Ranking Criteria, which applies to all Project Areas, could be amended to give additional weight to small farms that adjoin larger ones, whether those larger farms are preserved yet or not. Part of the rationale for this weighting is that smaller farms serve as important buffers to larger farm operations, as well as having viability directly. Certainly, development on these smaller parcels, which has been the trend in Franklin, is detrimental to maintaining contiguous active farmland in the Project Areas.

5.5 MUNICIPAL AND COUNTY HOUSING POLICIES

Franklin 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.

5.5.1 Approval of Housing Opportunities

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

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

According to SADC Policy P-31, the intent of a Residual Dwelling Site Opportunity (RDSO) is to provide the limited future construction of a residential unit or units for agricultural purposes on presently preserved farms. Each request must first be approved by the Gloucester County Farmland Preservation Program and then be evaluated by the SADC. The landowner must complete an 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. There can be no more than one RDSO per 100 acres.

5.5.2 Division of the Premises and Approval of Exceptions

Franklin 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. Exceptions must be taken prior to easement purchase and, once preserved, cannot be relocated. The Agricultural Advisory Committee of Franklin Township will examine the merits of such a requirement over the course of the next few months. In the meantime, it will be guided by the County Agricultural Development Board's experience with exceptions.

5.6 FUNDING PLAN

Franklin Township has sufficient funding through its Open Space and Farmland Preservation Trust Fund to finance municipal bonds that can be used for farmland preservation and other open space. The funding plan in the next section shows how this can be done over a 10-year period.

5.6.1 Municipal Funding

Open Space and Farmland Preservation Tax

The current municipal tax generated about \$76,000 in 2007 for Franklin Township. This amount was based on a net taxable value of all property in Franklin that can be expected to grow over time. The increase in net taxable value between 2006 and 2007 was \$20.5 million – a 2.8 percent growth rate. From 2004 to 2005, the increase was \$29 million – a four percent growth rate. The current balance of Franklin's Open Space and Farmland Preservation Trust Fund at the end of 2007 was \$564,144. There is no official policy for the use of the trust fund for open space versus farmland preservation.

The township could generate \$5 million through the issuance of 20-year municipal bonds, which it can use to match funding from the state. To finance this bond, the \$488,880 balance now in the municipal Open Space, Farmland, Recreation, and Historic Preservation Trust Fund – with subsequent year additions and retained interest – would be adequate for a year or so, but a tax rate increase to \$.02 per \$100 of assessed property value would be needed and, later, an increase to \$.03 will probably also be necessary. Interest on that part of the bond that is not expended in the first two years would generate some additional funding to the trust.

If voters approve a \$.01 increase in the tax rate, the trust funds would continue to cover fully the

bond debt service, while also allowing continued growth of the trust. It is not unreasonable to believe that voters will approve a one-penny increase in the tax rate within the next few years. An ongoing information campaign about the value and use of the trust funds, and how much land is being preserved, would be beneficial in assuring that outcome. Such an information campaign could also highlight the savings to the municipality from farmland preservation with regard to costs of community services, since privately owned agricultural land generates more in local tax revenue than it costs in public services.

A property re-evaluation throughout the township may be necessary in the next few years due to substantial growth in property values in recent years. This is another mechanism that could result in increased revenue for the trust.

Total Cost to Achieve Goals

The total cost of land over the next 10 years is particularly difficult to estimate. The current downturn in the housing market is already having a negative impact on land values, but how long this will continue is very uncertain. The estimated cost to preserve farmland within the township's five Agricultural Development Areas over the next 10 years is shown in **Table 18: Total Acreage and Cost of Project Area Farms**, below. The cost estimate is based on a starting multiplication factor of \$7,500 per acre for purchase of development rights for non-Pineland acres, and \$4,500 per acre for Pinelands areas, as shown in **Table 17** above. The cost of the Janvier Project Area is calculated at a value of \$5,270 per acre, and not on a Pinelands value of \$4,500 increasing over time. This slightly higher figure is, instead, an average cost for Pineland acres estimated over the 10-year period.

The \$7,500 figure is based on actual average appraisal values in 2007 in Franklin Township. The figure is an average amount for the acquisition of development rights, incorporating all types of land on all the farms that were appraised for consideration in 2007. In other words, some farm appraisals were higher in average value, and some were lower, depending on the amount of tillable land and other factors. The township recognizes that the actual cost for acquiring development rights or making fee-simple purchases, based on certified appraisals of farmland in Franklin Township in 2008 and after, will vary for individual farms and may be higher than this estimate. The Pinelands figure is based on recent PDC values.

As indicated in **Table 18** below, a total of 3,290 acres of agricultural land is proposed for preservation through the acquisition of development rights within the township's Project Areas. This derives from 75 percent of all target farms in the Northern, Central, and Forest Grove Project Areas, 100 percent of all target farms in the Janvier Project Area, and 38 percent of all target farms in the Main Road-Piney Hollow Project Area. The total estimated cost over 10 years for this land is \$24,989,695.

Funding for this program is calculated at the percentages above because it may be assumed that not all farms will be available for permanent preservation, and that achievement of these percentages of preservation would be a more feasible goal. In addition, the total cost is a decidedly theoretical amount, based on an estimated average base price as of 2007, rather than on the actual cost of acquiring development easements. Nevertheless, the total cost in **Table 18** assumes modest increases per year over a 10-year period beginning in state fiscal year 2010.

The Janvier Project Area is calculated for the full 297 acres, rather than for 75 percent, because this area is essentially one farm, and acquisition of development easements would theoretically be possible on all of the acreage.

The Municipal Planning Incentive Grant award maximum from the state is \$1.5 million. The state share of the funding is estimated at 60 percent, which is the amount that the SADC has provided in the past. Subtracting the state share from the total leaves a balance of about \$10 million. If that is shared equally between the municipality and the county, with 20 percent of the total cost allotted to each, the total 10-year cost to achieve the goals would be slightly under \$5 million for each entity.

Table 18: Total Acreage and Cost of Project Area Target Farms

Project Area	Estimated Acres	Total Cost	State Share (60%)	County Share (20%)	Municipal Share (20%)
Northern	824	\$7,328,500	\$4,397,100	\$1,465,700	\$1,465,700
Central	794	\$7,068,825	\$4,241,295	\$1,413,765	\$1,413,765
Forest Grove	491	\$4,368,500	\$2,621,100	\$873,700	\$873,700
Janvier	297	\$1,565,190	\$939,114	\$313,038	\$187,823
Main-Piney Hollow	884	\$4,658,680	\$2,795,208	\$931,736	\$931,736
Total	3,290	\$24,989,695	\$14,993,817	\$4,997,939	\$4,872,724

Source: DVRPC, 2009

5.6.2 County Funding

In 2001, \$1,023,436 was the total cost for Franklin farm expenditures by Gloucester County. In 2003, farm totals were \$530,338. Gloucester County has agreed to allocate \$500,000 per year for Franklin Township farmland preservation for the next two years. For purposes of this financial plan, it is assumed that the county will continue to budget at least that amount of money over subsequent years.

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

The South Jersey Land & Water Trust has a Green Acres Planning Incentive Grant (PIG) that can fund open space and farmland through fee-simple purchase, but it does not yet have a nonprofit farmland PIG, although this may change in the future. Currently, the Green Acres PIG

Project Area is for any lands within the Raccoon and Oldmans Creeks watersheds. However, SJLWT can provide nonfinancial assistance for any farmland preservation project in southern New Jersey.

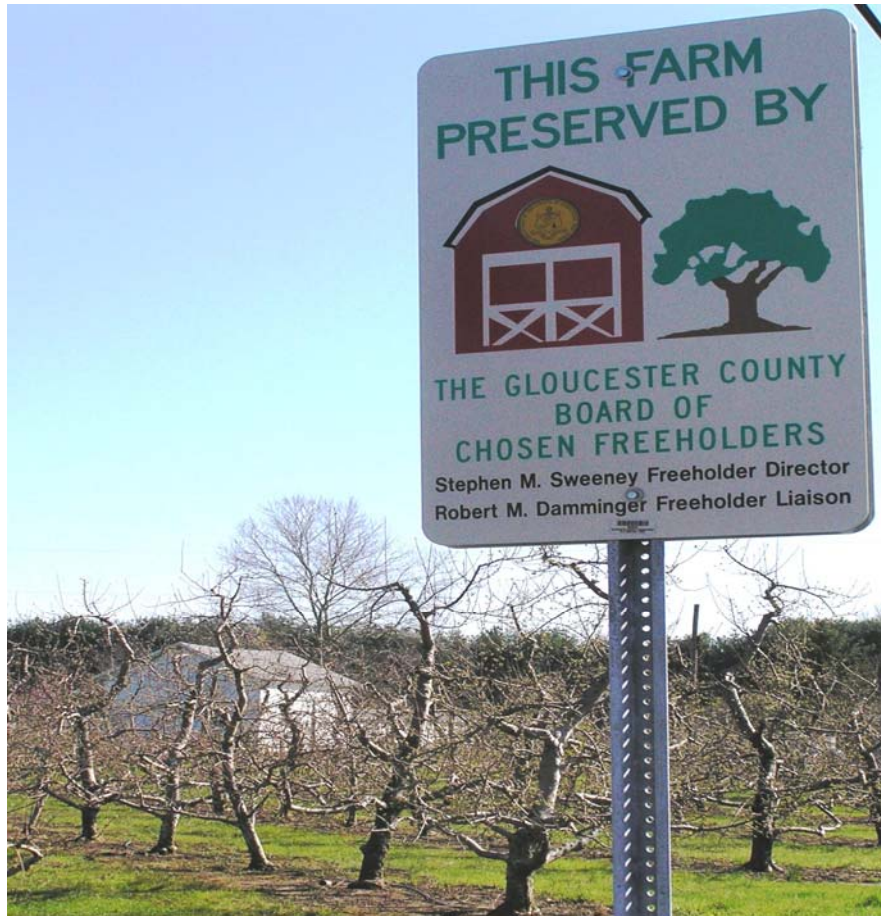
5.7 FARMLAND PRESERVATION PROGRAM ADMINISTRATIVE RESOURCES

Franklin Township discovered the need for administrative assistance when it was awarded its first farmland PIG in 2006. In 2007, Franklin Township obtained 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 has been quite effective, resulting in eight farms pending preservation.

Franklin Township has some GIS mapping capability by municipal staff, but it relies largely on its engineer for mapping of the township. Additional support may be provided through the Gloucester County Office of Land Preservation, which acts as staff to the County Agriculture Development Board (CADB), has regulatory oversight for the County Farmland Preservation Program, and also hears Right-to-Farms cases in the county.

5.8 FARMLAND PRESERVATION PROGRAM LIMITATIONS

Land supply and administrative resources have not been limiting factors of Franklin Township's farmland preservation program. The primary limitations have been 1) the willingness of farmers to enter the program, especially if they do not feel that the final appraisal values for an easement are reasonable, and 2) inadequate funding at state, county, and municipal levels. Uncertain state funding is probably the greatest current limitation to farmland preservation in Franklin Township.



Source: DVRPC

Preserved orchard – the Nichol Farm

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. Franklin Township can use recommendations outlined in the *2007 Economic Development Strategies* report to investigate ways to expand its agricultural industry or pursue more profitable sectors while continuing to ensure sustainable agriculture practices and profitability.

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, the 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 address topics such as improving profitability and cost management, English as a second language (ESL), business communications, farm equipment and worker safety, computer skills, and estate planning (Rutgers NJAES Cooperative Extension, <http://njaes.rutgers.edu/extension>).

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

The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) is a nonprofit organization that promotes organic farming in the state. NOFA-NJ has certified agricultural products in the state since the 1990s, and it 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.

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).

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).

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).

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, which administer and manage farm and conservation programs, support loans and payments, and provide disaster relief (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).

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 to farmers producing food near Whole Foods stores throughout the country (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).

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 (www.agmrc.org).

6.2.2 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 in the table below.

Table 19: Farmers' Markets in Gloucester, Salem, Cumberland, and Camden Counties

Market	Location	County	Open
Bridgeton Riverfront Farmers Market	Between Bridge & Commerce Streets, Bridgeton	Cumberland	June 8 - September 21, Fridays, 11 am – 6 pm
Camden Community Farmers Market	Mickle & Broadway, Camden	Camden	June 15 - November 9, Fridays, 10 am - 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
Cowtown	780 Rt. 40, Pilesgrove	Salem	Year round, Tuesdays & Saturdays, 8 am – 4 pm
Fairview Farmers Market	Yorkshire Square, Camden	Camden	July 11 - November 7, Wednesdays, 9 am – 1 pm; All third Wednesdays, 2 pm – 6 pm
Haddonfield Farmers Market	PATCO Speedline parking lot, Haddonfield	Camden	May 12 - October 27, Saturdays, 9 am – 1 pm
Our Lady of Lourdes Farmers Market	1600 Haddon Avenue, Camden	Camden	July 11 - November 7, Wednesdays, 2 pm – 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, 9 am – 12 pm
Woodbury Farmers Market	Between Cooper & E. Barber St., Woodbury	Gloucester	June 21 - October 25, Thursdays, 3 pm – 7 pm
Salem Farmers Market	West Broadway, Salem	Salem	June 7 - August 30, Thursdays, 10 am – 2 pm

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* 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.

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

Direct to Restaurant Sales

The Jersey Fresh program also links interested restaurants with local farmers through its Hospitality Industry Program (NJDA *Economic Development Strategies 2007*). The South Jersey Independent Restaurant Association, SJ Hot Chefs, promotes restaurants working with local farmers. This organization showcases local farmers working with restaurants to create unique dishes in the annual "Farm to Fork" event. *Table 20* below is a list of Gloucester County Farmers who sell directly to independent restaurants in South Jersey. *Table 21* shows 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 20: Gloucester County Farms Participating in "Farm to Fork"

Farm	Location
Banscher Farms, John Banscher	426 Democrat Rd, 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
Duffield's Farm Market, Farmers Dave & Mary Duffield	280 Chapel Heights Rd, Sewell, NJ 08080

Farm	Location
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 Rd 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 21: Gloucester County Restaurants That Buy Directly from Local Farms

Restaurant	Location
Barnsboro Inn	699 Main Street, Sewell, NJ 08080
Blue Plate Restaurant	47 South Main Street, Mullica Hill, NJ 08062
Bootto'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 its adjoining counties that rely on agriculture or serve agricultural needs is quite astounding, and the number and variety of businesses satisfies the needs of local farmers. Some of the economic value of these operations has been compiled by the federal and state Departments of Agriculture, but most information pertains to employment figures. A more comprehensive assessment of the significance of the non-producer to the agricultural industry in southwest New Jersey would be beneficial to more fully understand the value of farming. Directories of these businesses are included in **Appendix B** as *Tables B-4, B-5, and B-6*.

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 (<http://njaes.rutgers.edu/>). At its Agricultural Research and Extension Center, such as the one in Franklin Township, researchers do trial plantings and other investigations on plant varieties, pest control, and many other agricultural management practices.

The Cooperative Extension Program of NJAES is the branch that serves as the educational resource for the agricultural industry and the public. The Rutgers Cooperative Extension program has offices in each of New Jersey's 21 counties, which 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 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. See(<http://gloucester.njaes.rutgers.edu>).

Food Innovation Center

Another off-campus center of the Rutgers NJAES is the Food Innovation Center, which is located in Bridgeton, and 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 (<http://foodinnovation.rutgers.edu>).

6.3 POTENTIAL ECONOMIC DEVELOPMENT STRATEGIES AND ANTICIPATED AGRICULTURAL TRENDS

This section discusses new economic development strategies that Franklin Township could consider implementing or encouraging. Anticipated trends relevant to the future of agriculture in New Jersey, Gloucester County, and Franklin 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's *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 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. Gloucester County and its individual municipalities could 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 for the general public to inform residents of the value of agriculture for the local economy, environment, and quality of life. The creation of a farm festival to promote locally grown products could generate additional revenue as well as instill pride in the area's agricultural heritage.

Land Use Regulations

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. For example, zoning, subdivision and site plan requirements could differentiate between agricultural enterprises and residential, commercial or industrial development. This could reduce the regulatory obstacles, fees and fines that farmers often face when trying to comply with regulations designed for development other than farms.

Zoning could be used to enhance the profitability of farming by providing flexibility. For example, ordinances could make easier the permitting of housing for agricultural labor, or could ease height, bulk and setback standards for agricultural facilities, or they could have fewer restrictive regulations for farm markets and related parking and signage. Zoning could also ease restrictions for home-based businesses and other accessory activities on farms that complement the operation and help supplement farm income. Many of these issues and others are raised by the questions in **Appendix F: Is Your Town Farm-Friendly?**.

Farmer Buying Cooperatives

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

6.3.2 Direct Marketing***Marketplace Changes***

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

Value-added Products

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

Community Supported Agriculture

Community Supported 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. The interest in CSA has been bolstered in recent years by the growth in popularity of the local food movement.

Gloucester County has two CSA farms: Red Oak Ranch and the Muth Family Farms. The Red Oak Ranch, owned by Ronald and Gloria Emerson, is a small farm in Franklin Township. Muth Family Farms, located in Monroe Township, has about 250 members in its CSA program, with 150 people on a waiting list. Two other nearby CSAs are located 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. 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 2007.

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 Franklin's Agriculture Advisory Committee and the Gloucester County Board of Agriculture, as well as the SADC, to represent the agricultural community of Franklin.

Economic Development Planning

The agricultural industry should be incorporated into 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 Franklin's economic base. The Agricultural Advisory Committee has a role to play, as well, by advising township leaders on farm industry issues, and by coordinating communication to and from the farmers in the community

Legislative and Regulatory Initiatives

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



Source: Michael A. Hogan

Franklinville Lake

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 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 those 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 (SDC), which is discussed below.

The NRCS field office that serves Franklin 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 Soil Conservation District in Gloucester County is to preserve the “natural resources for the citizens of the South Jersey region, and be recognized leaders in resource conservation by providing technical assistance, conservation education, watershed planning, and effective regulatory enforcement.” Within this role, the organization regulates certain construction activities by reviewing and certifying plans for soil erosion control on residential and commercial construction sites and for grading and demolition and other projects that disturb more than 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 2008 Farm Bill increased funding for conservation programs by \$7.9 billion. Among the many conservation initiatives was the extension of and increased funding for the Farm Protection Program (FPP), which was allocated \$773 million. The Environmental Quality Incentives Program (EQIP) received an additional \$3.4 billion in funding in the 2008 Farm Bill. EQIP is a voluntary program administered through the NRCS that offers financial and technical assistance to farmers wishing to implement conservation practices in their management and operations. Some of the qualifying practices include integrated crop management, well sealing, erosion control systems, agrichemical handling facilities, and irrigation systems. The Conservation Stewardship Program (CSP) was provided an additional \$1.1 billion in the 2008 Farm Bill. CSP offers annual payments and increasing financial incentives to farmers who are currently incorporating methods to protect soil, water, and other natural resources.

See **Appendix D: 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 on groundwater. Likewise, practicing appropriate timing of chemical application so as to minimize its runoff into water bodies.
- Providing riparian buffers along bodies of surface water so as to protect surface water bodies from synthetic chemicals, organic byproducts, and from soil erosion. These buffers ideally take the form of a line of trees and shrubs, followed by a strip of native grass.
- Practicing water conservation techniques, such as drip irrigation and the reuse of water for certain farming types where it is viable. These farming types include 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 irrigation 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 humans, farm animals, and the ecosystem as a whole.

Of particular concern are Animal Feeding Operations (AFOs) and Concentrated Animal Feeding Operations (CAFOs). AFOs include all facilities where animals are stabled or confined and fed or maintained for a total of 45 days per year. CAFOs are classified as any operations with more than 1,000 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. CAFOs are more likely to cause water pollution than other types of operations due to their size alone.

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

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

7.4.2 Recycling

Recycling is an important part of resource conservation for virtually any industry, agriculture included. Recycling saves natural resources and 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. Each site has its own tipping fees. Film is accepted year round at the Cumberland County Solid Waste Complex in Deerfield, and at the Occupational Training Center in Mount Holly, Burlington County.

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.

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, 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.

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 per ton in landfill tipping fees.

Currently, 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 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 the immediate region. They are Winzinger Recycling in Franklin Township and Stella's Recycling in Upper Pittsgrove Township.

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, biofuels, and bioenergy with the aim of making biomass a more competitive energy source.

The ***Renewable Energy Systems and Energy Efficiency Improvements Program*** was first authorized through the 2002 Farm Bill. It provides competitive grants and loan guarantees to agricultural producers to aid with the purchasing of renewable energy systems and with 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, known as CREP, and the Wildlife Habitat Incentives Program, known as WHIP. The latter could be highly beneficial on farmland with bog turtle habitat. It is important that Franklin farmers understand what benefits they can derive from these programs. Such programs will link township environmental protection goals to those of its farming community. Again, see **Appendix D: Conservation Programs for Farmers** for more information.

8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION

8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT

The Franklin Township Agricultural Advisory Committee (AAC) is currently attempting to improve the agricultural industry through a combination of measures. The first is to determine what would be most beneficial to farmers in the community through the use of a survey of farmers. A survey form may be developed and included with the farmland-assessment application for 2009.

An important step that the township will take is to incorporate greater farming industry promotion into its economic planning. Although most current farmers are not serving local food 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 already a component in township planning.

8.1.1 Right-to-Farm Ordinance

Franklin Township has in place a Right-to-Farm ordinance, which was adopted in 1980 and amended in 2001. Its provisions on specific allowed activities are quite similar to the model ordinance recommended by the State Agricultural Development Committee (SADC), although some other provisions of the model ordinance are not incorporated. There are also provisions in the Franklin ordinance pertaining to farmland buffers. These are beneficial to farmers but need some clarification in their wording. The current Franklin ordinance is included here as **Appendix E**.

Right-to-Farm ordinances are designed to protect farmers from complaints by nearby residents regarding the noise, odor, dust, traffic, and other perceived disturbances from normal farming operations. These ordinances can also protect farmers from unnecessary ordinances and regulations that may conflict with agricultural activities. Franklin Township will soon be considering adoption of a Right-to-Farm ordinance that is closer to the state model and that clarifies its farmland buffer requirements.

The “Right to Farm” was established and is regulated by the New Jersey Right-to-Farm Act. The Act protects those farm operators who meet the definition of a “commercial farm” and other criteria. Basic requirements for Right-to-Farm eligibility are:

- *To qualify as a commercial farm, an operation must be larger than five acres, must annually engage in agricultural or horticultural production worth at least \$2,500, and be eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1. For farms smaller than five acres, the annual production requirement is a minimum of \$5,000 and the farm must satisfy the eligibility requirements for farmland assessment, other than the farm-size requirement.*

- *Agriculture must be a permitted use on the farm under the municipal zoning ordinance, or be consistent with the municipal master plan as of Dec. 31, 1997. However, if the commercial farm was in operation on the effective date of the amendments to the Right to Farm Act (July2 ,1998), , the zoning ordinance/master plan requirement does not need to be met.*
- *The farmer must conduct his/her operation, or a specific agricultural activity at issue, in compliance with the standards contained in agricultural management practices that have been promulgated by the SADC, or with generally accepted agricultural practices.*
- *The operation must be in compliance with relevant state and federal statutes and rules.*
- *The operation must not pose a direct threat to public health and safety.*

When an individual, or municipality, is “aggrieved” by a commercial farm operation, the Right-to-Farm Act requires such persons to file a complaint with the applicable County Agriculture Development Board (CADB), or directly to the SADC, prior to filing an action in court. Municipalities seeking to enforce their ordinances are therefore required to file such a complaint rather than issue a summons against the farmer. Once a complaint is filed, a public hearing is held by the CADB, or SADC, to determine whether the farmer is entitled to the protections of the Act. If a finding by the CADB is questioned, it may be appealed to the SADC and, if necessary, to the New Jersey Superior Court, Appellate Division.

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

8.1.2 Agricultural Buffers

Buffering requirements between agricultural lands and nonagricultural uses are fairly substantial in Franklin Township. Buffers between farmland and residential uses must be 100 feet from the rear and 50 feet from the side of minor subdivisions. For major subdivisions, buffers between residential uses and farmland are required to be 200 feet on all sides.

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. There are additional requirements for the boarding, training, or rehabilitation of livestock and for forest lands under a woodlot management program. The Farmland Evaluation Advisory Committee evaluates the fair value for assessment based on each property’s land use class.

The Farmland Assessment Act does not apply to buildings of any kind; home sites and buildings on farms are assessed like all other non-farm property. The Act also does not preempt local use restrictions. If agriculture is a use forbidden by the municipality's zoning ordinance, farmland within that zone is not entitled to farmland assessment. Finally, if the land qualified under the Act changes to a non-agricultural or non-horticultural use, it is subject to roll-back taxes for the year in which the change takes place, and for the two preceding tax years.

8.2 OTHER STRATEGIES

Township leaders are also reviewing other ordinances with the Agricultural Advisory Committee (AAC) to eliminate any barriers to farming and to add measures that make farm operations easier and farm preservation more amenable. **Appendix F** is a sample assessment tool, **“Is Your Town Farm Friendly?”** to facilitate this review. See also the discussion of *Land Use Regulations* in **Section 6.3.1 Farmer Support**.

8.2.1 Agricultural Vehicle Movement Routes

To promote awareness among neighbors and out-of-town drivers and to protect slow-moving vehicles and drivers, agricultural vehicle movement routes can be established in an area. Such routes are utilized extensively in Pennsylvania where they are identified with highly noticeable road markers. Some areas of New Jersey also have such routes and signage. Most farm vehicles, such as 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.

8.3 AGRICULTURAL EDUCATION AND PROMOTION

The AAC has determined, thus far, that an important 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 of the public would include development of literature about the role of farming in Franklin and its importance in the history of the township and to its economic well-being. A pamphlet, aimed especially at new residents, will promote the recognition that Franklin 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 could be distributed when home sales occur, along with the certificate of occupancy. Other educational approaches could include publication in the township newsletter and in the local newspaper of periodic articles on farming topics and on “sharing” the community with farmers. The Right-to-Farm ordinance should also be posted on the township website.

An informative handout, **“Living in Rural Franklin Township,”** in **Appendix G**, was

developed by the township some time ago and was recently modified by the Township Planner. This item could be enclosed in a future municipal newsletter and also used when occupancy permits are issued. It should certainly be 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. The regional school district, Delsea Regional, does have a greenhouse and a good nursery program for students. Township educational efforts could involve encouragement of other farming-related programs within the schools. Education efforts for the general public could include demonstrations at the well-attended Franklin Township Day community event of farm equipment and operations. Many nurseries in Franklin Township participate directly in this event, with booths and/or contributions to a large plant raffle-auction. A greater focus on farming could be encouraged at this September festival.



Source: Michael A. Hogan

Stream near Piney Hollow

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APPENDIX A

FRANKLIN TOWNSHIP PROJECT AREAS – TARGET & PRESERVED FARMS

A-1: Northern Project Area Target & Preserved Farms

A-2: Central Project Area Target & Preserved Farms

A-3: Forest Grove Project Area Target Farms

A-4: Janvier Project Area Target Farms

A-5: Main Road-Piney Hollow Project Area Target & Preserved Farms

**APPENDIX A: FRANKLIN TOWNSHIP PROJECT AREAS –
TARGET & PRESERVED FARMS**

APPENDIX A-1

A-1: Northern Project Area Target & Preserved Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statewide	Unique Soils (Acres)	% Unique
Target Farms											
1	Bilinski, Joseph H & Patricia A	2801	38	50.80	Royal Ave	5.60	11.03%	25.44	50.07%	3.24	6.38%
	Bilinski, Joseph H & Patricia A	2801	43	21.10	Royal Ave	19.10	90.54%	2.02	9.56%	0.00	0.00%
	Bilinski, Joseph H & Patricia A	2801	50.01	23.10	Willow Grove Rd	14.95	64.72%	8.14	35.22%	0.00	0.00%
	Bilinski, Joseph H & Patricia A	2801	51	41.60	Willow Grove Rd	10.99	26.42%	25.22	60.62%	0.73	1.75%
	Bilinski, Joseph H & Patricia A	2801	52	38.50	Willow Grove Rd	19.95	51.81%	17.97	46.68%	0.00	0.00%
2	Cloak, David C	2703	15	10.90	494 Garrison Rd	8.15	74.76%	2.48	22.75%	0.00	0.00%
	Drissel, Thomas S & Kay E	2601	38	18.00	1907 Monroeville Rd	9.06	50.35%	8.10	45.02%	0.86	4.77%
4	Exley, B & C LLC	2702	27	15.20	1512 Monroeville Rd	10.88	71.57%	4.40	28.95%	0.00	0.00%
	Exley, William H & Stephanie H	2702	2	17.80	1193 Willow Grove Rd	3.76	21.10%	14.11	79.29%	0.00	0.00%
6	Gallagher, James & Josephine M	2701	19	44.10	1327 Monroeville Rd	21.80	49.42%	14.85	33.66%	7.46	16.92%
	Gelfand, Michael C & Edith M	3101	3	19.60	Willow Grove Rd	0.32	1.62%	3.17	16.20%	15.75	80.36%
	Gelfand, Michael C & Edith M	3101	31	34.80	Taylor Rd	16.68	47.93%	15.56	44.70%	2.58	7.40%
	Gelfand, Michael C & Edith M	3101	1	60.20	225 Taylor Rd	31.09	51.64%	17.19	28.56%	11.95	19.85%
	Hale, Charles F & Lisa J	2801	49	6.00	Willow Grove Rd	5.96	99.40%	0.03	0.55%	0.00	0.00%
8	Hale, Charles F & Lisa J	2801	45	40.10	628 Royal Ave	28.25	70.45%	11.87	29.61%	0.00	0.00%
	Hurff, Darlene & Myron	2702	21	7.85	Buck & Garrison Rd	7.85	100.00%	0.00	0.00%	0.00	0.00%
	Hurff, Darlene & Myron	2704	1	1.47	Garrison Rd	0.00	0.00%	1.47	100.26%	0.00	0.00%
	Hurff, Darlene & Myron	2705	1	34.30	141 Garrison Rd	29.04	84.65%	5.31	15.48%	0.00	0.00%
	Hurff, Darlene & Myron	2706	1	1.81	1151 Monroeville Rd	1.81	99.95%	0.00	0.00%	0.00	0.00%
10	Kalhas, Peter P & Jane E	2702	19.02	1.00	Garrison Rd	1.01	100.82%	0.00	0.00%	0.00	0.00%
	Kalhas, Peter P & Paul E	2702	19	62.50	1378 Monroeville Rd	49.20	78.72%	13.29	21.27%	0.00	0.00%
11	Lachowicz, Mark C & Etals	2801	19	14.10	Monroeville Rd	4.21	29.88%	4.52	32.04%	0.00	0.00%
	Mancini, Geraldine C	2501	2	61.60	Swedesboro Rd	44.96	72.98%	3.53	5.73%	0.00	0.00%
13	Manton, Bruce & Laura	2701	1	39.60	1751 Willow Grove Rd	5.31	13.41%	10.96	27.68%	11.02	27.82%
	Mccann, Brenda L	2404	18	24.70	Arbutus Ave	13.95	56.49%	9.31	37.71%	0.00	0.00%
14	Mccann, Brenda L	2404	17	12.70	1018 Swedesboro Rd	12.79	100.00%	0.00	0.00%	0.00	0.00%

A-1: Northern Project Area Target & Preserved Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statewide	Unique Soils (Acres)	% Unique
15	Scott, Anne May	2703	23	4.30	Garrison Rd	1.99	46.35%	2.30	53.59%	0.00	0.00%
	Scott, Anne May	2703	24	8.62	748 Garrison Rd	7.14	82.78%	1.48	17.16%	0.00	0.00%
16	The Lorraine Schober Family Trust	2404	10	14.20	Swedesboro Rd	9.85	69.40%	4.35	30.65%	0.00	0.00%
	The Lorraine Schober Family Trust	2404	12	3.00	Swedesboro Rd	3.00	100.00%	0.00	0.00%	0.00	0.00%
	The Lorraine Schober Family Trust	2601	6	21.90	Swedesboro Rd	15.64	71.43%	6.17	28.16%	0.15	0.68%
	The Lorraine Schober Family Trust	2601	42	4.26	Monroeville Rd	0.00	0.00%	0.00	0.00%	4.26	99.95%
17	The Lorraine Schober Family Trust	2404	11	47.70	856 Swedesboro Rd	16.88	35.38%	14.19	29.76%	16.34	34.25%
	The Lorraine Schober Family Trust	2601	9	8.67	Swedesboro Rd	7.93	91.45%	0.74	8.49%	0.00	0.00%
	The Lorraine Schober Family Trust	2702	4	58.10	1115 Willow Grove Rd	52.56	90.47%	5.54	9.54%	0.00	0.00%
	Wagner, Diane E	2601	3	8.32	Swedesboro Rd	8.32	99.97%	0.00	0.00%	0.00	0.00%
18	Tonelli, Anthony R	2601	1	61.60	1065 Swedesboro Rd	27.70	44.97%	17.77	28.85%	16.16	26.23%
	Tweed, Janice A C/O W Tweed Iii	2701	18	45.90	1425 Monroeville Rd	9.62	20.96%	32.78	71.41%	3.50	7.62%
19	Tweed, Walter F Jr C/O Pfrommer, L	2702	25	67.20	Monroeville Rd	64.29	95.68%	2.90	4.31%	0.00	0.00%
	Tweed, Walter F Jr C/O W Tweed III	2701	17.01	11.20	Monroeville Rd	2.68	23.95%	8.34	74.42%	0.23	2.07%
20	*Weber, Henry Jr	2703	39*	29.20	609 Willow Grove Rd	23.64	80.95%	5.55	19.01%	0.00	0.00%
	Total			1,097.60		627.91	57.21%	321.07	29.25%	94.22	8.58%
Eight-Year Programs											
21	Cloak, Alvin J Jr & Margaret M	2703	16	14.59	556 Garrison Rd	13.26	90.88%	0.91	6.22%	0.00	0.00%
	Cloak, Alvin J Jr & Margaret M	2703	17	10.03	Garrison Rd	10.03	100.00%	0.00	0.00%	0.00	0.00%
	Total			24.62		23.29	94.59%	0.91	3.91%	0.00	0.00%
Preserved											
1	Carey, Douglas B/Diane Wagner	2601	5	41.80	Swedesboro Rd						
2	Clemick, Alex E Jr & June	2702	13	27.30	634 Garrison Rd						
	Clemick, Alex E Jr & June	2703	20	8.79	634 Garrison Rd						
3	Hurff, Darlene & Myron	2701	21	9.58	1167 Monroeville Rd						
	Hurff, Darlene & Myron	2701	22	11.50	Monroeville Rd						
	Hurff, Myron E & Darlene S	2701	23	18.00	Monroeville Rd						
	Hurff, Darlene & Myron	2702	22	22.80	Buck & Garrison Rd						
	Hurff, Darlene & Myron	2702	23	11.50	Buck & Monroeville Rd						
	Hurff, Myron E & Darlene S	2702	24	27.70	Monroeville Rd						
	Hurff, Darlene & Myron	2703	1	2.35	Buck & Garrison Rd						
	Hurff, Darlene & Myron	2703	2	4.71	Buck & Garrison Rd						

A-1: Northern Project Area Target & Preserved Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statewide	Unique Soils (Acres)	% Unique
	Hurff, Darlene & Myron	2703	3	5.44	Buck & Garrison Rd						
	Hurff, Darlene & Myron	2703	4	2.86	Garrison Rd						
	Hurff, Darlene & Myron	2703	6	2.37	Garrison Rd (Rear)						
	Kessel's Nursery,Llc	2601	48	28.00	Willow Grove Rd						
	Kessel's Nursery,Llc	2702	5	38.30	Willow Grove Rd						
	Kessel's Nursery,Llc	2702	6	33.40	Willow Grove Rd						
4	Kessel's Nursery,Llc	2703	19	5.07	Garrison Rd (Rear)						
	Kessel's Nursery,Llc	2703	21	15.50	Garrison Rd						
	Kessel's Nursery, Llc	2703	22	28.80	Garrison Rd (Rear)						
	Kessel's Nursery,Llc	2703	44	9.62	Garrison Rd (Rear)						
5	Rauchfuss, Charles Jr & Eileen	2801	44	17.90	665 Royal Ave						
	Rauchfuss, Ronald H	3101	9	13.80	Royal Ave						
	Total			387.09							
Pending											
	Nichols, Joseph P	3101	4	9.84	Willow Grove Rd						
6	Nichols, Joseph P	3101	6	3.50	Royal Ave						
	Nichols, Joseph P	2801	46	12.70	Royal Ave						
	Total			26.04							

* The Weber farm – 29.2 acres – was preserved in May 2009.

Source: Gloucester County Office of Land Preservation, 2007

APPENDIX A-2

A-2: Central Project Area Target & Preserved Farms												
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique	
Target Farms												
1	Alsopach, James B & Doreen F	1201	14	20.10	651 Marshall Mill Rd	17.84	88.76%	2.31	11.48%	0.00	0.00%	
	Alsopach, James B & Doreen	1201	18	7.50	493 Marshall Mill Rd	2.42	32.24%	5.09	67.81%	0.00	0.00%	
2	*Arcangeli, Fred	1101	46*	24.40	821 Marshall Mill Rd	18.86	77.28%	0.00	0.00%	5.54	22.70%	
	Arcangeli, Fred	5701	16	17.90	Marshall Mill Rd	17.89	99.95%	0.00	0.00%	0.00	0.00%	
3	Azeglio, John N & Theresa A	5602	59	12.50	St George St	9.64	77.11%	2.95	23.59%	0.00	0.00%	
	Azeglio, John N & Theresa	5602	61	9.75	St George St	9.75	100.02%	0.00	0.00%	0.00	0.00%	
4	Brescia, Peter & Linda Sue	1101	48	8.15	Marshall Mill Rd	8.15	99.96%	0.00	0.00%	0.00	0.00%	
	Brescia, Peter & Linda Sue	1101	52	7.58	Carpenito Ave	7.58	99.98%	0.00	0.00%	0.00	0.00%	
	Brescia, Peter & Linda Sue	1101	53	3.02	757 Marshall Mill Rd	3.01	99.74%	0.00	0.00%	0.01	0.32%	
	Cairone, Louis & June	1101	49	8.86	Marshall Mill Rd	8.86	100.00%	0.00	0.00%	0.00	0.00%	
5	*Cairone, Louis A Jr & Susan M	5701	3*	6.73	Marshall Mill Rd	0.00	0.00%	3.12	46.34%	3.61	53.60%	
	Cairone, Louis A & June	5701	7	17.50	Marshall Mill Rd	2.38	13.59%	0.29	1.63%	14.84	84.81%	
	Cairone, Louis	5701	11	5.87	748 Marshall Mill Rd	5.31	90.52%	0.00	0.00%	0.56	9.47%	
	Cairone, Louis	5701	12	8.28	748 Marshall Mill Rd	8.28	100.00%	0.00	0.00%	0.00	0.00%	
	Cairone, Louis	5701	13	14.60	748 Marshall Mill Rd	14.39	98.57%	0.00	0.00%	0.29	1.97%	
	Cairone, Louis A & June	5701	25	12.00	Central Ave	0.19	1.59%	0.00	0.00%	11.83	98.60%	
	Cairone, Louis A & June	5701	41	2.94	Central Ave	0.12	4.06%	0.00	0.00%	2.82	96.07%	
	Cairone, Louis A & June	5701	42	1.91	Central Ave	0.01	0.68%	0.00	0.00%	1.90	99.48%	
	Cairone, Louis A & June	5701	43	1.95	Central Ave	0.00	0.03%	0.00	0.00%	1.95	99.91%	
	Cairone, Louis A & June	5701	44	28.90	Central Ave	17.48	60.48%	0.00	0.00%	11.47	39.70%	
	Cairone, Louis A & June	5701	51	7.34	Marshall Mill Rd	5.76	78.45%	0.00	0.00%	1.58	21.54%	
	6	Chon, In Su	1201	17	32.70	551 Marshall Mill Rd	27.78	84.96%	4.95	15.15%	0.00	0.00%
	7	Ciapanna, Steven Andrew	5702	62	11.70	1331 Dutch Mill Rd	6.85	58.56%	3.00	25.61%	0.00	0.00%
8	Fabrizio, Antoinette	7202	7	16.10	Main Rd	11.05	68.66%	4.52	28.05%	0.55	3.42%	
9	Falciani, Mary Anne	1101	44	13.10	867 Marshall Mill Rd	9.19	70.12%	0.00	0.00%	4.00	30.50%	
	Falciani, Vincent J Jr & Eileen	5602	12	21.20	541 Morris Ave	20.42	96.32%	0.78	3.68%	0.00	0.00%	
10	Flaherty, Joseph & Camille	1101	40	62.50	1067 Marshall Mill Rd	60.40	96.64%	0.74	1.19%	1.34	2.14%	
	Flaherty, Joseph C & Camille	5702	11	3.89	1002 Marshall Mill Rd	3.89	100.00%	0.00	0.00%	0.00	0.00%	
11	Gallela, Carl Jr & Barbara	5701	47	6.95	Dutch Mill Rd	4.35	62.64%	2.21	31.83%	0.39	5.54%	
12	Genna, Vito	5602	41	53.20	5345 Lake Rd	44.44	83.54%	8.78	16.50%	0.00	0.00%	
13	Genna, Joseph J & Aurelia E	5602	44	14.70	5255 Lake Rd	9.73	66.17%	5.02	34.14%	0.00	0.00%	
	Jiannotti, Anthony L & Dale S	5701	49	24.90	565 Dutch Mill Rd	23.38	93.89%	1.54	6.17%	0.03	0.12%	

A-2: Central Project Area Target & Preserved Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
14	Leon, Eloy J & Honorina	5701	50	17.70	491 Dutch Mill Rd	12.62	71.27%	5.10	28.79%	0.00	0.00%
	Lerman Realty	1201	3	3.62	Carpenito Ave	2.60	71.73%	0.00	0.00%	1.02	28.28%
15	Lerman, Miles & R T/A Lerman Realty	1201	4	18.60	Carpenito Ave	14.15	76.09%	0.00	0.00%	4.49	24.15%
	Lerman, Miles & R T/A Lerman Realty	1201	6	26.90	Carpenito Ave	7.73	28.74%	15.73	58.46%	3.52	13.10%
	Lerman, Miles & R T/A Lerman Realty	1201	8	15.70	Carpenito Ave	14.41	91.77%	1.31	8.37%	0.00	0.00%
	Lerman Realty	1201	12	2.22	Nothnick Lane	2.22	100.00%	0.00	0.00%	0.00	0.00%
16	Lobb, Timothy J & Arlene E	7202	3	29.00	1829 Main Rd	14.49	49.97%	6.57	22.65%	8.86	30.55%
17	Marchesano, William A & Patricia	7202	1	18.90	1899 Main Rd	7.38	39.05%	11.57	61.22%	0.00	0.00%
18	Mcswain, Diane	5702	83	18.50	698 Central Ave	17.06	92.19%	1.50	8.11%	0.00	0.00%
19	Mongelluzzo, Salvatore	5702	84	22.50	746 Central Ave	18.77	83.44%	1.69	7.50%	0.00	0.00%
20	Musto, Louis	5602	29	4.10	2257 Main Rd	0.00	0.00%	4.10	100.00%	0.00	0.00%
	Musto, Louis	5602	30	4.24	2257 Main Rd	0.00	0.00%	4.24	100.00%	0.00	0.00%
	Musto, Philomena	5602	31	5.99	2215 Main Rd	0.22	3.75%	5.77	96.30%	0.00	0.00%
	Nappa, Alphonso Jr & Valerie	1101	45	12.30	853 Marshall Mill Rd	8.48	68.93%	0.00	0.00%	3.91	31.80%
22	Nicastro, Pauline	5602	39	21.70	5531 Lake Rd	21.70	100.00%	0.00	0.00%	0.00	0.00%
23	Pedula, F Jr & Gravenor, F & John	5602	14	9.63	900 Dutch Mill Rd	9.63	99.98%	0.00	0.00%	0.00	0.00%
24	Pine Grove Bible Institute	5702	81	59.70	1047 Dutch Mill Rd	46.08	77.19%	13.63	22.83%	0.00	0.00%
25	Placendo, Louis J Jr	7202	35	27.80	Lake Rd	25.88	93.11%	0.15	0.54%	1.09	3.92%
	Placendo, John Paul Iii	7202	36	16.10	5538 Lake Rd	9.45	58.70%	0.85	5.26%	5.03	31.22%
26	Rt Enterprises,Llc	5602	32	16.10	2179 Main Rd	5.45	33.86%	10.72	66.56%	0.00	0.00%
27	Thies, George A Jr & Donna R	5702	64	11.50	1289 Dutch Mill Rd	11.38	98.92%	0.00	0.00%	0.00	0.00%
	Thies, Jeffrey Alan	5602	20	39.10	Dutch Mill Rd	39.08	99.95%	0.00	0.00%	0.00	0.00%
	Thies, Jeffrey Alan	5602	21	19.40	1194 Dutch Mill Rd	18.34	94.54%	0.00	0.00%	0.00	0.00%
28	Totoro, Jos P & Machulsky, Anthony	5702	71	31.50	Dutch Mill Rd (Rear)	28.90	91.76%	2.61	8.29%	0.00	0.00%
29	*Travaglione, Marc R & Ralph F	5701	15*	31.50	Marshall Mill Rd	29.50	93.64%	0.00	0.00%	2.04	6.48%
30	Turner, Eliz C & Glenn, Diane E	5602	60	19.50	596 St George St	19.58	100.00%	0.00	0.00%	0.00	0.00%
31	Vallone, Eugene L Jr	5602	35	36.30	1997 Main Rd	17.41	47.97%	18.94	52.18%	0.00	0.00%
32	Willins, Robert K	7202	4	31.70	1779 Main Rd	18.21	57.44%	9.61	30.31%	3.89	12.26%
	Total			1,060.42		782.30	73.77%	157.06	14.81%	96.55	9.10%
Preserved											
1	Alvino, Rita	1201	9	15.20	Carpenito Ave						
	Alvino, Rita	1201	16	33.40	593 Marshall Mill Rd						
2	Colton, John & Carol	5702	82	69.50	935 Dutch Mill Rd						
3	Lubonski, Alyssa	1101	40.01	1.05	Marshall Mill Rd						

A-2: Central Project Area Target & Preserved Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
	Lubonski, Alyssa	1101	41	25.58	919 Marshall Mill Rd						
4	Placendo, John Iii	5602	40	18.00	5493 Lake Rd						
5	Totoro, Joseph P	5702	87	13.60	1320 Marshall Mill Rd						
	Total			176.33							

* These lots of the Arcangeli, Cairone, and Tavaglione farms, totaling 172 acres, were preserved in May 2009. Arcangeli: 42 acres; Cairone: 11 lots totaling 98 acres; Travaglione: 31.5 acres.

Source: Gloucester County Office of Land Preservation, 2007

APPENDIX A-3

A-3: Forest Grove Project Area Target Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
Target Farms											
1	Allonardo, David & Teresa	7003	3	20.40	Weymouth Rd	14.03	68.77%	6.37	31.22%	0.00	0.00%
2	Amico, Louis A & Joyce A	6805	25	14.85	Weymouth Rd	14.85	100.00%	0.00	0.00%	0.00	0.00%
	Amico, Louis A & Joyce A	6805	25.01	5.00	Weymouth Rd	6.05	100.00%	0.00	0.00%	0.00	0.00%
3	Barnabei, Louis & Lois	6803	5	10.30	Forest Grove Rd	3.68	35.70%	6.62	64.26%	0.00	0.00%
4	Bellone, Andrew & Jean	6805	4.01	32.27	Harding Hwy	0.00	0.00%	32.27	100.00%	0.00	0.00%
	Bellone, Andrew M Jr & Thomas L	6805	6	19.10	Harding Hwy	7.05	36.92%	12.12	63.43%	0.00	0.00%
	Cifaloglio, Henry N	6804	7	12.30	Weymouth Rd	12.30	100.00%	0.00	0.00%	0.00	0.00%
5	Cifaloglio, Sylvester Jr	6804	22	10.00	Forest Grove Rd	6.42	64.24%	3.59	35.86%	0.00	0.00%
	Cifaloglio, Sylvester Jr	6804	23	14.20	Forest Grove Rd	7.87	55.44%	6.40	45.07%	0.00	0.00%
	Cifaloglio, Henry N	6804	47	7.10	Weymouth Rd	7.10	100.00%	0.00	0.00%	0.00	0.00%
	Cifaloglio, Henry N	6804	48	2.62	Weymouth Rd	2.62	100.00%	0.00	0.00%	0.00	0.00%
	Cifaloglio, Henry N	6804	49	3.44	Weymouth Rd	3.44	99.99%	0.00	0.00%	0.00	0.00%
6	Danko, Phillip A	6805	3	34.50	Harding Hwy	7.52	21.79%	27.04	78.37%	0.00	0.00%
7	Farabella, Pasquale & Caroline	7002	19	25.50	South Blue Bell Rd	7.69	30.17%	1.85	7.26%	0.00	0.00%
	Farabella, Pasquale & Caroline	7002	20	1.70	South Blue Bell Rd	1.68	98.87%	0.00	0.00%	0.00	0.00%
8	Gaetano, Joseph & Mary	7002	28	15.10	Weymouth Rd	12.41	82.16%	2.75	18.18%	0.00	0.00%
9	Garofalo, Michael & Arlene	6803	2	5.71	Forest Grove Rd	5.42	94.99%	0.28	4.97%	0.00	0.00%
	Garofalo, Michael & Arlene	6803	3	12.30	Forest Grove Rd	9.80	79.70%	2.49	20.27%	0.00	0.00%
10	Gonzalez, Joseph R	7002	11	24.20	Catawba Ave	0.06	0.25%	24.12	99.66%	0.00	0.00%
11	Huffman, Timothy & Patricia	6804	40	16.80	South Blue Bell Rd	16.80	100.00%	0.00	0.00%	0.00	0.00%
	Huffman, Timothy & Patricia	6804	41	1.03	South Blue Bell Rd	1.03	100.00%	0.00	0.00%	0.00	0.00%
12	Hurley, Charles J & Dina M	6805	35	19.30	South Blue Bell Rd	3.92	20.33%	15.42	79.90%	0.00	0.00%
13	Kargman, Brian & Dorothy	7002	8	30.50	Catawba Ave	17.02	55.80%	13.52	44.33%	0.00	0.00%
14	Lewis, Eleanor J	6805	30	31.20	Weymouth Rd	24.53	78.62%	6.71	21.50%	0.00	0.00%
	Nixholm Real Estate Holdings	6805	9	22.10	Harding Hwy	20.12	91.03%	2.05	9.29%	0.00	0.00%
15	Nixholm Real Estate Holdings	6805	26	11.50	Weymouth Rd	3.81	33.14%	7.71	67.02%	0.00	0.00%
	Nixholm Real Estate Holdings	6805	27	9.13	Weymouth Rd	2.86	31.33%	6.27	68.63%	0.00	0.00%
	Nixholm Real Estate Holdings	6805	28	39.80	Weymouth Rd (Rear)	29.40	73.86%	10.46	26.28%	0.00	0.00%
	Nixholm Real Estate Holdings	6805	29	18.40	Weymouth Rd	15.06	81.87%	3.35	18.21%	0.00	0.00%
16	Pacitto, Dominick N & Jean A	7002	25	17.40	Weymouth Rd	17.15	98.57%	0.25	1.41%	0.00	0.00%

A-3: Forest Grove Project Area Target Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
17	Scapellato, Peter	6802	13	13.90	Flora Rd	5.85	42.09%	1.88	13.50%	6.25	44.94%
	Scapellato, Joseph & Peter	6802	18	12.70	Flora Rd	0.29	2.28%	10.75	84.67%	1.34	10.55%
	Scapellato, Concetta & Peter	6802	19	8.99	Flora Rd	1.35	15.01%	0.30	3.37%	6.22	69.19%
	Scapellato, Joseph & Peter	6803	8	8.51	Forest Grove Rd	1.60	18.80%	3.75	44.03%	3.16	37.19%
	Scapellato, Peter P & Clarina E	6803	10	16.60	Forest Grove Rd	0.07	0.42%	14.49	87.31%	2.12	12.75%
	Scapellato, Peter & Joseph S	6804	12	4.98	Weymouth Rd	4.38	87.87%	0.61	12.17%	0.00	0.00%
	Scapellato, Joseph S & Peter	6804	18	1.38	Forest Grove Rd (Rear)	0.41	29.61%	0.72	52.44%	0.00	0.00%
	Scapellato, Joseph S & Peter	6804	19	3.78	Forest Grove Rd (Rear)	0.31	8.29%	2.18	57.58%	0.00	0.00%
	Scapellato, Peter & Joseph S	6804	20	8.87	Forest Grove Rd	2.56	28.86%	5.51	62.15%	0.00	0.00%
	Scapellato, Joseph & Emma	6804	21	20.70	Forest Grove Rd	11.39	55.02%	9.35	45.16%	0.00	0.00%
18	Schwegel, Josephine	6803	4	5.40	Forest Grove Rd	4.22	78.08%	1.18	21.94%	0.00	0.00%
19	Schwegel, Josephine	6803	18	9.34	Flora Rd	8.95	95.85%	0.39	4.18%	0.00	0.00%
20	Simione, Millie	7003	11	10.20	South Blue Bell Rd	10.21	100.10%	0.00	0.00%	0.00	0.00%
21	Viehweg, Ernest P Jr & Diane P	6805	1	22.00	Harding Hwy	7.69	34.97%	14.31	65.06%	0.00	0.00%
	Williamson, David B & Catherine	7002	10	18.80	Catawba Ave	4.03	21.46%	14.44	76.83%	0.00	0.00%
	Total			687.05		367.52	53.49%	277.04	40.32%	19.09	2.78%

Source: Gloucester County Office of Land Preservation, 2007

APPENDIX A-4

A-4: Janvier Project Area Target Farms											
Farm	Owner	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
Target Farms											
1	Faubell, Jeffrey E & Marie T	6102	24	38.30	4010 West Malaga Rd	38.28	99.95%	0.00	0.00%	0.00	0.00%
	Faubell, Paul & David & Je	702	13	59.10	4289 West Malaga Rd	47.33	80.09%	11.65	19.71%	0.16	0.27%
	Faubell, Paul & Paul David	702	45	47.10	3658 Tuckahoe Rd	44.13	93.68%	0.08	0.17%	2.90	6.15%
	Faubell, Paul H & P David	702	14.01	31.10	West Malaga Rd	26.77	86.08%	0.59	1.91%	3.74	12.02%
	Faubell, Paul H & Paul David	702	40	15.10	Tuckahoe Rd	15.10	100.00%	0.00	0.00%	0.00	0.00%
	Faubell, Paul H, P David & Jeanne	702	42	15.80	Tuckahoe Rd	15.80	100.00%	0.00	0.00%	0.00	0.00%
	Faubell, Robert, Patricia & Jeffrey	702	14	53.30	West Malaga Rd	49.12	92.16%	0.00	0.00%	4.19	7.86%
	Faubell, Robert & Patrici	702	15	25.20	4047 West Malaga Rd	23.14	91.82%	2.07	8.21%	0.00	0.00%
	Faubell, Paul David & Burr	702	46	4.67	3682 Tuckahoe Rd	4.67	99.99%	0.00	0.00%	0.00	0.00%
	Faubell, Paul H	702	47	0.94	Tuckahoe Rd	0.69	73.46%	0.00	0.00%	0.26	27.53%
	Faubell, Paul H & Paul David	702	41	2.46	Tuckahoe Rd	2.46	100.00%	0.00	0.00%	0.00	0.00%
	Faubell, Paul H & Paul David	702	44	3.11	Tuckahoe Rd	3.11	100.00%	0.00	0.00%	0.00	0.00%
	Faubell, Paul H & Paul David	702	48	0.46	Tuckahoe Rd	0.00	0.00%	0.15	31.56%	0.32	70.53%
	Total				296.64		270.61	91.22%	14.54	4.90%	11.57

Source: Gloucester County Office of Land Preservation, 2007

APPENDIX A-5

A-5: Main Road – Piney Hollow Project Area Target & Preserved Farms											
Farm	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique	
Target Farms											
1	Antonelli, Americo B & Joan A	6702	2	9.68	186 Tuckahoe Rd	5.40	55.80%	4.27	44.04%	0.00	0.00%
	Antonelli, Americo & Joan	6702	60	8.28	Tuckahoe Rd	5.36	64.71%	2.91	35.16%	0.00	0.00%
2	Biagi, James	6602	11	47.40	2034 Piney Hollow Rd	13.53	28.54%	10.98	23.16%	0.20	0.42%
	Biagi, Wayne & Marybeth	6401	4	19.70	3621 Dutch Mill Rd	0.00	0.00%	18.60	94.42%	0.00	0.00%
3	Bononcini, Joseph D	6702	46	49.20	841 Piney Hollow Rd	0.00	0.00%	19.88	40.41%	29.33	59.61%
	Capozzi Family Foundation	7101	28	30.05	752 Harding Hwy	26.11	86.90%	1.01	3.36%	2.93	9.74%
4	Capozzi Family Foundation	7101	53	37.40	Main Rd	37.41	100.04%	0.00	0.00%	0.00	0.00%
	Capozzi Family Foundation	7101	63	96.30	Main Rd (Rear)	72.16	74.93%	8.53	8.86%	15.59	16.19%
	Capozzi Family Foundation	7101	83	120.00	Main Rd	36.29	30.24%	8.16	6.80%	71.32	59.43%
	Caselli, John	6503	30	26.90	1221,1231 Piney Hollow Rd	16.57	61.61%	10.35	38.49%	0.00	0.00%
5	Caselli, John Jr	6601	25	3.89	1196 Piney Hollow Rd	0.88	22.67%	3.01	77.46%	0.00	0.00%
	Caselli, John Jr	6601	26	3.55	1222 Piney Hollow Rd	1.22	34.26%	2.34	65.81%	0.00	0.00%
	Caselli,Rose Trust C/O J Caselli Sr	6702	59	6.49	191 Piney Hollow Rd	1.09	16.74%	4.49	69.19%	0.91	14.03%
6	Corica, Carmela	5801	63	10.60	Clark Ave	10.62	100.16%	0.00	0.00%	0.00	0.00%
	Corica, Carmela	5801	64	21.20	696 Clark Ave	21.21	100.05%	0.00	0.00%	0.00	0.00%
	Corwonski, Andrew	5802	21	88.20	Dutch Mill Rd	88.19	99.99%	0.00	0.00%	0.00	0.00%
7	Corwonski, Steve	5802	22	79.10	1710 Dutch Mill Rd	73.72	93.20%	2.44	3.08%	2.89	3.65%
	Corwonski, Steve	5802	22.02	3.40	1710 Dutch Mill Rd	3.40	99.96%	0.00	0.00%	0.00	0.00%
8	Curcio, Robert & Vincent	7101	67	10.40	1796 Main Rd	10.38	99.80%	0.11	1.06%	0.00	0.00%
	Curcio, Eddie & Etals	7101	68	25.60	1844 Main Rd	13.39	52.30%	11.18	43.66%	1.02	3.99%
9	Currie, Brian P & Cheryl L	6402	28	13.70	3085 Victoria Ave	0.00	0.00%	13.73	100.22%	0.00	0.00%
10	Daily, Patrick J	5801	29	30.80	Dutch Mill Rd	30.80	100.01%	0.00	0.00%	0.00	0.00%
11	D'alexandro, Joseph	6702	49	16.70	Piney Hollow Rd	0.00	0.00%	0.00	0.00%	16.78	100.49%
12	Devecchis, Gaetano & Rita	7101	50	12.41	Harding Hwy	12.41	100.00%	0.00	0.00%	0.00	0.00%
13	Digioia, Dominic & Tammy	6402	11	15.90	Dutch Mill Rd	1.61	10.14%	14.35	90.24%	0.00	0.00%
14	Doyle, Timothy & Aducat, John	6602	9	85.70	Piney Hollow Rd	2.40	2.80%	43.17	50.37%	39.50	46.09%
15	Durkin, James & Mary	5802	1	18.40	2142 Dutch Mill Rd	18.46	100.34%	0.00	0.00%	0.00	0.00%
	Fabrizio, Antoinette	7101	57	5.00	1670 Main Rd	5.00	100.00%	0.00	0.00%	0.00	0.00%
16	Fabrizio, Antoinette	7101	58	6.27	1670 Main Rd	6.27	99.99%	0.00	0.00%	0.00	0.00%
	Fabrizio, Antoinette	7101	59	4.10	Main Rd (Rear)	4.10	99.96%	0.00	0.00%	0.00	0.00%

A-5: Main Road – Piney Hollow Project Area Target & Preserved Farms										
Farm	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
17	Fabrizio, Ernest James	60	9.02	Main Rd (Rear)	9.02	99.98%	0.00	0.00%	0.00	0.00%
18	Fabrizio, Ernest James	62	9.50	644 Fabrizio Lane	9.50	99.98%	0.00	0.00%	0.00	0.00%
19	Fabrizio, George G	64	45.90	Main Rd	27.52	59.95%	0.19	0.41%	18.25	39.76%
	Farrell, George M	88	19.00	Clark Ave	18.99	99.96%	0.00	0.00%	0.00	0.00%
	Farrell, George M	91	23.40	Clark Ave	23.43	100.12%	0.00	0.00%	0.00	0.00%
20	Ferrucci Bros, Inc	19,02	37.70	Dutch Mill Rd	7.44	19.72%	30.30	80.36%	0.00	0.00%
	Ferrucci Bros, Inc	15	39.11	Tuckahoe Rd	14.92	38.14%	20.51	52.44%	1.09	2.78%
21	Ferrucci, Anthony Jr	16	4.31	Victoria Ave	0.00	0.00%	4.28	99.35%	0.03	0.65%
	Ferrucci, Anthony Jr	17	11.10	Victoria Ave	3.82	34.42%	7.35	66.19%	0.00	0.00%
	Ferrucci, Anthony Jr & Christine	25	18.70	Piney Hollow Rd (Rear)	0.00	0.00%	18.78	100.41%	0.00	0.00%
22	Ferrucci, Joseph & Mary	1	10.50	Piney Hollow Rd	4.80	45.75%	5.76	54.84%	0.00	0.00%
	Ferrucci, Joseph & Mary	21	4.04	1595 Piney Hollow Rd	2.56	63.30%	1.46	36.15%	0.02	0.56%
23	Ferrucci, Michael	25	20.00	Victoria Ave	0.00	0.00%	20.00	100.00%	0.00	0.00%
	Ferrucci, Michael	26	23.50	1399 Piney Hollow Rd	10.85	46.17%	12.73	54.19%	0.00	0.00%
24	Ferrucci, Michael & Joann	2	10.50	1394 Piney Hollow Rd	1.94	18.49%	7.91	75.36%	0.70	6.64%
25	Fiorella, Theresa A	15	20.40	Unexpected Rd	11.46	56.17%	7.50	36.76%	1.49	7.32%
	Fiorella, Theresa A	31	10.72	886 Harding Hwy	7.95	74.19%	2.77	25.81%	0.00	0.00%
26	Gaglianone, J Gregory & Ellen J	28,02	11.00	2050 Main Rd	0.00	0.00%	11.02	100.22%	0.00	0.00%
	Gaglianone, James Jr & Pia	31	10.30	Main Rd	0.00	0.00%	10.32	100.17%	0.00	0.00%
27	Gaglianone, Pia (Aka Pearl)	28	17.20	2020 Main Rd	0.00	0.00%	17.16	99.75%	0.12	0.72%
	Gancarz, Stanley & Florence	16	12.00	544 Harding Hwy	11.60	96.64%	0.40	3.36%	0.00	0.00%
28	Gancarz, Stanley & Florence	17	11.75	544 Harding Hwy	11.75	100.00%	0.00	0.00%	0.00	0.00%
	Gancarz, Stanislaw	19	8.18	Harding Hwy-Gravel Pit	2.91	35.52%	0.00	0.00%	0.00	0.00%
29	Garoppo, Pasquale F Sr	45	124.00	1114 Harding Hwy	57.92	46.71%	42.39	34.19%	23.75	19.15%
	Garoppo, Pasquale F Sr	48	5.13	1200 Harding Hwy	5.13	100.00%	0.00	0.00%	0.00	0.00%
30	Gatto, Joseph Jr & Alice	18	5.31	South Blue Bell Rd	4.60	86.62%	0.00	0.00%	0.00	0.00%
	Gatto, Joseph Jr & Alice	32	10.34	Tuckahoe Rd	0.54	5.22%	3.95	38.23%	0.00	0.00%
	Gatto, Joseph Jr & Alice	32,01	25.24	South Blue Bell Rd	0.65	2.57%	10.72	42.48%	10.09	39.98%
31	Gorrell, Samuel L Jr & Wayne J	35	52.50	964 Harding Hwy	24.27	46.22%	13.79	26.27%	14.42	27.46%
32	Graiff, Doris	78	14.60	Lake Rd	12.86	88.11%	0.00	0.00%	0.00	0.00%
33	Griffie, Larry & Jean	16	31.10	2401 Victoria Ave	29.29	93.99%	0.00	0.00%	1.87	6.01%
	Hafner, Erich	8	6.14	Main Rd	4.82	78.48%	1.32	21.48%	0.00	0.00%
34	Hafner, Erich	92	31.20	Main Rd (Rear)	31.07	99.58%	0.21	0.68%	0.00	0.00%
	Hafner, Erich	93	12.90	Main Rd (Rear)	8.23	63.81%	4.74	36.76%	0.00	0.00%

A-5: Main Road – Piney Hollow Project Area Target & Preserved Farms										
Farm	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
34	5901	94	8.57	Main Rd (Rear)	5.63	65.70%	2.94	34.28%	0.00	0.00%
(cont'd)	5901	95	15.70	Main Rd (Rear)	10.67	67.95%	5.04	32.11%	0.00	0.00%
	5901	96	7.98	Main Rd (Rear)	7.17	89.81%	0.82	10.25%	0.00	0.00%
35	6402	19	12.90	Dutch Mill Rd	2.98	23.11%	9.98	77.40%	0.00	0.00%
	6402	22	15.90	Piney Hollow Rd	8.29	52.11%	7.61	47.86%	0.00	0.00%
36	6503	6	39.60	Victoria Ave	39.21	99.01%	0.27	0.69%	0.17	0.43%
37	7101	48.01	5.46	1230 Harding Hwy	5.46	100.00%	0.00	0.00%	0.00	0.00%
	7101	49	4.70	Harding Hwy	4.70	100.00%	0.00	0.00%	0.00	0.00%
38	5802	26	17.60	5809 Lake Rd	0.65	3.67%	14.52	82.52%	2.46	13.97%
39	6503	35	25.80	1063 Piney Hollow Rd	4.77	18.50%	21.02	81.47%	0.00	0.00%
40	6601	20	42.90	1016 Piney Hollow Rd	0.06	0.14%	30.31	70.64%	12.60	29.37%
41	6701	40	6.01	375 Tuckahoe Rd	4.06	67.53%	1.93	32.05%	0.03	0.42%
	6701	41	6.46	291 Tuckahoe Rd	3.02	46.73%	3.44	53.27%	0.00	0.00%
42	5801	37	11.90	1765 Dutch Mill Rd	11.96	100.48%	0.00	0.00%	0.00	0.00%
	5801	57	54.10	1721 Dutch Mill Rd	32.58	60.22%	21.52	39.78%	0.00	0.00%
43	5802	34	12.90	1526 Dutch Mill Rd	0.00	0.00%	10.32	80.01%	2.61	20.25%
44	5801	35	19.00	1813 Dutch Mill Rd	19.08	100.42%	0.00	0.00%	0.00	0.00%
45	5801	65	24.30	768 Clark Ave	24.36	100.24%	0.00	0.00%	0.00	0.00%
46	7101	66	13.70	1748 Main Rd	13.67	99.79%	0.10	0.75%	0.00	0.00%
47	6401	5.02	11.80	3381 Dutch Mill Rd	0.03	0.23%	11.84	100.37%	0.00	0.00%
	6401	72	19.90	Dutch Mill Rd	0.00	0.00%	13.08	65.74%	5.25	26.39%
48	6502	8	53.50	Dutch Mill & Victoria Ave	31.20	58.32%	22.07	41.25%	0.20	0.37%
49	6401	44	24.80	2581 Dutch Mill Rd	19.74	79.58%	3.78	15.25%	1.31	5.28%
50	5802	32	6.78	Main Rd	0.00	0.00%	6.78	100.00%	0.00	0.00%
	5802	33	46.00	Main & Dutch Mill	1.15	2.51%	29.21	63.49%	15.70	34.12%
51	6601	1	5.61	1278 Piney Hollow Rd	3.61	64.44%	2.00	35.66%	0.00	0.00%
	6601	2	10.90	Unexpected Rd	5.30	48.66%	5.60	51.36%	0.00	0.00%
	6601	3	9.31	Unexpected Rd	3.14	33.69%	6.17	66.25%	0.00	0.00%
	6601	4	22.80	Unexpected Rd	19.12	83.84%	3.75	16.46%	0.00	0.00%
52	5801	48	26.60	2318 Main Rd	0.00	0.00%	26.67	100.26%	0.00	0.00%
	5801	49	9.54	Main Rd	0.00	0.00%	9.54	99.96%	0.00	0.00%
53	6503	29	20.90	1337 Piney Hollow Rd	12.95	61.97%	8.00	38.30%	0.00	0.00%
54	5801	67	51.10	826 Clark Ave	51.11	100.02%	0.00	0.00%	0.00	0.00%

A-5: Main Road – Piney Hollow Project Area Target & Preserved Farms										
Farm	Block	Lot	Acres	Location	Prime Soils (Acres)	% Prime	Statewide Imp. (Acres)	% Statew. Imp.	Unique Soils (Acres)	% Unique
55	5802	44	10.10	2032 Dutch Mill Rd	10.16	100.63%	0.00	0.00%	0.00	0.00%
	5802	45	8.18	Dutch Mill Rd (Rear)	8.18	100.03%	0.00	0.00%	0.00	0.00%
	Total		2,295.92		1,241.79	54.09%	706.22	30.76%	292.61	12.74%
Eight-Year Programs										
56	Bellone, Andrew M Jr & Thomas L	67	50.40	Dutch Mill Rd	41.19	81.72%	0.00	0.00%	0.00	0.00%
	Bellone, Andrew M Jr & Thomas L	73	0.12	Dutch Mill Rd	0.12	103.67%	0.00	0.00%	0.00	0.00%
57	Collins, Michelle	3	8.54	Dutch Mill Rd	8.60	100.00%	0.00	0.00%	0.00	0.00%
58	Ferrucci, David F & Carolyn B	19.01	14.60	Victoria Ave (Rear)	1.57	10.74%	13.08	89.60%	0.00	0.00%
	Ferrucci, David & Carolyn	24	16.40	3265 Victoria Ave	0.62	3.76%	15.81	96.37%	0.00	0.00%
59	Ferrucci, Frank & Madelyn	18	25.80	Victoria Ave	17.11	66.33%	5.13	19.90%	3.57	13.84%
	Total		115.86		69.21	59.73%	34.02	49.16%	3.57	
Preserved										
1	Dandrea, Marie	5	73.00	Piney Hollow Rd						
	Dandrea, Marie	21	17.90	Piney Hollow Rd						
	Dandrea, Marie	22	10.00	Piney Hollow Rd						
2	Emerson, Ronald Sr & Gloria	10	31.60	3315 Dutch Mill Rd						
	Ferrucci Bros, Inc	58	66.70	Main Rd						
3	Ferrucci Bros, Inc	55	85.80	Piney Hollow Rd						
	Ferrucci Bros, Inc	58	9.73	Piney Hollow Rd						
4	Graiff, Doris	70	16.60	5844 Lake Rd						
	Graiff, Doris	71	19.60	5844 Lake Rd						
5	Graiff, Doris	72	6.04	5844 Lake Rd						
	Graiff, Doris	73	22.20	Lake Rd						
6	Haden, Dennis E & Kelly A	15	19.80	2517 Victoria Ave						
	Johnston, Charles Wc	44	46.70	161 Piney Lane						
7	Montgomery, Patrick E & Danielle (Magliocco)	33	56.70	1171 Piney Hollow Rd						
	Peterson, Ralph R Jr & Christine A	69	27.20	1958 Main Rd						
	Total		509.57							

Source: Gloucester County Office of Land Preservation, 2007



APPENDIX B

FARM MARKETING AND AGRICULTURAL SUPPORT BUSINESSES IN THE FRANKLIN REGION

B-1: Roadside Markets in Gloucester County

B-2: Agritourism in Gloucester County

B-3: Fruit and Vegetable Wholesalers in Southern New Jersey

B-4: Agricultural Support Businesses in Cumberland, Gloucester and Salem
Counties

B-5: Food Processors, Distributors and Brokers in Southern New Jersey

B-6: Cold Storage Warehouses in Southern New Jersey

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	Bedding plants, eggs & dairy, hay & straw
Dehart Farm Fresh Produce	355 Jessup Rd, Thorofare	(856) 848-0079	Mid-May - October 31., Daily, Monday - Friday 9 am - 6 pm, Saturday & Sunday 9 am - 5 pm	Strawberries, corn, tomatoes, peppers, cucumbers, melons, eggplant, zucchini, peaches, plums, nectarines, blueberries, grapes, lettuce, cabbage, potatoes, onions, pumpkins, broccoli, cauliflower, honey, corn stalks, straw
Dougherty's Home & Garden	3086 Delsea Dr., Franklinville	(856) 694-1216		Trees & shrubs, flowers and herbs, beddings plants
Duffield's Farm Market	Greentree & Chapel Heights Rds., Sewell	(856) 589-7090	Year round, Monday - Saturday, closed Sunday	Fruits, vegetables
Engblom Farm	33 Whiskey Mill Rd, Clarksboro	(856) 423-1141	Year round, Daily 7 am - 6 pm	Eggs, lumber
Exley's Nursery	1535 Tanyard Rd, Sewell	(856) 468-5945		Trees & shrubs
F & R Grasso	353 Wolfert Station Rd, Mullica Hill	(856) 478-2854	Jun - Sept., daily	Vegetables, fruits
Farmer Frank's Farm Market	165 Mantua Rd, Mt. Royal	(856) 468-0860		Variety of fruits and vegetables

Market	Address	Phone	Open	Products
Fazzio Garden Center	541 Bridgeton Pike, Mullica Hill	(856) 223-1004		Trees & shrubs, flowers & herbs
Fehlauer Farm	631 Swedesboro Rd, Gibbstown	(856) 224-1792		Fruits
Frank Hogbins Nursery	4566 S. Black Horse Pk., Williamstown	(856) 629-2810	Seasonal	Trees & shrubs
Fruit Haven Farms	610 Monroeville Rd, Monroeville	(856) 358-0728	July 10 - Nov. 10, 6 days a week, Self-service	Apples
Fruit Valley Farm Market	233 Franklinville Rd, Mullica Hill	(856) 467-3315	June - Oct, 9 am - 9 pm	Vegetables, fruits, flowers & herbs
Fruitwood Farms	419 Elk Rd / 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
Hirest 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

Market	Address	Phone	Open	Products
Peplowski Fruit Farm	575 Monroeville Rd, Swedesboro	(856) 478-4929		Fruits
Petrini's Farm Market	Rt. 40, Newfield	(856) 697-4539	Summer: Daily 8 AM - 8 PM, Winter: Monday - Saturday 9 am - 6 pm	Fruits & vegetables, baked goods, flowers, preserves, pasta, sauces
Piney Hollow Nursery	3653 Dutch Mill Rd, Newfield	(856) 697-8299		Bedding plants
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 Rd, 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 Rd, Newfield	(856) 982-3671	July - October, Sat. 9am - 12pm, Sun. 12pm - 5pm; during week by appointment only	Organic cabbage, sweet corn, green beans, potatoes, peaches, blueberries, tomatoes, squash, onions and many other tasty vegetables. Also free range chickens.
Rick's Country Produce	185 Richwood Rd, Monroeville	(856) 358-7450	May - Nov. 8 am - 8 pm	Vegetables, fruit, bedding plants
Robert's Nursery	279 Greentree Rd, Sewell	(856) 582-9211	Mon-Sat 9 am - 5 pm	Trees & shrubs, bedding plants
Rode's Greenhouses	41 Paulsboro Rd, Woolwich Twp	(856) 467-1300		Flowers & herbs, bedding plants
Rosie's Farm Market	317 Swedesboro Rd, Mullica Hill	(856) 223-9252	7 am - 7 pm	Variety of fruits and vegetables
Rowand's Farm Market	Dalton Dr. & Greentree Rd, Glassboro, NJ	(856) 589-9234	June - Oct, 9 am - 6 pm	Vegetables, fruits

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: NJDA 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: NJDA, 2007

Appendix B-3: Fruit and Vegetable Wholesalers in Southern New Jersey

Name	Location	County	Phone
Amazon Produce Network	809 Kings Croft, Cherry Hill	Camden	(856) 321-3400
Atlantic County Provision Buena Vista	789 Harding Hwy, Newfield	Gloucester	(856) 697-1840
B & B Produce Inc	11 Seth Dr, Hammonton	Atlantic	(609) 561-8835
B & B Produce Inc	1008 N Main Rd, Vineland	Cumberland	(856) 691-0721
B & B Produce Inc	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 Inc	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 Inc	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-3661
Don A Lynn Prod Inc	114 S Main Rd, Vineland	Cumberland	(856) 691-3711
Donald Myers Produce Inc	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 Inc	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 Inc	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 Inc	1088 N Main Rd, Vineland	Cumberland	(856) 563-0059
Leone Alfred S Produce Inc	1145 N Main Rd, Vineland	Cumberland	(856) 794-2794
Maple Run Farms	55 Main St, Cedarville	Cumberland	(856) 447-5233
Metzler Systems Inc	535 Glassboro Rd, Woodbury Heights	Gloucester	(856) 845-8883
Midlantic Sweetener Co Inc	1249 Mays Landing Rd, Hammonton	Atlantic	(609) 704-7577
Millbridge Farms Inc	1831 Vine Rd, Vineland	Cumberland	(856) 794-3196
Missa Bay Citrus Company	3 Mallard Ct, Swedesboro	Gloucester	(856) 241-9161

Name	Location	County	Phone
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 Inc	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 Inc	181 Pine Rd, Hammonton	Atlantic	(609) 567-1070
Red Eagle Produce & Ice Cream	555 N Evergreen Ave, Woodbury	Gloucester	(856) 845-5885
Rigo Produce Inc	1088 N Main Rd, Vineland	Cumberland	(856) 696-5531
Russos Fruit & Vegetable Farm Inc	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 Inc	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 Inc	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 Inc	44 Cooper St, Woodbury	Gloucester	(856) 686-4810

Source: YellowPages.com, 2007

Appendix B-4: 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

Supplier	Address	Town	County	Phone
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 Inc	240 Franklinville Rd	Swedesboro, NJ 08085	Gloucester	(856) 241-8088
Falciani Farmers Package Supply Inc	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
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
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
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

Supplier	Address	Town	County	Phone
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
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 and YellowPages.com, 2007

Appendix B-5: Food Processors, Distributors and Brokers in Southern New Jersey

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
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 Inc	7 Hill Farm Way, Swedesboro, NJ 08085	Gloucester

Name	Location	County
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
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

Name	Location	County
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, 2007

Appendix B-6: Cold Storage Warehouses in Southern New Jersey

Name	Location	County	Phone
C R England & Sons	403 Dultys Ln, Burlington	Burlington	(609) 386-8034
Cumberland Cold Storage Compressor Room	85 Finley Rd, Bridgeton	Cumberland	(856) 455-1499
Cumberland Freezers	6 N Industrial Blvd, Bridgeton	Cumberland	(856) 451-8300
Davy Cold Storage	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 Inc	590 Almond Rd, Elmer	Salem	(856) 696-2288
Garden State Freezer & Cold Storage Inc	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 Inc	2041 Us Highway 130, Roebing	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

Name	Location	County	Phone
Lucca's Freezer & Cold Storage	2321 Industrial Way, Vineland	Cumberland	(856) 692-3202
Mid Eastern Cold Storage Inc	97 N Mill Rd, Vineland	Cumberland	(856) 691-3700
Mullica Hill Cold Storage Inc	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4200
RLS Cold Storage	1250 Dutch Mill Rd, Newfield	Gloucester	(856) 694-3216
Safeway Freezer Storage Inc	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
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 Inc	100 Dobbs Ln, Cherry Hill	Camden	(856) 354-8181
Vineland Ice & Storage	544 E Pear St, Vineland	Cumberland	(856) 692-3990

Source: YellowPages.com, 2007

APPENDIX C

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

APPENDIX C

FARMLAND PRESERVATION PROGRAM – FRANKLIN TOWNSHIP
RANKING CRITERIA

Applicant: _____
Block(s) / Lot(s): _____
Municipality: _____

Contiguous Properties (within .5 mile). Maximum 10 points:

Add 2 points for the subject farm: _____
Add 2 points for each contiguous permanently preserved farm _____
Add 1 point for each 8-Year farm indicated _____

Subtotal for this Category: _____

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

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

Deed Restricted Farmland (permanent) x 0.20: _____
Deed Restricted Wildlife Areas x 0.18: _____
Streams (perennial) 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 _____

Subtotal for this Category _____

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

Prime x 0.15: _____
Statewide x 0.10: _____
Unique x 0.125: _____
Locals x 0.05: _____
Other x 0.00: _____

Subtotal for this Category _____

Imminence of Change or Conversion. Maximum 9 points:

If the premises are in an estate situation add 3 points: _____
If the owner has filed for bankruptcy add 4 points: _____
If subdivision approval has been granted add 2 points: _____

Subtotal for this Category _____

Final Ranking (Add all subtotals): _____

APPENDIX D

**FEDERAL AND STATE CONSERVATION PROGRAMS
FOR FARMERS**

APPENDIX D: Federal and State Conservation Programs for Farmers

FEDERAL PROGRAMS

The **Conservation Reserve Program (CRP)** is offered by NRCS and administered by the Farm Service Agency. It provides technical and financial aid and gives farmers assistance in complying with federal, state, and tribal environmental laws. The program encourages farmers to convert highly erodible or environmentally sensitive cropland to vegetative cover, such as native grasses, filter strips or riparian buffers. In exchange, farmers receive rental payments for enrolled land as well as financial assistance for implementing and maintaining conservation practices. Website: www.nrcs.usda.gov/programs/crp/

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 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/

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

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/

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/

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

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

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/

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

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

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

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 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 E

FRANKLIN TOWNSHIP RIGHT TO FARM ORDINANCE

APPENDIX E: Franklin Township Right-to-Farm Ordinance

§ 253-100

LAND DEVELOPMENT

§ 253-101

APPENDIX II

§ 253-101. Right to farm. [Added 7-23-1980 by Ord. No. O-17-80; amended 2-13-2001 by Ord. No. O-1-2001]

- A. The right to farm all lands within the Township of Franklin is hereby recognized to exist as a natural right and it is also hereby ordained to exist. Historically Franklin Township, a rural community with a significant and active agricultural base, recognizes its heritage as well as its' residents desire and natural right to farm. This section codifies and ordains that natural right to farm everywhere in the Township where farms are permitted by zoning or where existing farms continue operation under the protection of § 253-95. The right to farm as used in this section includes the use of large irrigation pumps and equipment, aerial and ground spraying, large tractors, numerous farm laborers, housing meeting all state and federal regulations and the application of fertilizers (but not biosolids) and pesticides otherwise permitted by state and federal regulations, all for the purpose of producing from the land agricultural products such as vegetables, grains, hay, fruits, wood, trees, plants, shrubs, flowers and seeds. This right shall also include the right to use land for grazing or keeping of animals, subject to the restrictions contained in the applicable zoning district. The application of biosolids on farms is not protected under the provisions of this section. [Amended 3-13-2001 by Ord. No. O-5-2001]
- B. The foregoing uses and activities involved in the right to farm when reasonable and necessary for the particular farming or livestock or fowl production and when conducted in accordance with generally accepted agricultural practices, as determined by the county agriculture development board or the State Agriculture Development Committee if no county board exists or any successor boards as may be established by the State of New Jersey, may occur on holidays, Sundays and weekdays, at night and in the day, and the

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noise, odors, dust and fumes that are caused by them are also specifically permitted as part of the exercise of this right. It is expressly found that whatever inconvenience may be caused to others by such farming practices and activities so conducted on a farm is more than offset by the benefits from farming to the neighborhood and community and to society in general by the preservation and continuing of farming operations in Franklin Township and in New Jersey as a source of agricultural products for this and future generations. Any person aggrieved by the operation of a farm shall file a complaint with the county agriculture development board, or the State Agriculture Development Committee if no county board exists, pursuant to the provisions of N.J.S.A. 4:1C-10.1 prior to filing an action in court. [Amended 3-13-2001 by Ord. No. O-5-2001]

- C. All applications for site plan or subdivision approval located in or immediately abutting an R-A, PR-R or PA-P Zone adjacent to lands that are assessed currently, or within any of the three calendar years preceding the application, as qualified farmland under the New Jersey Farmland Assessment Act⁴⁵ shall include notice as follows:
- (1) A minor subdivision plan shall include either the complete right to farm provision contained in § 253-101 or the following notice: "Notice: On the date of the creation of this lot, Franklin Township permitted and may continue to permit by ordinance, farming activities which some may deem offensive such as, but not limited to, aerial and ground application of pesticides, use of power-driven equipment, such as tractors and irrigation pumps, grazing of livestock, etc." is prominently shown on the plat and agreed upon by the subdivider to be included in each deed of conveyance of any of the subject lots.
 - (2) The approval authority shall require the developers of major subdivisions to provide prospective purchasers of lots within the subdivision with written notice that Franklin Township has a right-to-farm ordinance which notice shall include a copy of this § 253-101 and shall appear as a legend on the final plat.
- D. Agricultural buffers in or adjacent to a R-A, PR-R or PA-P Zone.
- (1) Minor subdivisions and site plans shall show a buffer strip of 50 feet in width in a side yard area and 100 feet in width in a rear yard area and major subdivisions shall show a vegetated buffer strip of 200 feet in width on all lots which are along any boundary with land that has been assessed currently or within any of the three calendar years preceding the application as qualified farmland under the NJ Farmland Assessment Act, unless:
 - (a) Said subdivision lots are five acres or more in size and are intended to be farmed;
 - (b) Farmland assessment on the adjacent land has been terminated and rollback taxes have been imposed due to change of use of said adjacent land to a use other than agricultural or horticultural; or
 - (c) The adjacent land is a woodlot incidental to the farming operation or a wooded tract that is managed under an approved forestry management plan.

45. Editor's Note: See N.J.S.A. 54:4-23.1 et seq.

- (2) Said buffer strip shall be included in measurements for establishing setbacks for construction and for yard requirements on the lot. Said buffer strip shall be restricted by deed and by final subdivision plat against construction of any buildings or structures other than fences, walls or drainage facilities and against removal of any screen of trees or hedges until such time as rollback taxes have been imposed on said adjacent land for change of its use to a use other than agricultural or horticultural. Buffer strips in major subdivisions shall be vegetated by either retaining the buffer as a naturally wooded area or the planting of a double row of six- to eight-foot tall evergreen trees. The right to enforce said restrictions shall be held separately and may be exercised independently by the Township of Franklin or by the owner of the adjacent farmland.



APPENDIX F

IS YOUR TOWN FARM FRIENDLY?

APPENDIX F: Is Your Town Farm-Friendly?

Practical Land Use Ordinances and Regulations

Does your town...

<p>...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!</p>
<p>...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.</p>
<p>...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?</p>
<p>...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 is much less than that of a full-time business. Pick-your-own strawberries or Christmas tree farm businesses can't be viable in a town that treats farms like all other retailers. Do your town's regulations provide for reduced restrictions such as expanded hours of business operation, temporary signs, parking near pick-your-own fields, or on street parking?</p>
<p>...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.</p>
<p>...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.</p>
<p>....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.</p>
<p>...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.</p>

Fair Enforcement of Local Regulations

Does your town...

...have a consistent policy approach for local land use procedures that deal with agriculture? Planning Boards, Zoning Boards, and Conservation Commissions have different responsibilities, but a common regulatory outlook is possible. Update your Master Plan to express the value agriculture contributes to your town's quality of life through open space, wildlife habitation, watershed purification and natural resource preservation. Establish a policy presumption that agriculture is of beneficial use in your town, and fairness will follow.

...have a good idea of how much agriculture there is in town? Consider having a Town appointed committee formulate an Agricultural Profile to demonstrate the economic, cultural, and resource stewardship value of agriculture in your Town. People often carry the misconception that "there's no agriculture in our town" if they don't see cows and red barns. Agriculture in New Hampshire stretches from apples and bees to yaks and zinnias!

...allow roadside stands or pick-your-own operations by right? Consider amending your Town's zoning ordinance so that certain agricultural operations don't need a Special Exception or Variance. Write flexibility into ordinances or regulations that may apply to agricultural land uses so the intent is clearly to promote such use, not to deny because the rules don't fit the unique situations that frequently arise with agricultural businesses.

...use zoning definitions such as "agricultural accessory uses"; in a broad and inclusive manner? "Agricultural accessory uses" refers to everything from machinery sheds to housing for seasonal workers. Various agricultural businesses have very different needs that can test the balance of rule and exceptions. Flexibility written into the ordinances and regulations can prevent many denials of the sort where "the rules don't fit".

...allow farm stands to sell produce purchased elsewhere? Many towns have rules that a certain percentage of farm stand produce be grown on the farm. The unintended consequence of such regulation is to penalize farm operators who have a crop failure! The rational basis for allowing a farm stand shouldn't only be how much is grown on the farm, but what benefit the farm provides to the town from the open space, wildlife habitation, watershed purification and natural resource preservation it accomplishes.

...properly assess specialized agricultural structures? Specialized structures such as silos, milking parlors, and permanent greenhouses depreciate in value over time. Providing assessors with depreciation schedules may enable more accurate valuations, which can lead to lower assessments. If your town frequently overvalues agricultural structures, this can have a chilling effect on all types of farm investment.

...allow non-traditional or retail-based farm businesses in an agricultural zoning district? Agricultural businesses don't all look alike. Trying to decide what constitutes an agricultural business can involve splitting hairs to make unfamiliar distinctions between what is "commercial" and what is "agricultural". Ordinances defining agriculture based on state law may be accurate, yet need local interpretation. Your town should recognize that newer types of farm businesses such as horse arenas, landscape nurseries, or greenhouses are more intensive in land use, but still carry valuable elements of rural character that benefit the town.

...address agricultural structures in building and safety codes? Building practices that are state of the art for a specialized use in agriculture may not fit the specifics of codes meant for housing or commercial structures. Bringing up to code agricultural buildings that are historic structures may destroy the very qualities that make them special.

Understanding and Encouraging Farming

Does your town....

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

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

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

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



APPENDIX G

LIVING IN RURAL FRANKLIN TOWNSHIP

APPENDIX G: Living in Rural Franklin Township

A homeowner's guide to country living brought to you by the Township Committee of Franklin Township

Welcome to Franklin Township! You have chosen to live in one of the most rural communities in all of South Jersey. With its 56 square miles of forests, farms, and lakes the township offers the best in rural living. We feel that it is important for you and your family to be acquainted with some of the environmental characteristics and requirements of your new home and surroundings. Please use this guide to assist you as you settle in to your new home.

There are many differences between living in a rural area and living in a suburban or small town environment. Here are a few of the things you need to remember, in order to better enjoy living in a "country environment".

Water for both household use and landscaping is provided by a well located on your property. Franklin Township has no public water supply. A few facts about well water:

- Your water comes from the ground beneath your feet. Whatever you spill on the ground or flush down the drain will eventually appear in your drinking water, unless it has been removed by the treatment of your septic system or the natural filtering and dilution of passing through the soil. Many of the contaminants that show up in our water were dumped down the drain or poured in the driveway a few short years before.
- A well is very different from "city water". You don't pay a water bill every quarter, but you have the responsibility to provide your own water. When the power goes off, your pump won't run – the only reserve of water you have is the water in your pressure tank. Don't flush the toilet if the lights go out!
- The quality of your water is largely up to you. You must monitor its chemistry and provide whatever treatment is needed. You must protect the area around your well from contamination.
- If you irrigate your lawn or garden from your drinking water well, you must be aware that you may be reducing the useful life of your well. The more water you pump from the well the more quickly shallow water contaminants will be pulled down to the point where groundwater is sucked into the well. Once the well is contaminated ("polluted"), it must either be replaced or a treatment system must be installed to remove the pollutants. You need to remember that you may not even know the well is bad unless you have the water quality tested. A shallow irrigation well may protect your drinking water supply from contamination, if you feel a need to water your grass. Just make sure that you don't drink from this source!
- The water to replace your consumptive use of water from your well and to dilute the contaminants that you add to the groundwater (septic system discharge, lawn fertilizers, pesticides, pet waste and "stuff" you throw away by dumping it down the drain) comes from rainwater and melting snow. If this natural replenishment doesn't recharge to your water supply through infiltration into the soil, you get no benefit from it. Rainfall and snowmelt that

simply run off into storm drains and then into the nearest stream or surface water body are lost to you and the rest of the community. The best way to increase the rate and amount of recharge to the groundwater is to preserve natural forests with a leaf mulch cover on the soil, a low shrub layer of vegetation and a tree canopy overhead. The soil under such a forest cover absorbs water like a sponge – very little of the natural recharge runs off.

- In some areas of the Township, depending on the soil type, heavy rainfalls may result in water ponding on the surface. This water will dissipate within a few days after the storm. Please be patient and let the earth absorb the water.

On site septic systems provide treatment of sanitary waste. Franklin Township has no public sewer system. A few tips to keep your system running at its best:

- A septic system is not a sewer. The “stuff” doesn’t go down the drain and “go away”. It goes into the septic tank in your yard and then the water and other liquids go into the ground. Your septic system is a very local way of disposing of your waste. You are responsible for its operation and maintenance, and you will suffer the consequences and expense when it fails to operate properly.
- Your septic tank must be cleaned (“pumped”) regularly to remove the buildup of solids and sludge. The more solids you put down the drain, the more often you need to pump the tank. If you dispose of all your kitchen waste in a garbage disposal, you may have to pump your septic tank every year – a very considerable expense. Composting your kitchen waste is much more economical, and it makes great fertilizer for your flowers and shrubs.
- If you neglect taking care of your septic tank, you may damage your disposal bed where the water is supposed to be discharged back to the ground. Replacing your disposal bed may cost thousands of dollars, and dumping septic system cleaners down the drain may pollute your drinking water for many years – without you even being aware of it!

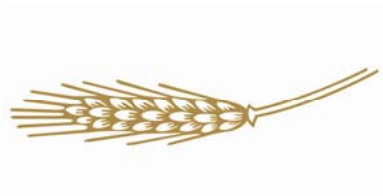
A few words about our forests, your neighbors and our “wild creatures” (the four legged kind):

- You must keep the forest a safe distance from your home and other structures. While extremely rare, wildfires can destroy your structures if you don’t maintain a “fuel break” that keeps wildfire at a safe distance from your home and gives firefighters room to operate their protective equipment around your property. A minimum of 30’ up to 100’ depending on the classification of the forested area.
- Remember that all the vacant land around your home belongs to somebody. Using someone else’s property for your enjoyment without their permission is very bad manners in addition to being a crime. Even the public land that we have belongs to everybody – you must obey the rules for the use of these lands so that we may all enjoy our community’s natural treasures. Please do not assume that you can do whatever you like because you are not hurting anything or you are just having fun. How will it sound telling that story to a judge?
- We share the natural environment with all sorts of wild creatures. Some of these are

completely protected by law and you may not control them regardless of any damage or discomfort they might be causing you. Others are considered game animals and some are pests. Be certain that you obey the laws when interacting with wildlife and be careful with control materials and devices so that you don't harm yourself, others and non-target animals by accident. Always remember that you are a guest in their home.

And finally, living in a right-to-farm community:

- Franklin Township is a right-to-farm community that recognizes farming as a natural right. Because of this our farm properties are protected through zoning or as preexisting operations. Farms may consist of both agricultural production and the keeping of livestock. On any given day you may experience the following:
 - The presence of large irrigation pumps and equipment spraying vast quantities of water over fields and, sometimes the adjacent street; other aerial and ground spraying usually very early in the morning; large tractors in the fields and on your neighborhood street; numerous farm laborers who may live at the farm location; and the application of fertilizers (but not biosolids) and pesticides as needed.
 - Farmers can farm on holidays, Sundays and weekdays, at night and in the daytime. All of the noise, odors, dust and fumes that are caused by our farmers are permitted, but you can file a complaint with the County Agriculture Development Board if you must.
- Many of your residential properties that are adjacent to farms will have an agricultural buffer to the rear and side of your lot. You cannot use this buffer area for any purpose other than to place a fence, wall or drainage facility. If the area is wooded you cannot remove the trees. This buffer is for the farmer's protection. We ask that you respect it.



APPENDIX H

ALL FARMLAND-ASSESSED PARCELS IN FRANKLIN TOWNSHIP, 2008

APPENDIX H: All Farmland-Assessed Parcels in Franklin Township, 2008
(TAX CLASSES 3A, 3B, AND 3A/3B)

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
102	9	Napoli, Dante L & Marie A	1308 Washington Ave	Franklinville, NJ	08322	25.41		
103	3	Magnuson, Alice	1784 Fries Mill Rd	Franklinville, NJ	08322	6.08	Fries Mill Rd	
103	52	Kronberger, James F-Trustee	2633 Williamstown Rd	Franklinville, NJ	08322	13.81		
103	53	Kronberger, James F-Trustee	2633 Williamstown Rd	Franklinville, NJ	08322	24.20		
103	54	Kronberger, James F-Trustee	2633 Williamstown Rd	Franklinville, NJ	08322	5.72		
103	54.02	Kronberger, James F-Trustee	2633 Williamstown Rd	Franklinville, NJ	08322	5.70	2637 Williamstown Rd	
103	59	Diocese Of Camden	631 Market St,2nd Flr	Camden, NJ	08102	15.20	Washington Ave	
104	41	Hegge, Anita C/O Leash	408 Clems Run	Mullica Hill, NJ	08062	21.09		
104	42	Jordan, Ward D Et Al	1332 Williamstown Rd	Williamstown, NJ	08094	28.07	1332 Williamstown Rd	
301	5	Anderson, Kevin & Regina	235 Sycamore Avenue	Marlton, NJ	08053	38.85		
301.07	25.01	Word Foundation Inc C/O Dave Deegan	466 Sunnyhill Ave	Franklinville, NJ	08322		Williamstown Rd	
301	12	Catlin, Brent Martin	2794 Williamstown Rd	Franklinville, NJ	08322			
401	1	Coelho, Eduardo & Lucinda	259 Fergeson Ave	Franklinville, NJ	08322	19.98		
402	44	Milligan, George & Frances	330 Fergeson Ave	Franklinville, NJ	08322	4.99	248 Fergeson Ave	
402	45	Milligan, George J & Franc	330 Fergeson Ave	Franklinville, NJ	08322	12.67		
601	47	Mesiano, James & Sandra	1506 North Main St	Williamstown, NJ	08094	10.84		
602	15	Schwartz, Daniel C Irrafbo	2965 East Grant Ave	Williamstown, NJ	08094	3.91		
602	21	Schwartz, Daniel C Irrafbo	2965 East Grant Ave	Williamstown, NJ	08094	3.29	4066 Hancock Ave	
602	22	Schwartz, Daniel C Irrafbo	2965 East Grant Ave	Williamstown, NJ	08094	4.45	4066 Hancock Ave	
701	14	Kassab, Louis J Sr & Louis	2633 Sheridan Ave	Franklinville, NJ	08322	7.33	Sheridan Ave.	
701	15.01	Roney, John J & Jeanne D	2561 Sheridan Ave	Franklinville, NJ	08322	11.76		
701	16	Bronk, Charles H & Byford,	1876 Stanton Ave	Franklinville, NJ	08322	32.46		
701	22	Danley, April Joy	1942 Stanton Ave	Franklinville, NJ	08322	11.21		
702	13	Faubell, Paul & David & Je	3682 Tuckahoe Road	Franklinville, NJ	08322	59.14		
702	14	Faubell, Robert, Patricia & Jeffrey	4047 West Malaga Rd	Franklinville, NJ	08322	53.32	West Malaga Rd	
702	14.01	Faubell, Paul H & P David	3682 Tuckahoe Rd	Franklinville, NJ	08322	31.10	West Malaga Rd	
702	15	Faulbell, Robert & Patricia & Jeffrey	4047 West Malaga Rd	Franklinville, NJ	08322	25.21		
702	40	Faubell, Paul H & Paul David	3682 Tuckahoe Rd	Franklinville, NJ	08322	15.15	Tuckahoe Rd	
702	41	Faubell, Paul H & Paul David	3682 Tuckahoe Rd	Franklinville, NJ	08322	2.46	Tuckahoe Rd	
702	42	Faubell, Paul H, P David & Jeanne	3682 Tuckahoe Rd	Franklinville, NJ	08322	15.87	Tuckahoe Rd	
702	42.01	Booth, James & Margaret	3566 Tuckahoe Rd	Franklinville, NJ	08322	5.66		
702	45	Faubell, Paul & Paul David	3682 Tuckahoe Road	Franklinville, NJ	08322	47.10		
702	46	Faubell, Paul David & Burr	3682 Tuckahoe Road	Franklinville, NJ	08322	4.67		
702	47	Faubell, Paul H	3682 Tuckahoe Rd	Franklinville, NJ	08322	0.95	Tuckahoe Rd	

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
703	12	Moffa, Michael	449 W. Piney Hollow Rd	Williamstown, NJ	08094	15.39		
802	4	Hird, Alfred & Dianne M	2110 Grant Ave	Williamstown, NJ	08094	8.01		
802	19	Avis, Sharon Lynn & Ecker,	1955-1967 Stanton Ave	Franklinville, NJ	08322	3.65		
802	20	Avis, Sharon Lynn & Ecker, Lona Bet	1955-1967 Stanton Ave	Franklinville, NJ	08322	17.80	1955-1967 Stanton Ave	
802	21	Olsen, Harold R & Margaret H	1751 Stanton Ave	Franklinville, NJ	08322	13.22	Stanton Ave	
802	39	Hird, Alfred & Dianne Marie	2110 Grant Ave	Williamstown, NJ	08094	1.36	732 Lincoln Ave	
802	39.01	Hird, Alfred & Dianne Marie	2110 Grant Ave	Williamstown, NJ	08094	0.83	700 Lincoln Ave	
901	15.02	Decaro, Ronald & Wilhelmin	3207 Coles Mill Rd	Franklinville, NJ	08322	13.65		
905	1	Olsen, Harold R & Margaret H	1751 Stanton Ave	Franklinville, NJ	08322			
1001	12	Morano, John	1641 Marshall Mill Rd	Franklinville, NJ	08322	17.38	Stanton Ave	
1001	28	Ott, Albert C & Lynn T	1178 Stanton Ave	Franklinville, NJ	08322	6.28	Stanton Ave	
1001	29	Ott, Albert C & Lynn T	1178 Stanton Ave	Franklinville, NJ	08322	15.25	Stanton Ave	
1001	30	Ott, Albert & Lynn	1178 Stanton Ave	Franklinville, NJ	08322	1.65	Stanton Ave	
1001	33	Ott, Albert C & Lynn T	1178 Stanton Ave	Franklinville, NJ	08322	4.44		
1001	34	Ott, Albert C & Lynn T	1178 Stanton Ave	Franklinville, NJ	08322	8.02		
1001	35	Ott, Albert C & Lynn T	1178 Stanton Ave	Franklinville, NJ	08322	2.58		
1001	36.06	Link, Jeffrey & Amy N	875 Jackson Ave	Franklinville, NJ	08322	28.61	Stanton Ave.	Permanent
1001	36.07	Link, Jeffrey & Amy N	875 Jackson Ave	Franklinville, NJ	08322	38.03	1256 Stanton Ave	Permanent
1001	36.08	Link, Jeffrey & Amy N	875 Jackson Ave	Franklinville, NJ	08322	38.23	1242 Stanton Ave	Permanent
1001	51	Vasta, Charles C & Suzanne	3468 Coles Mill Rd	Franklinville, NJ	08322	10.76		
1001	52	Vasta, Sarah	3468 Coles Mill Rd	Franklinville, NJ	08322	5.57	Coles Mill Rd	
1001	61	Bass, Joseph A	3636 Coles Mill Rd	Franklinville, NJ	08322	6.49		
1001	74	Vasta, Sarah	3492 Coles Mill Rd	Franklinville, NJ	08322	24.83	Coles Mill Rd (Rear)	
1001	83	Cannon, James & Sandy	3215 Min Rd	Franklinville, NJ	08322			
1001	84	Baker, Ruth Edelstein	Po Box 183	Franklinville, NJ	08322	19.99		
1001	91, 92	Morano, John	1641 Marshall Mill Rd	Franklinville, NJ	08322	1.20	Marshall Mill Rd	
1002	26	Torre, Giacoma & Cecilia	527 Sharswood Ave	Galloway NJ	08205	15.88		
1002.03	6	Cristinziano, Leonard & Ma	1664 Stanton Ave	Franklinville, NJ	08322	9.80		
1002.03	11	Dyer, Stephen G & Charlott	2525 Sheridan Ave	Franklinville, NJ	08322	8.95		
1002.03	11.01	Rollo, Frank Jr.	2480 Sheridan Ave.	Franklinville, NJ	08322			
1101	40	Flaherty, Joseph & Camille	12 Cypress Ct	Turnersville, NJ	08012	62.49	1067 Marshall Mill Rd	
1101	40.01	Lubonski, William J	Marshall Mill Rd	Franklinville, NJ	08322	1.65	Marshall Mill Rd	Permanent
1101	41	Lubonski, William J	Marshall Mill Rd	Franklinville, NJ	08322	25.00	Marshall Mill Rd	Permanent
1101	44	Falciani, Mary Anne	867 Marshall Mill Rd	Franklinville, NJ	08322	13.18		
1101	45	Nappa, Alphonso Jr & Valer	Po Box 751	Malaga, NJ	08328	12.39		
1101	46	Arcangeli, Fred	504 Catawba Ave	Newfield, NJ	08344	24.40		
1101	47.01	Sansalone, Joseph	13 Marshall Mill Rd	Franklinville, NJ	08322			

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
1101	48	Brescia, Peter & Linda Sue	757 Marshall Mill Rd	Franklinville, NJ	08322	8.15	Marshall Mill Rd	
1101	49	Cairone, Louis & June	748 Marshall Mill Rd	Franklinville, NJ	08322	8.86	Marshall Mill Rd	
1101	52	Brescia, Peter & Linda Sue	757 Marshall Mill Rd	Franklinville, NJ	08322	7.58	Carpenito Ave	
1101	53	Falciani, Mary Anne	867 Marshall Mill Rd	Franklinville, NJ	08322	3.02		
1101	56	Nappa, Alphonso Jr & Valer	Po Box 751	Malaga, NJ	08328	448.28		
1101	57	Arcangeli, Fred	504 Catawba Ave	Newfield, NJ	08344	8.24		
1101	58, 59	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	5.47	Butch's Lane	
1101	60	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	3.92	Butch's Lane	
1101	63	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	10.09	Stanton Ave (Rear)	
1101	87	Zambrano, Robert Et Al	2501 S. Garnet St	Philadelphia, Pa	19145	15.60		
1101	88	Kling, Barry J & Tomlinson	1412 Pennsylvania Ave	Franklinville, NJ	08322	18.35		
1101	104.02	Ott, Albert C & Lynn D	1178 Stanton Ave	Franklinville, NJ	08322	1.44	Stanton Ave	
1101	105	Zenger, Andrew A.	1143 Stanton Ave.	Franklinville, NJ	08322	51.91		
1101	109	Kowal, John M & Dorothy J	1013 Milmont Ave	Swarthmore, Pa	19081	33.50	Stanton Ave	
1101	110	Kowal, John M & Dorothy J	1013 Milmont Ave	Swarthmore, Pa	19081	15.87	Stanton Ave	
1101	115	Masso, Joseph A Et Al	3381 Coles Mill Rd	Franklinville, NJ	08322	76.23	Stanton Ave	
1101	116	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	25.80	Stanton Ave	
1101	117	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	1.41	Butch's Lane (Rear)	
1101	118	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	12.12	Butch's Lane (Rear)	
1101	119	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	9.50		
1101	120	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	18.32		
1101	120.01	Butch, James R & Anna M	155 Butch's Lane	Franklinville, NJ	08322	10.78	Stanton Ave	
1101	125, 126	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	5.10	Butch's Lane	
1101	129	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	7.16	699 Stanton Ave	
1101	136	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	3.28	Stanton Ave (Rear)	
1101	137	Butch, James R	155 Butch's Lane	Franklinville, NJ	08322	4.78	Stanton Ave (Rear)	
1201	1	Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	66.40	Pennsylvania Ave	
1201	2	Lerman, Miles & Rosalie	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	165.02	Delsea Dr (Rear)	
1201	3	Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	3.62	Carpenito Ave	
1201	4	Lerman, Miles & R T/A Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	18.64	Carpenito Ave	
1201	6	Lerman, Miles & R T/A Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	26.98	Carpenito Ave	
1201	8	Lerman, Miles & R T/A Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	15.72	Carpenito Ave	
1201	9	Alvino, Rita	593 Marshall Mill Rd	Franklinville, NJ	08322	15.26	Carpenito Ave	Permanent
1201	12	Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	2.22	Nothnick Lane	
1201	14	Alspach, James B & Doreen	493 Marshall Mill Rd	Franklinville, NJ	08322	20.15		
1201	16	Alvino, Rita	593 Marshall Mill Rd	Franklinville, NJ	08322	33.48	Marshall Mill Rd	Permanent
1201	17	Chon, In Su	551 Marshall Mill Rd	Franklinville, NJ	08322	32.73		

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
1201	18	Alspach, James B & Doreen	493 Marshall Mill Rd	Franklinville, NJ	08322	7.50		
1201	20	Summers, Russell H & Jacqueline	433 Marshall Mill Rd	Franklinville, NJ	08322			
1201	24	Nothnick, Warren & Dolores	123 Nothnick Lane	Franklinville, NJ	08322	16.20		
1201	25	Nothnick, Warren & Dolores	123 Nothnick Lane	Franklinville, NJ	08322	3.86		
1201	26, 27, 28	Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	10.96	Delsea Dr	
1201	57, 57.02, 57.04	Washington, Marguerite	468 Pennsylvania Ave.	Franklinville, NJ	08322	39.36		
1201	70	Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	3.09	Pennsylvania Ave	
1201	71	Lerman Realty	1450 E Chestnut,Bldg 1a	Vineland, NJ	08361	1.68	658 Pennsylvania Ave	
1306	18	Decesari, Eness E	954 Delsea Dr	Franklinville, NJ	08322	17.48		
1401	26	Patterson, Bruce W & Marlene	434 Proposed Ave	Franklinville, NJ	08322	10.22		
1401	27	Patterson, Bruce W & Marlene	434 Proposed Ave	Franklinville, NJ	08322	5.07	Proposed Ave	
1401	34	Cortese, John Anthony & Janet T	630 Proposed Ave	Franklinville, NJ	08322	9.21	Proposed Ave	
1401	69, 77	Sharon Reed Community Dev Corp	1152 North 63rd St	Philadelphia, Pa	19151	54.91	Pennsylvania Ave	
1401	95	J&F George Associates	307 South Evergreen Ave	Woodbury, NJ	08096	28.95	Fries Mill Rd	
1401	98	Kiefer, Joseph	1278 Porchtown Rd	Franklinville, NJ	08322	7.71	Fries Mill Rd	
1401	99, 100	Kiefer, Joseph	1278 Porchtown Rd	Franklinville, NJ	08322	0.79	388 Fries Mill Rd	
1401	107, 111, 115	Sharon Reed Community Dev Corp	1152 North 63rd St	Philadelphia, Pa	19151	20.23	Pennsylvania Ave	
1602	13.01	Simpkins, Gregory A & Kathy	2617 Coles Mill Rd	Franklinville, NJ	08322	4.70	2601 Coles Mill Rd	
1602	13.02	Simpkins, Gregory A & Kathy	2617 Coles Mill Rd	Franklinville, NJ	08322	5.23		
1602	14	Simpkins, Gregory A & Kathy	2617 Coles Mill Rd	Franklinville, NJ	08322	26.79	Coles Mill Rd (Rear)	
1603	7	Lange, Kenneth & Stella-Lange, Barbara	202 Ely Ave.	Franklinville, NJ	08322	6.92		
1701	7.01	Hemphill, Veronica	1932 Williamstown Rd	Franklinville, NJ	08322	46.03		
1701	24	Williams, Mark L & Mariann	2299 Coles Mill Rd	Franklinville, NJ	08322	17.50		
1901	1	Roman, Gina	1636 Whispering Woods	Williamstown, NJ	08094	45.77		
1901	11	Dolinski, Alfred R Jr & Elizabeth R	723 East Ave	Franklinville, NJ	08322	73.23		
1901	27	Bottaro, Lawrence & Kathle	649 East Ave	Franklinville, NJ	08322	6.11		
1902	1	Kiefer, L:Donahower, J:Kru	571 George St	Franklinville, NJ	08322	254.80		
1903	1	Kennedy, Mary W	1129 Washington Ave	Franklinville, NJ	08322	22.60	Fries Mill Rd	
1903	5, 7	Frie, George F Iii & Mccurdy, Paula	1019 Washington Ave.	Franklinville, NJ	08322	21.36		
1903	11, 12.01	Pizzelli, Daniel L	851 Washington Ave	Williamstown, NJ	08094	3.95	Washington Ave	
1903	14	Pizzelli, Daniel L	851 Washington Ave	Williamstown, NJ	08094	15.10		
1903	27.05	Tate, Thomas & Pamela B	138 Lacey Rae Dr	Franklinville, NJ	08322	8.56		
1903	63	Kennedy, Mary W	1129 Washington Ave	Franklinville, NJ	08322	12.92	1578 Fries Mill Rd	
2001	4	Mathiesen, John	826 Grant Ave	Franklinville, NJ	08322			

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
2001	11	Arawak Paving Company,Inc	7503 Weymouth Rd	Hammonton, NJ	08037	60.77	Fries Mill Rd	
2001	16	Sullivan, Drew	Po Box 445	Malaga, NJ	08328	39.52		
2001	28	Vitale, Russell Jr & Kelly Anne	295 Blackwood Ave	Franklinville, NJ	08322	13.84		
2002	28.01	Atkinson, Harold R Jr	P.O. Box 436	Franklinville, NJ	08322	10.74	Fries Mill Rd	
2002	30	Atkinson, Harold R	P.O. Box 436	Franklinville, NJ	08322	3.09		
2002	52.01	Leckenbusch, Raymond & Debra	1745 Williamstown Rd	Franklinville, NJ	08322			
2101	20	Bauer, Gary R	3174 Delsea Dr	Franklinville, NJ	08322	13.24		
2102	3	Kuhn , William & Sherry	2752 Delsea Dr	Franklinville, NJ	08322	18.55		
2102	20	Porch, Freda H	3068 Delsea Dr	Franklinville, NJ	08322	41.80	3034 Delsea Dr	
2102	22	Dougherty, William J & Susan	Po Box 8	Franklinville, NJ	08322			
2103	22	Dougherty, William J & Susan	Po Box 8	Franklinville, NJ	08322	5.02		
2103	40	Carr, Paul & Eleanor J	2783 Delsea Dr	Franklinville, NJ	08322	1.79	Delsea Dr	
2103	41	Carr, Paul & Eleanor J	2783 Delsea Dr	Franklinville, NJ	08322	3.12		
2103	42	Carr, Paul & Eleanor	2783 Delsea Dr	Franklinville, NJ	08322	1.92		
2302	2	Silvergate Assoc C/O Quaker Invest	1103 Laurel Oak Rd S-105	Voorhees, NJ	08043	15.35	East Ave (Rear)	
2302	30	Silvergate Assoc C/O Quaker Invest	1103 Laurel Oak Rd S-105	Voorhees, NJ	08043	53.93	Delsea Dr	
2302	31	Dubois, Benjamin F Jr & Elaine	Po Box 616	Franklinville, NJ	08322	46.02	Delsea Dr	Permanent
2401	1	Mill Creek Associates	20 Cheston Ct	Belle Mead, NJ	08502	12.83	South Broad St	
2403	13	Winzinger, Robert T Inc	1704 Marne Hwy	Hainesport, NJ	08036	13.86		
2403	14	Winzinger, Robert T, Inc	1704 Marne Hwy	Hainesport, NJ	08036	9.59		
2404	10	The Lorraine Schober Family Trust	856 Swedesboro Rd	Monroeville, NJ	08343	14.21	Swedesboro Rd	
2404	11	The Lorraine Schober Family Trust	856 Swedesboro Rd	Monroeville, NJ	08343	47.73		
2404	12	The Lorraine Schober Family Trust	856 Swedesboro Rd	Monroeville, NJ	08343	3.00	Swedesboro Rd	
2404	17	Mccann, Brenda L	1018 Swedesboro Rd	Monroeville, NJ	08343	12.79		
2404	18	Mccann, Brenda L	1018 Swedesboro Rd	Monroeville, NJ	08343	24.77	Arbutus Ave	
2501	2	Mancini, Geraldine C	22 Plumstead Rd	Sewell, NJ	08080	61.58	Swedesboro Rd	
2601	1	Tonelli, Anthony R	1065 Swedesboro Rd	Monroeville, NJ	08343	61.63		
2601	3	Wagner, Diane E	63 Democrat Rd	Mickleton, NJ	08056	8.32	Swedesboro Rd	
2601	4	Wagner, Diane E	63 Democrat Rd	Mickleton, NJ	08056	1.07		
2601	5	Carey, Douglas B	2676 Main Rd	Franklinville, NJ	08322	41.86	Swedesboro Rd	Permanent
2601	6	The Lorraine Schober Family Trust	856 Swedesboro Rd	Monroeville, NJ	08343	21.96	Swedesboro Rd	Removed ?
2601	9	The Lorraine Schober Family Trust	856 Swedesboro Rd	Monroeville, NJ	08343	8.66		
2601	37	Cella, Madeline E	1921 Monroeville Rd	Monroeville, NJ	08343	8.57		
2601	38	Drissel, Thomas S & Kay E	1907 Monroeville Rd	Monroeville, NJ	08343	18.02		
2601	42	The Lorraine Schober Family Trust	856 Swedesboro Rd	Monroeville, NJ	08343	4.26	Monroeville Rd	
2601	47	Laspata, Angelo & Patricia	1675 Monroeville Rd	Monroeville, NJ	08343	5.24		
2601	48	Kessel's Nursery,Llc	49 Pinyard Rd	Monroeville, NJ	08343	28.03	Willow Grove Rd	Permanent

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
2701	1	Manton, Bruce E Sr & Pitts, Cynthia	Po Box 431	Franklinville, NJ	08322	39.67		
2701	17.01	Tweed, Walter F Jr C/O W Tweed Iii	344 Delsea Dr	Clayton, NJ	08312	11.25	Monroeville Rd	
2701	18	Tweed, Janice A C/O W Twee	C/O 344 Delsea Dr	Clayton, NJ	08312	45.90	Monroeville Rd	
2701	19	Gallagher, James & Josephi	1327 Monroeville Rd	Monroeville, NJ	08343	44.10	Monroeville Rd	
2701	20.01	Hurff, Darlene & Myron	1125 Monroeville Rd	Monroeville, NJ	08343	7.85		
2701	21	Hurff, Darlene & Myron/Johnson Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	9.58	Monroeville Rd	Permanent
2701	22	Hurff, Darlene & Myron/Johnson E Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	11.55	Monroeville Rd	Permanent
2701	23	Hurff, Myron E & Darlene S/Johnson E Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	18.08	Monroeville Rd	Permanent
2702	2	Exley, William H & Stephan	1193 Willow Grove Rd	Monroeville, NJ	08343	17.87		
2702	4	The Lorraine Schober Family Trust	856 Swedesboro Rd	Monroeville, NJ	08343	58.11		
2702	5	Kessel's Nursery,LLc	49 Pinyard Rd	Monroeville, NJ	08343	38.33	Willow Grove Rd	Permanent
2702	6	Kessel's Nursery,LLc	49 Pinyard Rd	Monroeville, NJ	08343	33.43	Willow Grove Rd	Permanent
2702	7	Decesari, Dana & Laura	Willow Grove Rd	Franklinville, NJ	08322	4.99	Willow Grove Rd	
2702	13	Clemick, Alex E Jr & June	653 Garrison Rd	Monroeville, NJ	08343	27.28	634 Garrison Rd	Permanent
2702	19	Kalnas, Peter P & Paul E	1378 Monroeville Rd	Monroeville, NJ	08343	62.49		
2702	19.02	Kalnas, Peter P & Jane E	1378 Monroeville Rd	Monroeville, NJ	08343	1.01	Garrison Rd	
2702	22	Hurff, Darlene & Myron/Johnson E Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	22.80	Buck & Garrison Rd	Permanent
2702	23	Hurff, Darlene & Myron/Johnson E Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	11.52	Buck & Monroeville Rd	Permanent
2702	24	Hurff, Darlene & Myron	1125 Monroeville Rd	Monroeville, NJ	08343	27.72	Monroeville Rd	Permanent
2702	25	Tweed, Walter F Jr C/O Pfrommer, L	1533 Monroeville Rd	Monroeville, NJ	08343	67.19	Monroeville Rd	
2702	27	B&C Exley Llc	1535 Tanyard Rd	Sewell, NJ	08080	15.28		
2703	1	Hurff, Darlene & Myron/Johnson E Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	2.35	Buck & Garrison Rd	Permanent
2703	2	Hurff, Darlene & Myron	1125 Monroeville Rd	Monroeville, NJ	08343	4.71	Buck & Garrison Rd	Permanent
2703	3	Hurff, Darlene & Myron	1125 Monroeville Rd	Monroeville, NJ	08343	5.44	Buck & Garrison Rd	Permanent
2703	4	Hurff, Darlene & Myron/Johnson E Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	2.86	Garrison Rd	Permanent
2703	6	Hurff, Darlene & Myron/Johnson E Hurff	1167 Monroeville Rd	Monroeville, NJ	08343	2.38	Garrison Rd (Rear)	Permanent
2703	15	Cloak, David C	494 Garrison Ave	Monroeville, NJ	08343	10.91		
2703	16	Cloak, Alvin J Jr & Margaret M	556 Garrison Rd	Monroeville, NJ	08343	14.59		Municipal 8-Year

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2703	17	Cloak, Alvin J Jr & Margaret M	556 Garrison Rd	Monroeville, NJ	08343	10.32	Garrison Rd	Municipal 8-Year
2703	19	Kessel's Nursery,Llc	49 Pinyard Rd	Monroeville, NJ	08343	5.07	Garrison Rd (Rear)	Permanent
2703	20	Clemick, Alex E Jr & June	653 Garrison Rd	Monroeville, NJ	08343	8.79	Garrison Rd	Permanent
2703	21	Kessel's Nursery,Llc	49 Pinyard Rd	Monroeville, NJ	08343	15.56	Garrison Rd	Permanent
2703	22	Kessel's Nursery,Llc	49 Pinyard Rd	Monroeville, NJ	08343	28.85	Garrison Rd	Permanent
2703	23	Scott, Anne May	748 Garrison Rd	Monroeville, NJ	08343	4.30	Garrison Rd	
2703	24	Scott, Anne May	748 Garrison Rd	Monroeville, NJ	08343	8.61		
2703	39	Weber, Henry Jr	609 Willow Grove Rd	Monroeville, NJ	08343	29.21		
2703	40	Kalnas, Charles & Peter	Po Box 56	Paulsboro, NJ	08066	41.27		
2703	44	Kessel's Nursery,Llc	49 Pinyard Rd	Monroeville, NJ	08343	9.62	Garrison Rd (Rear)	Permanent
2704	1	Hurff, Darlene & Myron	1125 Monroeville Rd	Monroeville, NJ	08343	1.47	Garrison Rd	
2704	2	Roberts, Malcolm H & Margaret M	691 Medford Leas	Medford, NJ	08055	1.95	Garrison Rd	
2705	1	Hurff, Darlene & Myron	1125 Monroeville Rd	Monroeville, NJ	08343	34.35		
2706	1	Hurff, Darlene & Myron/Hohnson E Hurff	1125 Monroeville Rd	Monroeville, NJ	08343	1.81		
2801	6	Bilinski, Joseph H & Patricia A	1718 Monroeville Rd	Monroeville, NJ	08343			
2801	19	Lachowicz, Mark C Et Al	Po Box 390	Franklinville, NJ	08322	14.15	Monroeville Rd	
2801	31, 35 & 36	Melleady, John & Virginia Keefer	Po Box 600	Franklinville, NJ	08322			
2801	38	Bilinski, Joseph H & Patricia A	1718 Monroeville Rd	Monroeville, NJ	08343	50.85	Royal Ave	
2801	43	Bilinski, Joseph H & Patricia A	1718 Monroeville Rd	Monroeville, NJ	08343	21.12	Royal Ave	
2801	44	Rauchfuss, Charles Jr & Eileen	665 Royal Ave	Franklinville, NJ	08322	17.97		Permanent
2801	45	Hale, Charles F & Lisa J	77 Court St Suite 1020	Laconia, NH	03246	40.12		
2801	46	Nichols, Joseph P	628 Royal Ave	Franklinville, NJ	08322	12.78		Pending
2801	49	Hale, Charles F & Lisa J	77 Court St	Laconia, NH	03246	6.00	Willow Grove Rd	
2801	50.01	Bilinski, Joseph H & Patricia A	1718 Monroeville Rd	Monroeville, NJ	08343	23.09	Willow Grove Rd	
2801	51	Bilinski, Joseph H & Patricia A	1718 Monroeville Rd	Monroeville, NJ	08343	41.59	Willow Grove Rd	
2801	52	Bilinski, Joseph H & Patricia A	1718 Monroeville Rd	Monroeville, NJ	08343	38.50	Willow Grove Rd	
3101	1	Gelfand, Michael C & Edith M	Po Box 389	Palm Beach, FL	33480	60.23		
3101	3	Gelfand, Michael C & Edith M	Po Box 389	Palm Beach, FL	33480	19.62	Willow Grove Rd	
3101	4	Nichols, Joseph P	628 Royal Ave	Franklinville, NJ	08322	9.84	Willow Grove Rd	Pending
3101	6	Nichols, Joseph P	628 Royal Ave	Franklinville, NJ	08322	3.50	Royal Ave	Pending
3101	9	Rauchfuss, Charles Jr & Eileen	665 Royal Ave	Franklinville, NJ	08322	13.84	Royal Ave	Permanent
3101	31	Gelfand, Michael C & Edith M	Po Box 389	Palm Beach, FL	33480	34.81	Taylor Rd	
3103	1	McCool, Joseph & Georgianna P	1 Willow Grove Rd	Newfield, NJ	08344	1.46	115 Willow Grove Rd	
3103	2	McCool, Joseph & Georgianna	1 Willow Grove Rd	Newfield, NJ	08344	1.49	Willow Grove Rd	
3103	3	McCool, Joseph & Georgianna	1 Willow Grove Rd	Newfield, NJ	08344	2.45		
3202	33	Gambino, Robert J & Arleen F	3211 Porchtown Rd	Newfield, NJ	08344			
3202	36	Moore, Kenneth E & Victori	36 Aura Willow Grove R	Newfield, NJ	08344	68.06	Porchtown Rd	Permanent

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3506	1	Grochowski,L/Kiefer,L/Donahower,J	1301 North Broad St	Woodbury, NJ	08096	14.35	2165 Delsea Dr	
3507	13	Kiefer, Theodore F & Lorraine A	Po Box 385	Franklinville, NJ	08322			
3802	11	Roth, Walter L & Doris E	680 Fries Mill Rd	Franklinville, NJ	08322	7.27	681 Fries Mill Rd	
3802	12	Roth, Walter L & Doris E	680 Fries Mill Rd	Franklinville, NJ	08322	23.10		
3802	16	Roth, Walter L & Doris	680 Fries Mill Rd	Franklinville, NJ	08322	4.53		
4204	3	H&H Investments-Franklinville,Llc	Po Box 285	Franklinville, NJ	08322	8.16	Delsea Dr & Leonard Cake	
4301	6	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.46	17th St	
4301	7	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.82	Hickory Ave & 17th St	
4301	8	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.86	Maple Ave	
4301	9	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.76	Birch Ave	
4301	10	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	2.18	Cherry Ave	
4302	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.58	Cypress Ave	
4303	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.25	Ash Ave	
4304	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.32	Ash & 18th St	
4305	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.61	Broadway	
4306	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08360	1.88	Ash Ave	
4307	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.72	Cypress Ave	
4308	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.85	Cherry Ave	
4309	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.78	Birch Ave	
4310	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.82	16th St	
4311	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.86	16th St	
4312	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.85	Maple Ave	
4313	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.82	Birch Ave	
4314	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.86	Cherry Ave	
4315	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.75	Cypress Ave	
4316	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.89	Ash Ave	
4317	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.85	Broadway	
4318	2	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.60	W 25th & Broadwy	
4318	3	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.85	24th & Broadway	
4318	4	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.24	W 23rd & Broadwy	
4318	5	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.59	Broadway	
4318	8	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	2.81	W 19th & Broadwy	
4319	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.77	Broadway	
4320	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.85	Ash Ave	
4321	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.74	Cypress Ave	
4322	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.84	Cherry Ave	
4323	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.81	Birch Ave	

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4324	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.84	Maple Ave	
4325	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.84	Beech Ave	
4326	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.40	15th St	
4327	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.74	14th St	
4328	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.82	14th St	
4329	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.81	Maple Ave	
4330	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.79	Birch Ave	
4331	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.84	Cherry Ave	
4332	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.75	Cypress Ave	
4333	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.86	Ash Ave	
4334	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.76	Broadway	
4335	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.72	Broadway	
4336	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.84	Ash Ave	
4337	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.75	Cypress Ave	
4338	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.82	Cherry Ave	
4339	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.78	Birch Ave	
4340	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.80	Maple Ave	
4341	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.81	13th St	
4342	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.09	13th St	
4343	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.60	12th St	
4344	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.81	Maple Ave	
4345	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.80	Birch Ave	
4346	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.87	Cherry Ave	
4347	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.78	Cypress Ave	
4348	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.85	Ash Ave	
4349	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.34	Broadway	
4350	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.41	W 18th & Harding	
4351	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.49	Harding Hwy	
4352	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.08	Harding Hwy	
4353	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.73	W 18th & Harding	
4354	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.81	13th & Harding Hwy	
4355	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.01	12th & Cypress	
4356	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.83	11th & Cypress	
4357	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.92	11th & Cherry Ave	
4358	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.82	Birch Ave & 11th	
4359	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.82	Maple Ave	
4360	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.82	11th St	

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4361	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.43	10th St	
4362	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.78	Maple Ave	
4363	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.80	Birch Ave & 10th	
4364	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.66	10th & Cherry	
4365	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.31	11th & Broadway	
4366	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.84	Harding Hwy	
4367	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.42	Harding Hwy	
4368	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.50	Harding Hwy	
4369	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.93	10th & Broadway	
4370	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.49	Maple Ave & 10th St	
4401	19	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.69	16th St	
4405	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.76	15th St	
4446	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.57	10th St	
4615	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.76	Whittick Ave	
4616	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.81	Georges Ave	
4617	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.83	Georges Ave	
4618	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.76	Whittick Ave	
4619	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.34	Whittick Ave	
4620	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.64	Whittick Ave	
4621	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.73	Whittick Ave	
4622	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	0.62	Georges Ave	
4623	1	Fazzland Corp	2760 Glassboro-Cross Keys Rd	Glassboro, NJ	8028			24 Blks/33 Lots
4705	1	Rone, Victor F	4375 South Lincoln Ave	Vineland, NJ	08361	1.25	Georges & Whittick	
4903	1	Fazio, Christopher	2760 Glassboro-Cross Keys Rd	Glassboro, NJ	08028			Many Lots
4903	2	Castelli, James A & Kathleen R	3384 Burnt Mill Dr	Vineland, NJ	08360	2.39	Marshall Mill Rd	
4903	3	Castelli, James	3384 Burnt Mill Dr	Vineland, NJ	08360	12.11	Marshall Mill Rd	
4903	3.01	Castelli, James	3384 Burnt Mill Dr	Vineland, NJ	08360	1.08	Marshall Mill Rd	
4903	6	Castelli, James	3384 Burnt Mill Dr	Vineland, NJ	08360	12.90		
5002	6	Castelli, James	3384 Burnt Mill Dr	Vineland, NJ	08360	3.86	Old Marshall Mill Rd	
5065	7	Falciani, Vincent J Jr & Eileen	Po Box 708	Malaga, NJ	08328	10.15	2598 Harding Hwy	
5101	2.01	Krauss, Scott J.	Po Box 709	Malaga, NJ	08328			
5101	3	Castelli, Marlene	Po Box 75	Malaga, NJ	08328	16.66		
5101	4	Dimatteo, Louis & Doris	Po Box 6	Malaga, NJ	08328	15.37	Delsea Dr	
5101	5	Dimatteo, Joseph	Po Box 784	Malaga, NJ	08328	20.65	Delsea Dr	
5501	22	Azeglio, John N & Theresa	2362 Harding Hwy	Newfield, NJ	08344	2.84	Harding Hwy	
5501	23	Azeglio, John N & Theresa	2362 Harding Hwy	Newfield, NJ	08344	2.73	Harding Hwy	

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5501	24	Azeglio, John & Theresa	2362 Harding Hwy	Newfield, NJ	08344	13.79	Harding Hwy	
5501	29	Ryu, Sang Yong T/A Canaan Farm	4903 Lake Rd	Newfield, NJ	08344			
5501	30	Reynolds, Thomas Beck	4883 Lake Rd	Newfield, NJ	08344	14.71		
5501	31	Visconti Brothers Propterties, Llc	4801 Lake Rd	Newfield, NJ	08344			
5502	8	Gamba, Anne	3095 Ne Blvd	Vineland, NJ	08360	23.05		
5504	2	Reichman, Morris	1391 West Blvd	Newfield, NJ	08344	8.70		
5504	6	Hemingway, Howard S & Rita	1311 West Blvd	Newfield, NJ	08344	9.83		
5504	7.01	Harrell, Thomas R & Diane	506 East High St	Williamstown, NJ	08094	22.70	West Blvd	Permanent
5601	4	Goldsmid, Charles J	429 Morris Ave	Newfield, NJ	08344	5.82	Morris Ave	
5601	17	Azeglio, John N Sr & Theresa	2362 Harding Hwy	Newfield, NJ	08344	5.58	St George St	
5601	18	Azeglio, John N	2362 Harding Hwy	Newfield, NJ	08344	8.95	Harding Hwy & St George	
5601	21	Azeglio, John N Sr & Theresa	2362 Harding Hwy	Newfield, NJ	08344	8.23		
5601	30	Goldschmid, Charles J	429 Morris Ave	Newfield, NJ	08344			
5601	32	Petronglo, Joseph S & Julia	4724 North Delsea Dr	Newfield, NJ	08344	8.08	Harding Hwy	
5601	33	Petronglo, Joseph S & Julia	4724 North Delsea Dr	Newfield, NJ	08344	8.21		
5602	2	Cyhone, In Su & Chin Yon	551 Marshall Mill Rd	Franklinville, NJ	08322			
5602	6	Tudorof, Ana	718 Dutch Mill Rd	Newfield, NJ	08344	7.53		
5602	12	Falciani, Neal J, Vincent J Jr & Eileen	541 Morris Ave	Newfield, NJ	08344	21.20		
5602	20	Thies, Jeffrey Alan	1194 Dutch Mill Rd	Newfield, NJ	08344	39.08	Dutch Mill Rd	
5602	21	Thies, Jeffrey Alan	1194 Dutch Mill Rd	Newfield, NJ	08344	19.42		
5602	25	Leo, Edward A Sr & Ruth Anne	1300 Dutch Mill Rd	Newfield, NJ	08344	2.31	Dutch Mill Rd	
5602	28, 28.01, 28.02, 28.03	Leo, Edward A Sr & Ruth Anne	1300 Dutch Mill Rd	Newfield, NJ	08344	5.95	Dutch Mill Rd	
5602	29	Musto, Louis	2257 Main Rd	Newfield, NJ	08344	4.10		
5602	30	Musto, Louis	2257 Main Rd	Newfield, NJ	08344	4.24	2257 Main Rd	
5602	31	Musto, Philomena	2215 Main Rd	Newfield, NJ	08344	5.99		
5602	32, 32.01, 32.02, 32.03	Rt Enterprises, Llc	Po Box 903	Malaga, NJ	08328	16.17	2179 Main Rd	Home Razed 6/05
5602	35	Vallone, Eugene L Jr	1997 Main Rd	Newfield, NJ	08344	36.35		
5602	39	Nicastro, Pauline	5531 Lake Rd	Newfield, NJ	08344	21.70		
5602	40	Placendo, John Iii	5538 Lake Rd	Newfield, NJ	08344	18.02	Lake Rd	Permanent
5602	41	Genna, Vito Melissa	1515 Acorn St	Vineland, NJ	08360	53.22		
5602	44	Genna, Joseph J & Aurelia E	8 Hunter Dr	Newfield, NJ	08344	14.75	5255 Lake Rd	
5602	59	Azeglio, John N & Theresa A	2362 Harding Hwy	Newfield, NJ	08344	12.59	St George St	
5602	60	Turner, Eliz C & Glenn, Di	596 St George St	Newfield, NJ	08344	19.58		

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
5602	61	Azeglio, John N & Theresa	2362 Harding Hwy	Newfield, NJ	08344	9.75	St George St	
5602	63	Darminio, Joseph T & Kim W	740 St George St	Newfield, NJ	08344	6.26		
5701	3	Carione, Louis A Jr & Susa	474 Marshall Mill Rd	Franklinville, NJ	08322	6.73		
5701	7	Cairone, Louis A & June	748 Marshall Mill Rd	Franklinville, NJ	08322	17.50	Marshall Mill Rd	
5701	8.01	Cairone, Brian	41 Delancy Ct	Mays Landing, NJ	08330			
5701	11	Cairone, Louis	748 Marshall Mill Rd	Franklinville, NJ	08322	5.87		
5701	12	Cairone, Louis	748 Marshall Mill Rd	Franklinville, NJ	08322	8.28	748 Marshall Mill Rd	
5701	13	Cairone, Louis	748 Marshall Mill Rd	Franklinville, NJ	08322	14.68	748 Marshall Mill Rd	
5701	14	Mottola, Linda & Williams, Joanne	762 Marshall Mill Rd	Franklinville, NJ	08322	9.11		
5701	15	Travaglione, Marc R & Ralph F	802 Marshall Mill Rd	Franklinville, NJ	08322	31.54		
5701	16	Arcangeli, Fred	504 Catawba Ave	Newfield, NJ	08344	17.89	Marshall Mill Rd	
5701	25	Cairone, Louis A & June	748 Marshall Mill Rd	Franklinville, NJ	08322	12.02	Cent Ave	
5701	41	Cairone, Louis A & June	748 Marshall Mill Rd	Franklinville, NJ	08322	2.94	Cent Ave	
5701	42	Cairone, Louis A & June	748 Marshall Mill Rd	Franklinville, NJ	08322	1.91	Cent Ave	
5701	43	Cairone, Louis A & June	748 Marshall Mill Rd	Franklinville, NJ	08322	1.95	Cent Ave	
5701	44	Cairone, Louis A & June	748 Marshall Mill Rd	Franklinville, NJ	08322	28.95	Cent Ave	
5701	49	Jiannotti, Anthony L & Dale S	549 Dutch Mill Rd	Newfield, NJ	08344	24.95		
5701	50	Leon, Eloy J & Honorina	491 Dutch Mill Rd	Newfield, NJ	08344	17.71		
5701	51	Cairone, Louis A & June	748 Marshall Mill Rd	Franklinville, NJ	08322	7.34	Marshall Mill Rd	
5702	11	Flaherty, Joseph C & Camil	12 Cypress Ct	Turnersville, NJ	08012	3.89		
5702	59.36	Stuzynski, John And Susan	16 Nicholas Dr	Sicklerville, NJ	08081	5.81		
5702	62	Ciapanna, Steven Andrew	1331 Dutch Mill Rd	Newfield, NJ	08344	9.85		
5702	64	Thies, George A Jr & Donna	1289 Dutch Mill Rd	Newfield, NJ	08344	11.40		
5702	68	Travalino, Vincent R	1215 Dutch Mill Rd	Newfield, NJ	08344	7.01		
5702	71	Totoro, Jos P & Machulsky, Anthony	1179 Dutch Mill Rd	Newfield, NJ	08344	31.52	Dutch Mill Rd (Rear)	
5702	73	Robertson, Edward H	1203 Dutch Mill Rd	Newfield, NJ	08344			
5702	81	Mcalister, David Jr & Lynn M	583 Washington Ave	Williamstown, NJ	08094	59.71		
5702	82	Colton, John & Carol C/O Joe Stuebing	935 Dutch Mill Rd	Newfield, NJ	08344	69.46	Dutch Mill Rd	Permanent
5702	83	Mcswain, Diane	698 Cent Ave	Franklinville, NJ	08322	18.56		
5702	84	Mongelluzzo, Salvatore	746 Cent Ave	Franklinville, NJ	08322	22.49		
5702	87	Frattaroli, Brian	1320 Marshall Mill Rd	Franklinville, NJ	08322	13.68	Marshall Mill Rd	Permanent
5801	8	Crawford, Cathleen & Lang, Craig	2009 Tuckahoe Rd	Franklinville, NJ	08322			
5801	29	Daily, Patrick	1873 Dutch Mill Rd	Franklinville, NJ	08322	30.80		
5801	35	Peifer, William & Christin	1813 Dutch Mill Rd	Franklinville, NJ	08322	19.08		
5801	37	Mounier, Jay Edward	1765 Dutch Mill Rd	Franklinville, NJ	08322	11.96		
5801	48	Viehweg, Ernest P Jr & Diane P	2318 Main Rd	Franklinville, NJ	08322	26.67		
5801	49	Viehweg, Ernest P Jr & Diane P	2318 Main Rd	Franklinville, NJ	08322	9.54	Main Rd	

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
5801	51	Garofolo, Paul & Dolores	2400 Main Rd	Franklinville, NJ	08322	7.85		
5801	55	Pace, Frank	2462 Main Rd	Franklinville, NJ	08322	5.15		
5801	57	Mounier, Jay Edward	1765 Dutch Mill Rd	Franklinville, NJ	08322	54.10		
5801	58	Ferrucci Bros, Inc	1745 Piney Hollow Rd	Newfield, NJ	08344	66.70	Main Rd	Permanent
5801	61	Carey, Douglas B	2676 Main Rd	Franklinville, NJ	08322			
5801	63	Corica, Carmela	696 Clark Ave	Franklinville, NJ	08322	10.62	Clark Ave	
5801	64	Corica, Carmela	696 Clark Ave	Franklinville, NJ	08322	21.21		
5801	65, 65.01	Powell, John F & Eileen M	768 Clark Ave	Franklinville, NJ	08322	24.36		
5801	66	Minton, Deborah D	Po Box 163	Malaga, NJ	08328	15.06		
5801	67	Whartenby, William & Mary	826 Clark Ave	Franklinville, NJ	08322	51.11		
5802	1	Larose, Catherine Ann & Durkin, Mary	2142 Dutch Mill Rd	Newfield, NJ	08344	18.46		
5802	21	Abnc Enterprises Llc	225 Rosemont Ave	Newfield, NJ	08344	88.19	Dutch Mill Rd	
5802	22	Corwonski, Steve	1710 Dutch Mill Rd	Franklinville, NJ	08322	79.05		
5802	26	Jarema, J Stephen & Maria	5809 Lake Rd	Newfield, NJ	08344	17.63		
5802	28	Gaglianone, Pia	3665 North Mill Rd	Vineland, NJ	08360	17.28		
5802	28.01	Cirucci, William & Judith	5751 Lake Rd & Main Rd	Newfield, NJ	08344	5.51		
5802	28.02	Gaglianone, Gregory & Elle	2050 Main Rd	Newfield, NJ	08344	11.02		
5802	32	Thies, George A Jr & Donna R	1289 Dutch Mill Rd	Newfield, NJ	08344	6.78	Main Rd	
5802	33	Thies, George A Jr & Donna R	1289 Dutch Mill Rd	Newfield, NJ	08344	46.06	Main & Dutch Mill	
5802	34	Nice, Kenton & Kathleen	1 Maiden Lane	Toms River NJ	08753	12.93		
5802	44	Worthington, Parker & Marsha	441 Isaac Budd Rd	South Hampton, NJ	08088	10.16		
5802	45	Worthington, Parker & Marsha	441 Isaac Budd Rd	South Hampton, NJ	08088	8.18	Dutch Mill Rd (Rear)	
5901	8	Hafner, Erich C/O Irene T Woods	3700 Huntmaster Ct	Richmond, Va	23233	6.14	Main Rd	
5901	9	Detora Richard E & Robyn N	2952 Main Rd	Franklinville, NJ	08322	12.80		
5901	10	Jensen, Edward & Ruth	3000 Main Rd	Franklinville, NJ	08322	18.58		
5901	11	Jensen, Edward & Ruth	3000 Main Rd	Franklinville, NJ	08322	4.36		
5901	55.01	Lawrence, Robert & Lea	3502 Main Rd	Franklinville, NJ	08322	28.40		
5901	79.01	Hafner, Erich C/O Irene T Woods	3700 Huntmaster Ct	Richmond, Va	23233			
5901	88	Hunsinger, Arlene	904 Clark Ave	Franklinville, NJ	08322	18.99	Clark Ave	
5901	90	Hafner, Erich C/O Irene T Woods	3700 Huntmaster Ct	Richmond, VA	23233	15.71	Main Rd (Rear)	
5901	91	Klouse, Robert H	11424 Glenmont Rd	Richmond, VA	22236	23.43	Clark Ave	
5901	92	Hafner, Erich C/O Irene T Woods	3700 Huntmaster Ct	Richmond, VA	23233	31.28	Main Rd (Rear)	
5901	93	Hafner, Erich C/O Irene T Woods	3700 Huntmaster Ct	Richmond, VA	23233	12.97	Main Rd (Rear)	
5901	94	Hafner, Erich C/O Irene T Woods	3700 Huntmaster Ct	Richmond, VA	23233	8.57	Main Rd (Rear)	
6002	28.01, 28.06	Phillips, Brian & Patricia	737 Lincoln Ave	Williamstown, NJ	08094			
6002	28.02	Marrone, Anthony & Geraldine	2404 Tuckahoe Rd	Franklinville, NJ	08322	7.75		
6002	28.03	Sawhney, Davinder Singh	2376 Tuckahoe Rd	Franklinville, NJ	08322	8.75		

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
6002	28.04	Ilic, Matthew & Melissa	2356 Tuckahoe Rd	Franklinville, NJ	08322	6.77		
6002	34	Sweeten, Wayne	2758 Tuckahoe Rd	Franklinville, NJ	08322	4.97		
6002	34.01	Sweeten, Wayne	2758 Tuckahoe Rd	Franklinville, NJ	08322	29.74		
6002	43	Parker, Norman & Stevenson, Kimberly	Po Box 71	Voorhees NJ	08043	12.42	North Bluebell Rd	Permanent
6002	44	Gemenden, Clinton Jr	2665 North Blue Bell R	Franklinville, NJ	08322	13.47		
6002	67	Bellone, Andrew M Jr & Thomas L	491 Harding Hwy	Vineland, NJ	08360	50.37	Dutch Mill Rd	Municipal 8-Year
6002	73	Bellone, Andrew M Jr & Thomas L	491 Harding Hwy	Vineland, NJ	08360	0.12	Dutch Mill Rd	Municipal 8-Year
6101	10	Wagner, Edward Jr & Denise	4036 Coles Mill Rd	Franklinville, NJ	08322	18.66		
6101	10.01	Wagner, Edward Jr & Denise	4036 Coles Mill Rd	Franklinville, NJ	08322	3.26	4030 Coles Mill Rd	
6101	11	White, Stephen C	1012 Shawnee Lane	Shamong, NJ	08088	68.10	Coles Mill Rd	
6101	24.01	Vandergrift, Thomas W Jr & Evelyn	Po Box 587	Franklinville, NJ	08322	12.17	61 Emmel Rd	
6101	26	Vandergrift, Thomas W Jr & Evelyn	Po Box 587	Franklinville, NJ	08322	0.97		
6102	24	Faubell, Jeffrey E & Marie T	4010 West Malaga Rd	Franklinville, NJ	08322	38.28		
6103	4, 5, 6, 7, 8	Green, Ervin H & Geraldine	4583 Coles Mill Rd	Williamstown, NJ	08094			
6103	10	Sil-Kemp Concrete,Inc	355 Newbold Rd	Fairless Hills, Pa	19030	7.87	North Blue Bell Rd	
6103	11	Sil-Kemp Concrete,Inc	355 Newbold Rd	Fairless Hills, Pa	19030	23.26		
6201	15	Fox, George H	3408 North Blue Bell Rd	Franklinville, NJ	08322	36.77		
6201	16	Venade, John & Filomena	3582 North Blue Bell Rd	Franklinville, NJ	08322	10.29	North Blue Bell Rd	
6201	17	Venade, John & Filomena	3582 North Blue Bell Rd	Franklinville, NJ	08322	15.68		
6201	32	Craig, James & Nora	4448 Coles Mill Rd	Williamstown, NJ	08094	12.25		
6201	42	Gloucester County Sportsmen,Inc	Po Box 629	Franklinville, NJ	08322	175.74	Coles Mill Rd	
6401	1	Biagi, Wayne & Marybeth	3653 Dutch Mill Rd	Newfield, NJ	08344	10.56		
6401	4	Biagi, Wayne & Marybeth	3653 Dutch Mill Rd	Newfield, NJ	08344	19.75		
6401	5	Scavelli, Mary E	3381 Dutch Mill Rd	Newfield, NJ	08344	123.94	Dutch Mill Rd	Not Renewed
6401	5.02	Scavelli, John Jr & Marye	3357 Dutch Mill Rd	Newfield, NJ	08344	11.87		Not Renewed
6401	10	Emerson, Ronald Sr. & Gloria	Dutch Mill Rd	Newfield, NJ	08344	31.61	Dutch Mill Rd	Permanent
6401	21	Louie, Mon & Nancy	46 Zirkel Ave	Piscataway, NJ	08854	136.70	Dutch Mill Rd	
6401	38.02	Louie, Mon & Nancy	46 Zirkel Ave	Piscataway, NJ	08854	62.64	Dutch Mill Rd	
6401	44	Stiles, Norman	2581 Dutch Mill Rd	Newfield, NJ	08344	24.83		
6401	72	Scavelli, Mary	3381 Dutch Mill Rd	Newfield, NJ	08344	19.92	Dutch Mill Rd	Not Renewed
6402	5, 7	Sandor, Karin	2933 Victoria Ave	Newfield, NJ	08344	0.72	Dutch Mill Rd	
6402	11	Digioia, Dominic 7 Tammy	3208 Dutch Mill Rd	Newfield, NJ	08344	15.96		
6402	19	Hogbin, John A	4415 Black Horse Pike	Williamstown, NJ	08094	12.97	Dutch Mill Rd	
6402	19.01	Ferrucci, David F & Carolyn B	3366 Victoria Ave	Newfield, NJ	08344	14.65	Victoria Ave (Rear)	State 8-Year
6402	19.02	Ferrucci Bros,Inc	1745 Piney Hollow Rd	Newfield, NJ	08344	37.73	Dutch Mill Rd	
6402	20	Cavone, Giovanni	1220 Dutch Mill Rd	Newfield, NJ	08344	6.84	3804 Dutch Mill Rd	

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
6402	22	Hogbin, John A	4415 Black Horse Pike	Williamstown, NJ	08094	15.89	Piney Hollow Rd	
6402	23	Ferrucci, Frank & Madelyn	1739 Piney Hollow Rd	Newfield, NJ	08344	3.20		
6402	24	Ferrucci, David & Carolyn	3366 Victoria Ave	Newfield, NJ	08344	16.42		State 8-Year
6402	25	Ferrucci, Michael	1394 Piney Hollow Rd	Newfield, NJ	08344	20.00	Victoria Ave	
6402	28	Currie, Brian & Cheryl	3085 Victoria Ave	Newfield, NJ	08344	13.73		
6402	45	Sandor, Karin	2933 Victoria Ave	Newfield, NJ	08344	5.45	Victoria Ave	
6501	12	Mcdevitt, James F & Barbara A	2110 North Blue Bell Rd	Newfield, NJ	08344	14.96		
6502	3	Collins, Michele	2606 Dutch Mill Rd	Newfield, NJ	08344			
6502	6	Malone, Norva (Aka Mccaffery	2710 Dutch Mill Rd	Newfield, NJ	08344	37.61		
6502	8	Smith, Walter	707 Cranbeury Circle	East Brunswick, NJ	08816	53.47	Dutch Mill & Victoria Av	
6502	15	Haden, Dennis & Kelly	Victoria Ave.	Newfield, NJ	08344	19.81	Victoria Ave.	Permanent
6502	16	Griffie, Larry & Jean	11 Jonathon Dr	Petersburg, NJ	08270	31.16	2401 Victoria Ave	
6503	1	Diocese Of Camden	631 Market St,2nd Flr	Camden, NJ	08102	250.62	Tuckahoe Rd (Rear)	
6503	2	Diocese Of Camden	631 Market St,2nd Flr	Camden, NJ	08102	19.49	Tuckahoe Rd (Rear)	
6503	4	Cairol, Jeff D & Kimberly A	1122 Whitehall Rd	Newfield, NJ	08344	14.52		
6503	5	Cairol, Jeff D & Kimberly A	1122 Whitehall Rd	Newfield, NJ	08344	6.50	Victoria Ave	
6503	6	Endres, Richard & Linda	18 Bryce Rd	Berlin, NJ	08009	39.65	Victoria Ave	
6503	7	Diocese Of Camden	631 Market St,2nd Flr	Camden, NJ	08102	313.61	Victoria Ave	
6503	9	Girl Scouts Of Central/Southern Nj: Sara Hulanick	40 Brace Rd	Cherry Hill, NJ	08034	52.06	2944 Victoria Ave	
6503	11	Girl Scouts Of Central/Southern Nj: Sara Hulanick	40 Brace Rd	Cherry Hill, NJ	08034	3.62	Victoria Ave (Rear)	
6503	16	Ferrucci, Anthony Jr	1447 Piney Hollow Rd	Newfield, NJ	08344	4.31	Victoria Ave	
6503	17	Ferrucci, Anthony Jr	1447 Piney Hollow Rd	Newfield, NJ	08344	11.17	Victoria Ave	
6503	18	Ferrucci, Frank & Madelyn	1739 Piney Hollow Rd	Newfield, NJ	08344	25.82		State 8-Year
6503	19	Ferrucci, Frank & Madelyn	1739 Piney Hollow Rd	Newfield, NJ	08344	3.07		State 8-Year
6503	21	Ferrucci, Michael Joseph Jr Et Al	1595 Piney Hollow Rd	Newfield, NJ	08344	4.04		
6503	25	Ferrucci, Anthony Jr & Christine	1447 Piney Hollow Rd	Newfield, NJ	08344	18.78	Piney Hollow Rd (Rear)	
6503	26	Ferrucci, Michael	1394 Piney Hollow Rd	Newfield, NJ	08344	23.58		
6503	28	Ferrucci, Anthony Sr	1415 Piney Hollow Rd	Newfield, NJ	08344	6.67		
6503	29	Waters, Timothy	1337 Piney Hollow Rd	Newfield, NJ	08344	20.96		
6503	30	Caselli, John	1249 Piney Hollow Rd	Newfield, NJ	08344	26.93		
6503	33	Montgomery, Patrick & Danielle	1171 Piney Hollow Rd	Newfield, NJ	08344	56.71	Piney Hollow Rd	Permanent
6503	35	Kiper, Kevin & Danielle	1063 Piney Hollow Rd	Newfield, NJ	08344	25.79		
6503	37	Lombardi, John & Rose Ann	286 Piney Lane	Newfield, NJ	08344	7.28		
6503	38, 38.01	Whitehead, Darren T	332 Piney Hollow Rd	Newfield, NJ	08344			
6601	1	Trionfo, Albert & Helen	1278 Piney Hollow Rd	Newfield, NJ	08344	5.62		

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
6601	2	Trionfo, Albert & Helen	1278 Piney Hollow Rd	Newfield, NJ	08344	10.90	Unexpected Rd	
6601	4	Trionfo, Albert & Helen	1278 Piney Hollow Rd	Newfield, NJ	08344	22.87	Unexpected Rd	
6601	5	Dandrea, Marie	Po Box 184	Landisville, NJ	08326	72.98	Piney Hollow Rd	Permanent
6601	5.01	Pioppi, Jino Jr & Diane	1181 Piney Hollow Rd	Newfield, NJ	08344			
6601	9	Dandrea, Marie	Po Box 184	Landisville, NJ	08326	1.22	Piney Hollow Rd	
6601	20	Lenzi, Daniel & Irene	1016 Piney Hollow Rd	Newfield, NJ	08344	42.96		
6601	21	Dandrea, Marie	Po Box 184	Landisville, NJ	08326	17.90	Piney Hollow Rd	Permanent
6601	22	Dandrea, Marie	Po Box 184	Landisville, NJ	08326	10.08	Piney Hollow Rd	Permanent
6601	25	Caselli, John Jr	1221 Piney Hollow Rd	Newfield, NJ	08344	3.90	1196 Piney Hollow Rd	
6601	26	Caselli, John Jr	1221 Piney Hollow Rd	Newfield, NJ	08344	3.55	1222 Piney Hollow Rd	
6602	1	Ferrucci, Michael Joseph Jr Et Al	1595 Piney Hollow Rd	Newfield, NJ	08344	10.56		
6602	2	Ferrucci, Michael & Joann	1394 Piney Hollow Rd	Newfield, NJ	08344	10.55		
6602	5	Aducat, John, Toni & Doyle, T & M	298 Kresson-Gibbsboro Rd	Voorhees, NJ	08043	264.58	Piney Hollow Rd	Permanent
6602	9	Doyle, Timothy & Aducat, John	298 Kresson-Gibbsboro Rd	Voorhees, NJ	08043	85.73	Piney Hollow Rd	
6602	11	Biagi, James	2034 Piney Hollow Rd	Newfield, NJ	08344	47.43		
6602	12	Aducat, John, Toni, & Doyle T & M	298 Kresson-Gibbsboro Rd	Voorhees, NJ	08043	100.97	Piney Hollow Rd	Permanent
6602	15	Ferrucci, Michael Joseph Jr Et Al	1595 Piney Hollow Rd	Newfield, NJ	08344	20.45	Unexpected Rd	
6701	3, 20	Lamorgia, G& Meloni, J, C/O G. Petaccio	245 Conestoga Dr	Marlton, NJ	08053	5.56		
6701.01	15	Ferrucci Bros. Inc.	1745 Piney Hollow Rd	Newfield, NJ	08344	39.11		
6701.01	16	Gancarz, Stanley & Florence	307 Weymouth Rd	Buena, NJ	08310	12.00	544 Harding Hwy	
6701.01	17	Gancarz, Stanley & Florence	307 Weymouth Rd	Buena, NJ	08310	11.75	544 Harding Hwy	
6701.01	18	Gatto, Joseph Jr & Alice	1036 South Blue Bell Rd	Newfield, NJ	08344	5.31	South Blue Bell Rd	
6701.01	32	Gatto, Joseph Jr & Alice	1036 South Blue Bell Rd	Newfield, NJ	08344	10.34	Tuckahoe Rd	
6701.01	32.01	Gatto, Joseph Jr & Alice	1036 South Blue Bell Rd	Newfield, NJ	08344	25.24		
6701	40	Mosley, Lynn & Christine	291 Tuckahoe Rd	Vineland, NJ	08360	6.01		
6701	41	Mosley, Lynn & Christine	291 Tuckahoe Rd	Vineland, NJ	08360	6.46		
6702	2	Antonelli, Americo & Joan	214 Tuckahoe Rd	Vineland, NJ	08360	9.68		
6702	3	Antonelli, Americo & Joan	214 Tuckahoe Rd	Vineland, NJ	08360	1.32	Tuckahoe Rd	
6702	6	Antonelli, Americo & Joan	214 Tuckahoe Rd	Vineland, NJ	08360	121.84	Tuckahoe Rd	
6702	8	Rossi, Gregory	891 Williamstown Rd	Franklinville, NJ	08322	39.95	Tuckahoe Rd	
6702	12	Bellone, Andrew M Jr & Thomas L	491 Harding Hwy	Vineland, NJ	08360	98.64	Tuckahoe Rd	
6702	30	Lynd-Morales, Llc	834 Tuckahoe Rd	Newfield, NJ	08344	21.74		
6702	39	Diocese Of Camden	631 Market St,2nd Flr	Camden, NJ	08102	20.70	Tuckahoe Rd	
6702	40	Diocese Of Camden	631 Market St,2nd Flr	Camden, NJ	08102	288.03	Tuckahoe Rd	
6702	41	Piney Lane Sportsman Club,Inc	449 West Piney Hollow Rd	Williamstown, NJ	08094	37.17	Piney Hollow Rd	
6702	42	Piney Lane Sportsman Club,Inc	449 West Piney Hollow Rd	Williamstown, NJ	08094	49.20	Piney Hollow Rd	
6702	43	Diocese Of Camden	631 Market St,2nd Flr	Camden, NJ	08102	69.54	Piney Lane	

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6702	44	Johnston, Charles	161 Piney Lane	Newfield, NJ	08344	46.77	Piney Lane	Permanent
6702	46	Bononcini, Joseph	841 Piney Hollow Rd	Newfield, NJ	08344	49.21		
6702	49	D'alessandro, Joseph	660 Piney Hollow Rd	Newfield, NJ	08344	16.78	Piney Hollow Rd	Acq By Unexpected Wildlife Refuge
6702	50	Vozzo, Maria Theresa	1537 84th St	Brooklyn, NY	11228	4.86	497 Piney Hollow Rd	
6702	51	Vozzo, Maria Theresa	1537 84th St	Brooklyn, NY	11228			
6702	55	Ferrucci Bros,Inc	1745 Piney Hollow Rd	Newfield, NJ	08344	85.78	Piney Hollow Rd	Permanent
6702	58	Ferrucci Bros,Inc	1745 Piney Hollow Rd	Newfield, NJ	08344	9.73	Piney Hollow Rd	Permanent
6702	60	Antonelli, Americo & Joan	214 Tuckahoe Rd	Vineland, NJ	08360	8.28	Tuckahoe Rd	
6703	3	Ferrucci, Anthony Jr	1447 Piney Hollow Rd	Newfield, NJ	08344			
6703	4	Ferrucci, Anthony Jr & Christine	1447 Piney Hollow Rd	Newfield, NJ	08344	0.91	478 Piney Hollow Rd	
6703	6	Ferrucci, Anthony Jr & Christine	1447 Piney Hollow Rd	Newfield, NJ	08344	3.31	478 Piney Hollow Rd	
6703	8	Ferrucci, Anthony Jr & Christine	1447 Piney Hollow Rd	Newfield, NJ	08344	2.77	Piney Hollow Rd	
6703	11	D'alessandro, Joseph	660 Piney Hollow Rd	Newfield, NJ	08344	3.05	656 Piney Hollow Rd	Acq By Unexpected Wildlife Refuge
6703	12	D'alessandro, Joseph	660 Piney Hollow Rd	Newfield, NJ	08344	13.08		Acq By Unexpected Wildlife Refuge
6801	2	Simione, Florence	1552 Garden Rd	Vineland, NJ	08360	6.58		
6801	3	Robles, Rosa H	1640 Garden Rd	Vineland, NJ	08360			
6802	11	Sgorlon, Louis & Dawn	1646 Flora Rd	Vineland, NJ	08360	8.25		
6802	13	Scapellato, Peter	1928 Forest Grove Rd	Vineland, NJ	08360	13.97	1692 Flora Rd	
6802	16	Bianco, Justin & Patricia	1780 Flora Rd	Vineland, NJ	08361	9.90		
6802	18	Scapellato, Joseph & Peter	1928 Forest Grove Rd	Vineland, NJ	08360	12.77	Flora Rd	
6802	19	Scapellato, Concetta & Peter	1928 Forest Grove Rd	Vineland, NJ	08360	8.99	Flora Rd	
6802	34	Hackett, John & Denise	200 Main Rd	Vineland, NJ	08360	25.86		
6803	1	D M Taylor,Inc	Box 375	Malaga, NJ	08328	4.74	Forest Grove Rd	
6803	2	Garofalo, Michael & Arlene	1730 Forest Grove Rd	Vineland, NJ	08361	5.71		
6803	3	Garofalo, Michael & Arlene	1750 Forest Grove Rd	Vineland, NJ	08361	12.30		
6803	4	Schwegel, Josephine	606 Broadway	Vineland, NJ	08360	5.40		
6803	5	Barnabei, Louis & Lois	1816 Forest Grove Rd	Vineland, NJ	08361	10.30		
6803	6.01	Teti, Frederick R & Elizabeth L	1858 Forest Grove Rd	Vineland, NJ	08360	5.83	Flora Rd	
6803	8	Scapellato, Joseph & Peter	1928 Forest Grove Rd	Vineland, NJ	08360	8.51	Forest Grove Rd	
6803	10	Scapellato, Concetta & Peter	1928 Forest Grove Rd	Vineland, NJ	08360	16.68		
6803	14	Pustizzi, John & Concetta	2076 Forest Grove Rd	Vineland, NJ	08360	6.67		
6803	16	Pustizzi, John & Concetta	2076 Forest Grove Rd	Vineland, NJ	08360	2.33	Forest Grove Rd (Rear)	
6803	18	Schwegel, Josephine	606 Broadway	Vineland, NJ	08360	9.34	Flora Rd	

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
6804	7	Cifaloglio, Henry N	618 Forest Grove Rd	Vineland, NJ	08360	12.33	Weymouth Rd	
6804	12	Scapellato, Peter & Joseph S	1928 Forest Grove Rd	Vineland, NJ	08360	4.98	Weymouth Rd	
6804	18	Scapellato, Joseph S & Peter	1928 Forest Grove Rd	Vineland, NJ	08360	1.39	Forest Grove Rd (Rear)	
6804	19	Scapellato, Joseph S & Peter	1928 Forest Grove Rd	Vineland, NJ	08360	3.79	Forest Grove Rd (Rear)	
6804	20	Scapellato, Peter & Joseph S	1928 Forest Grove Rd	Vineland, NJ	08360	8.87	Forest Grove Rd	
6804	21	Scapellato, Joseph	1928 Forest Grove Rd	Vineland, NJ	08361	20.74		
6804	22	Cifaloglio, Sylvester Jr	1963 Forest Grove Rd	Vineland, NJ	08360	10.01	Forest Grove Rd	
6804	23	Cifaloglio, Sylvester Jr	1963 Forest Grove Rd	Vineland, NJ	08360	14.27	Forest Grove Rd	
6804	27	Carlino, Albert	1919 Forest Grove Rd	Vineland, NJ	08361	9.48		
6804	40	Huffman, Timothy & Patricia	1809 Magnolia Rd	Vineland, NJ	08360	16.85	296 South Blue Bell Rd	
6804	41	Huffman, Timothy & Patricia	1809 Magnolia Rd	Vineland, NJ	08360	1.04	296 South Blue Bell Rd	
6804	47	Cifaloglio, Henry N	618 Forest Grove Rd	Vineland, NJ	08360	7.10	Weymouth Rd	
6804	48	Cifaloglio, Henry N	618 Forest Grove Rd	Vineland, NJ	08360	2.62	Weymouth Rd	
6804	49	Cifaloglio, Henry N	618 Forest Grove Rd	Vineland, NJ	08360	3.44	Weymouth Rd	
6805	1	Viehweg, Ernest P Jr & Diane P	2318 Main Rd	Franklinville, NJ	08322	22.01	655 Harding Hwy	
6805	3	Danko, Phillip A	593 Harding Hwy	Vineland, NJ	08361	34.56		
6805	4.01	Bellone, Andrew & Jean Irrevo Trust	124 Cedar Lake Rd	Newfield, NJ	08344			
6805	6	Bellone, Andrew M Jr & Tho	491 Harding Hwy	Vineland, NJ	08361	19.17		
6805	9	Nixholm Real Estate Holdings	339 Harding Hwy	Vineland, NJ	08360	22.17	Harding Hwy	
6805	20	Lamorgia, Gemma & Meloni, Joseph R	1003 Sagemore Dr	Marlton, NJ	08053	9.26	Harding Hwy	
6805	25	Amico, Louis A & Joyce A	3940 East Oak Rd	Vineland, NJ	08360	31.02	Weymouth Rd	
6805	25.01	Mr Steel, Llc	3345 Hawthorne Ct	Vineland, NJ	08361	21.97	Weymouth Rd	
6805	26	Nixholm Real Estate Holdings	339 Harding Hwy	Vineland, NJ	08360	11.52	Weymouth Rd	
6805	27	Nixholm Real Estate Holdings	339 Harding Hwy	Vineland, NJ	08360	9.13	Weymouth Rd	
6805	28	Nixholm Real Estate Holdings	339 Harding Hwy	Vineland, NJ	08360	39.86	Weymouth Rd (Rear)	
6805	29	Nixholm Real Estate Holdings	339 Harding Hwy	Vineland, NJ	08360	18.41	Weymouth Rd	
6805	30	Lewis, Eleanor J	108 Linden Lane	Princeton, NJ	08540	31.24	Weymouth Rd	
6805	35	Hurley, Charles J & Dina M	590 South Blue Bell Rd	Vineland, NJ	08361	19.34		
6902	64	Battestella, Gary	9837 Marsh Pointe Dr	Orlando, FL	32832	0.51	Forest Grove Rd (Rear)	Vineland Assessm
6904	3	Gelardo, Raymond & Genevie	323 Main Rd	Vineland, NJ	08360	12.26		
6904	4	Scapellato, Peter	1928 Forest Grove Rd	Vineland, NJ	08361	37.77		
6904	5	Green, Ronald & Mary	1563 Garden Rd	Vineland, NJ	08360	9.99		
7001	21	Dunfee, William	719 Embassy Terrace	Vineland, NJ	08360	4.20		
7001	22	Dunfee, William	719 Embassy Terrace	Vineland, NJ	08360	3.38	Main Rd	
7001	27	Giannone, Salvatore & Rose	100 Locust St	Turnersville, NJ	08012	10.20		
7001	28	Mercogliana Llc	13 Evelyn Ave	Vineland, NJ	08360	10.60		

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
7001	29	Pacione, Robert & Diane	997 Weymouth Rd	Vineland, NJ	08360			
7001	30	Petronglo, Carmen & Joanne	2101 Weymouth Rd	Newfield, NJ	08344	19.29	Weymouth Rd	
7002	8	Kargman, Brian & Dorothy	1485 Catawba Ave	Newfield, NJ	08344	30.54		
7002	10	Williamson, David B & Cath	1584 Catawba Ave	Newfield, NJ	08344	18.79		
7002	11	Gonzalez, Joseph R	1654 Catawba Ave	Newfield, NJ	08344	24.20		
7002	19	Farabella, Pasquale & Caro	527 South Blue Bell Rd	Vineland, NJ	08361	25.49		
7002	20	Farabella, Pasquale & Caro	527 South Blue Bell Rd	Vineland, NJ	08361	1.70		
7002	25	Pacitto, Dominick N & Jean	1395 Weymouth Rd	Vineland, NJ	08360	17.40		
7002	28	Gaetano, Joseph & Mary	1389 Weymouth Rd	Vineland, NJ	08360	15.15	Weymouth Rd	
7002	30.02	Murray, Joyce & Murray, David	1325 Weymouth Rd	Vineland, NJ	08360			
7003	3	Allonardo, David & Teresa	1350 Weymouth Rd	Vineland, NJ	08360	20.40		
7003	11	Simione, Millie	385 South Blue Bell Rd	Vineland, NJ	08361	10.21		
7003	30	Karch, Ellen N	30 Maple Stream	East Windsor, NJ	08520	7.18		
7004	10.02	Durham, Richard T & Claire M	701 Strawberry Ave	Vineland, NJ	08630			
7004	16	Burrell, Bruce	908 Weymouth Rd	Vineland, NJ	08360			
7004	20	Burrell, Bruce	908 Weymouth Rd	Vineland, NJ	08360	3.70	Weymouth Rd	
7004	23	Burrell, Ralph Iii, Richard, Robert	903 Strawberry Ave	Vineland, NJ	08360	3.85	Weymouth Rd	
7004	24	Petronglo, Carmen & Joanne	2101 Weymouth Rd	Newfield, NJ	08344	14.45		
7004	25	Petronglo, Carmen & Joanne	2101 Weymouth Rd	Newfield, NJ	08344	16.33		
7004	36	The Godlewski Family Lp	573 Main Rd	Vineland, NJ	08360	18.09		
7004	41, 41.01	Ketcham, James Jr & Jennifer Mastro-	1069 Strawberry Ave	Vineland, NJ	08360	21.06	1083 Strawberry Ave	
7004	58	Burrell, Ralph Iii, Richard & Robert	903 Strawberry Ave	Vineland, NJ	08360	3.58	Strawberry Ave (Rear)	
7004	61	Burrell, Ralph Iii, Richard & Robert	903 Strawberry Ave	Vineland, NJ	08360	12.43	Strawberry Ave	
7004	65	Doyle, James & Sharon	Po Box 884	Vineland, NJ	08360	11.96	783 Strawberry Ave	
7004	65.01	Doyle, James K & Sharon Ne	Po Box 884	Vineland, NJ	08360	8.46		
7101	8	Garoppo, Joann Aka Stellaccio	1259 Tuckahoe Rd	Newfield, NJ	08344	104.07		
7101	9	Bellone, Andrew M Jr & Thomas L	491 Harding Hwy	Vineland, NJ	08360	145.59	Harding Hwy	Permanent
7101	11	Carty, Frederick F	683 9th St	Hammonton, NJ	08037	26.12	Tuckahoe Rd	
7101	13	Bellone, Thomas L & Andrew M	491 Harding Hwy	Vineland, NJ	08360	12.59	Tuckahoe Rd	
7101	28	Capozzi, Frank, Mildred, Lucy, Edith	1523 Harding Hwy	Newfield, NJ	08344	30.05		
7101	30	Belarmino, Jimeno Et Al	870 Harding Hwy	Newfield, NJ	08344	9.46		
7101	31	Fiorella, Theresa	886 Harding Hwy	Newfield, NJ	08344	10.72		
7101	35	Gorrell Brothers Realty Llc	952 Harding Hwy	Newfield, NJ	08344	52.48		
7101	44	Bishop, John & Reeves, Jul	1086 Harding Hwy	Newfield, NJ	08344	6.06		
7101	45	Garoppo, Pasquale F. Sr	1200 Harding Hwy	Newfield, NJ	08344	124.06		
7101	50	Musto, Heather Ann	1398 Harding Hwy	Newfield, NJ	08344	12.41	Harding Hwy	
7101	51	Devecchis, Gaetano & Rita	1386 Harding Hwy	Newfield, NJ	08344	6.68		

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
7101	53	Capozzi Family Foundation	1523 Harding Hwy	Newfield, NJ	08344	37.41	Main Rd	
7101	57	Fabrizio, Antoinette	1670 Main Rd	Newfield, NJ	08344	5.00	1670 Main Rd	
7101	58	Fabrizio, Antoinette	1670 Main Rd	Newfield, NJ	08344	6.27		
7101	59	Fabrizio, Antoinette	1670 Main Rd	Newfield, NJ	08344	4.10	Main Rd (Rear)	
7101	60	Fabrizio, Ernest James	644 Fabrizio Lane	Newfield, NJ	08344	9.02	Main Rd (Rear)	
7101	62	Fabrizio, Ernest James	644 Fabrizio Lane	Newfield, NJ	08344	9.50		
7101	63	Capozzi Family Foundation	1523 Harding Hwy	Newfield, NJ	08344	96.27	Main Rd (Rear)	
7101	64	Fabrizio, George G. & Dayle S	390 South Fir Ave	Galloway, NJ	08205	45.95		
7101	66	Richer, Pearl E. Polachek	1748 Main Rd	Newfield, NJ	08344	13.77		
7101	67	Curcio, Robert, Vincent & Deborah	1796 Main Rd	Newfield, NJ	08344	10.49		
7101	68	Curcio, Edward	1844 Main Rd	Newfield, NJ	08344	25.59		
7101	69	Peterson, Ralph Jr & Christine	1958 Main Rd	Newfield, NJ	08344	27.22	Main Rd	Permanent
7101	70	Graiff, Doris	1615 Pennsylvania Aven	Vineland, NJ	08361	16.61	Lake Rd	Permanent
7101	71	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361	19.60	5844 Lake Rd	Permanent
7101	72	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361	6.04	5844 Lake Rd	Permanent
7101	73	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361	22.20	Lake Rd	Permanent
7101	78	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361	14.67	Lake Rd	
7101	79	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361		Lake Rd	Permanent
7101	80	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361		Lake Rd	Permanent
7101	81	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361		Lake Rd	Permanent
7101	82	Graiff, Doris	1615 Pennsylvania Ave	Vineland, NJ	08361		Lake Rd	Permanent
7101	83	Capozzi Family Foundation	1523 Harding Hwy	Newfield, NJ	08344	120.31	Main Rd	
7101	84	Polachek, Nancy C/O Slimm, Stephanie	731 Amber Lane	Vineland, NJ	08360	18.43		
7101	85, 86	Blasberg, John M & Joan	29 Dahl Terr.	Newfield, NJ	08344			
7102	7	Fabrizio, Anthony A Jr & Dorothy J	1294 Main Rd	Newfield, NJ	08344	22.25	1268 Main Rd	
7102	8	Fabrizio, Anthony A Jr & Dorothy J	1294 Main Rd	Newfield, NJ	08344	22.76	1268 Main Rd	
7102	9	Petrini, Louis Jr	1151 Harding Hwy	Newfield, NJ	08344			
7102	11	Kargman, Brian & Dorothy	1485 Catawba Ave	Newfield, NJ	08344	4.88	1063 Harding Hwy	
7102	12	Kargman, Brian & Dorothy	1485 Catawba Ave	Newfield, NJ	08344	4.79	1047 Harding Hwy	
7102	14	Kargman, Brian & Dorothy	1485 Catawba Ave	Newfield, NJ	08344			With 7002/8
7102	18	Kargman, Brian & Dorothy	1485 Catawba Ave	Newfield, NJ	08344	8.19	Harding Hwy	
7201	5, 5.02, 5.03, 5.04	Sayegh, Solomon & Alia	6010 Winchester Ave	Ventnor City, NJ	08406	13.92	Harding Hwy	
7202	1	Marchesano, William A & Patricia	933 Owle St	Vineland, NJ	08361	18.95		
7202	1.01	Marchesano, Louis & Julia	546 North Harding Hwy	Vineland, NJ	08360			
7202	3	Lobb, Timothy J & Arlene E	1829 Main Rd	Newfield, NJ	08344	29.92		
7202	4	Willins, Robert K	1779 Main Rd	Newfield, NJ	08344	31.70		
7202	7	Fabrizio, Antoinette	1670 Main Rd	Newfield, NJ	08344	16.12	Main Rd	

Block	Lot	Owner	Owner Address	Citystate	Zip	Area (Acres)	Location	Farm pres/ Notes
7202	9	Capozzi, Frank, Mildred, Lucy, Edith	1523 Harding Hwy	Newfield, NJ	08344	17.71	Harding Hwy	
7202	10	Fbg Llc	2760 Glassboro-Cross Keys Rd	Glassboro, NJ	08028			
7202	22	Coblentz, George & Lori	1720 Harding Hwy	Newfield, NJ	08344	8.02		
7202	23	Coblentz, George & Lori	1720 Harding Hwy	Newfield, NJ	08344	23.09		
7202	35	Placendo, Louis J Jr	5602 Lake Rd	Newfield, NJ	08344	27.12	Lake Rd	
7202	36	Placendo, John Paul Iii	5538 Lake Rd	Newfield, NJ	08344	15.32		With 5602/40
7203	2	Novicke, Michael A	490 Madison Ave	Newfield, NJ	08344	11.16		
7203	15	Sortino, J C/O Josephine Price	1625 Harding Hwy	Newfield, NJ	08344	6.64		
7203	19	Capozzi, Frank, Mildred, Lucy, Edith	1523 Harding Hwy	Newfield, NJ	08344	15.47		
7203	22	Capozzi, Frank, Mildred, Lucy, Edith	1523 Harding Hwy	Newfield, NJ	08344	5.83	Main Rd	
7203	23	Pustizzi, Carmelo	1299 Main Rd	Newfield, NJ	08344	33.67		
7203	30	Congregation Daughters Of Mercy	1009 Main Rd	Newfield, NJ	08344	10.04	Catawba Ave	
7203	31	Pustizzi, Carmelo	1299 Main Rd	Newfield, NJ	08344	11.87	Catawba Ave	
7203	36	Pustizzi, Carmelo	1299 Main Rd	Newfield, NJ	08344	11.23	Catawba Ave	
7203	37	Pustizzi, Carmelo	1299 Main Rd	Newfield, NJ	08344	16.34	Catawba Ave	
7203	38	Arcangeli, Fred & Rosemarie	504 Catawba Ave	Newfield, NJ	08344	1.63	Catawba Ave	

Source: Franklin Township, 2008



MAPS

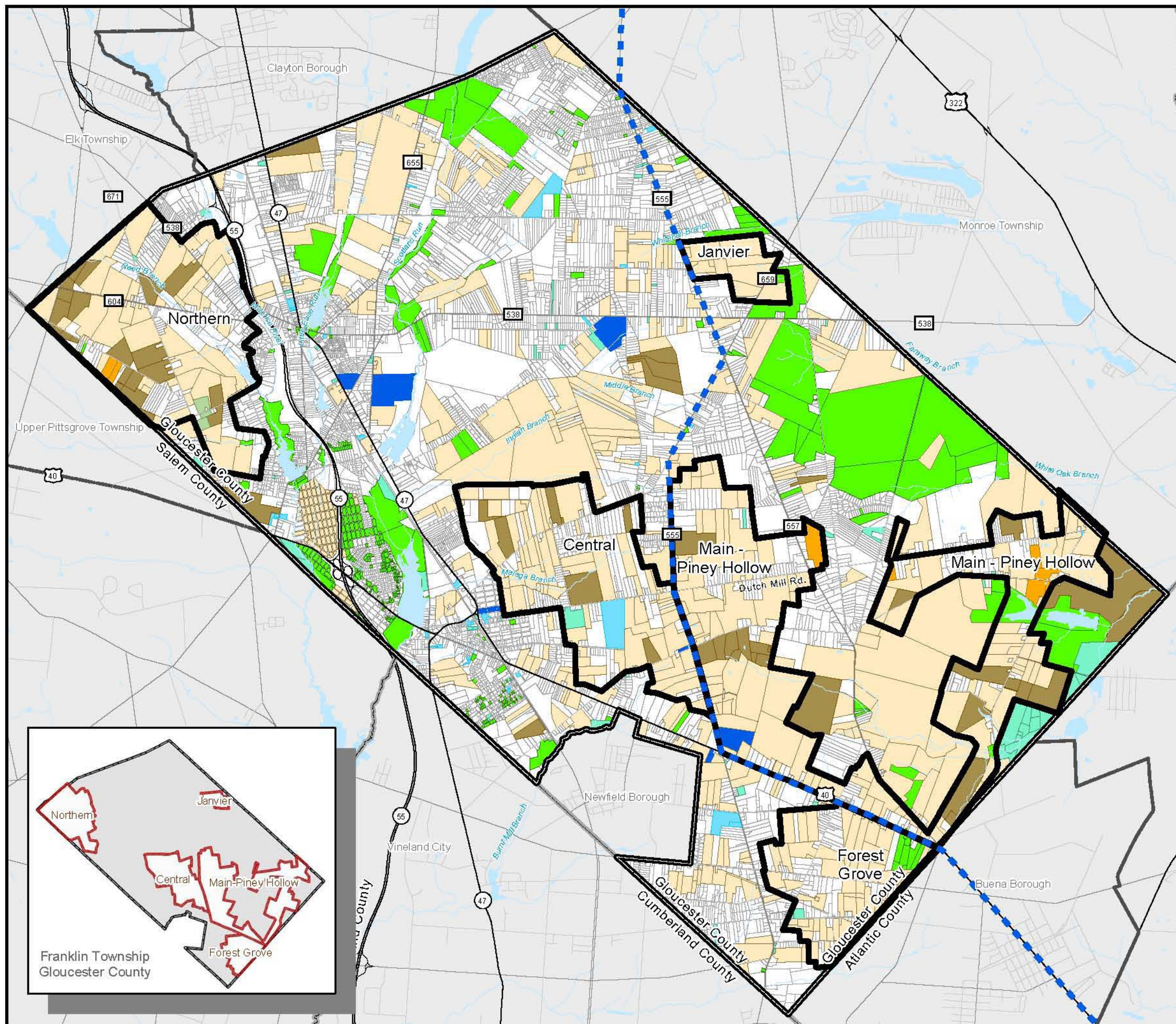
1. Project Areas
2. Project Areas Aerial Photo (2005)
3. DVRPC Land Use (2005)
4. Project Area: Northern
5. Project Area: Central
6. Project Area: Main Road – Piney Hollow
7. Project Area: Janvier
8. Project Area: Forest Grove
9. Soils
10. All Project Areas – Soil Classifications
11. Landscape Project Priority Habitats
12. Groundwater Recharge
13. New Jersey State Planning Areas
14. Zoning
15. Agricultural Development Area, Gloucester County, New Jersey
16. Greenways Map [from Franklin Township *Open Space and Recreation Plan*]



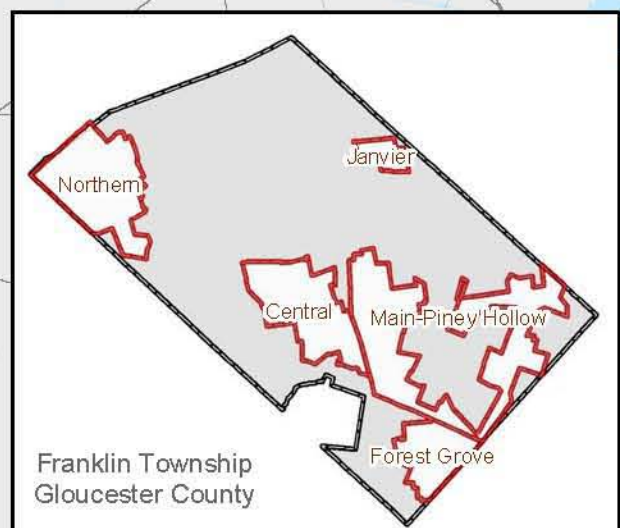
Franklin Township

Map # 1

Project Areas



- Pinelands Boundary
- Project Area
- Farmland**
 - Permanently Preserved
 - Permanently Preserv. (Pending)
 - 8-Year Program
- Property Class**
 - Farm Assessed - 3A & 3B
 - Public Property - 15C
 - School Property - 15A & 15B
 - Church Property - 15D & 15E
 - Other Exempted - 15F
 - Tax Parcel Boundary



0 0.5 1 Miles



DELAWARE VALLEY
dvrpc
REGIONAL PLANNING COMMISSION

Source : NJDEP, NJDOT, Gloucester County, 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.

Franklin Township

Map # 2

Project Areas Aerial Photo (2007)

-  Pinelands Boundary
-  Project Area
-  Franklin Township Boundary
-  County Boundary
-  Municipal Boundary
-  Lot Boundary

0 0.5 1 Miles



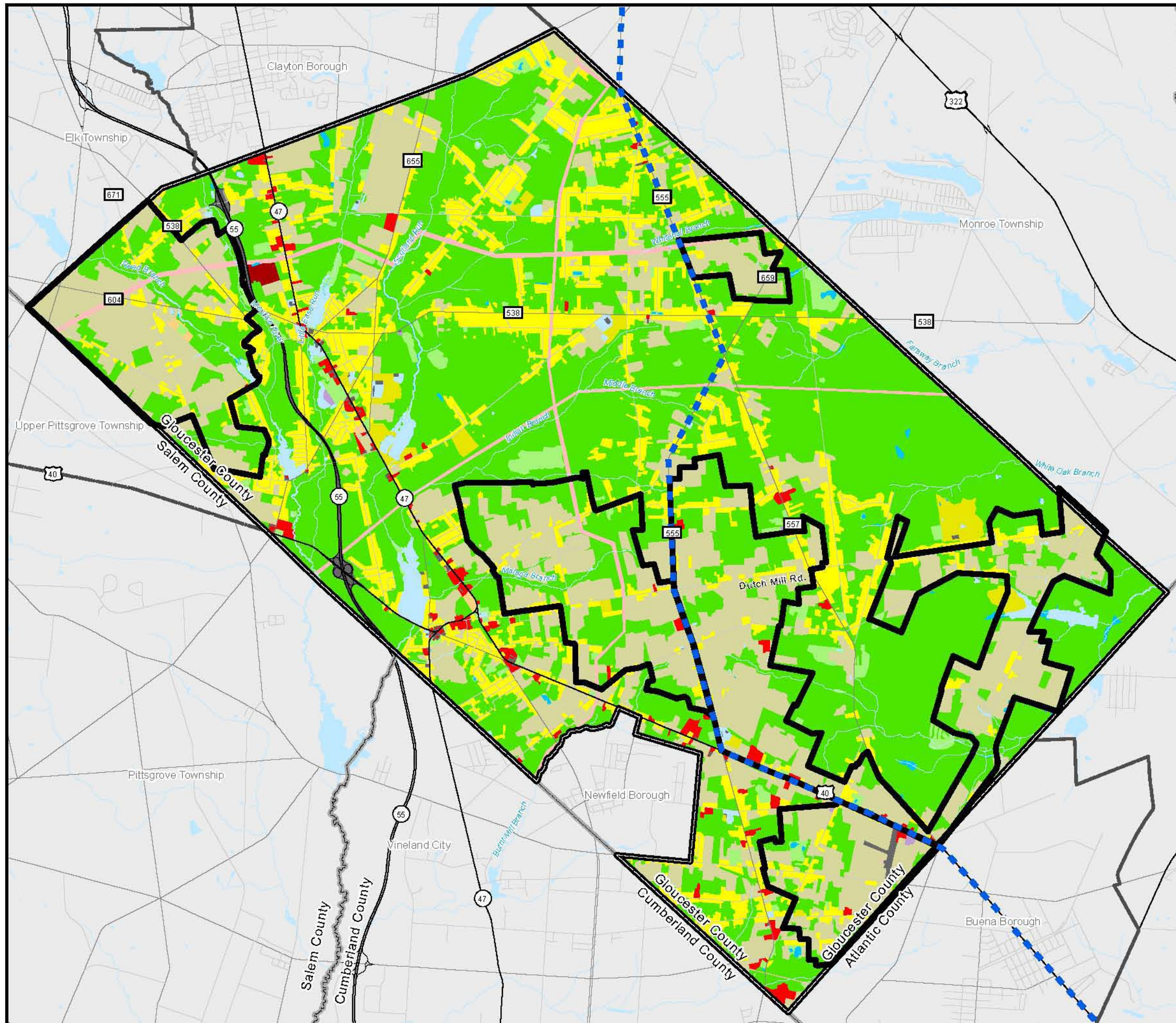
Source : NJDEP, NJDOT, DVRPC, Gloucester Co.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



Franklin Township

Map # 3

DVRPC Land Use (2005)



Boundaries

- Project Area
- Pinelands Boundary

Land Use Type

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



0 0.5 1 Miles



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.

Franklin Township

Map # 4

Project Area: Northern

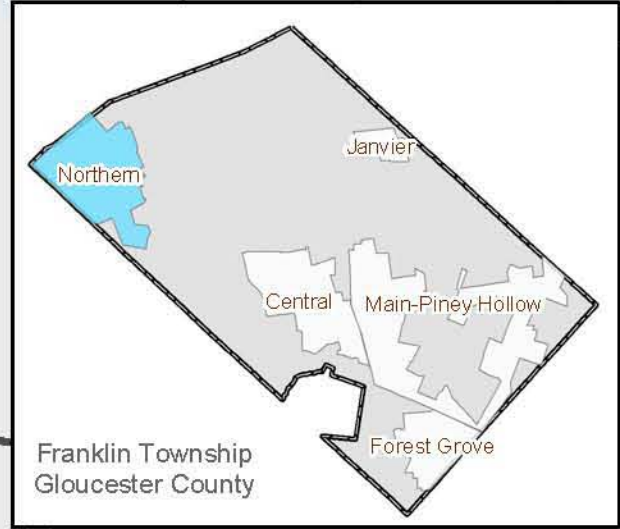
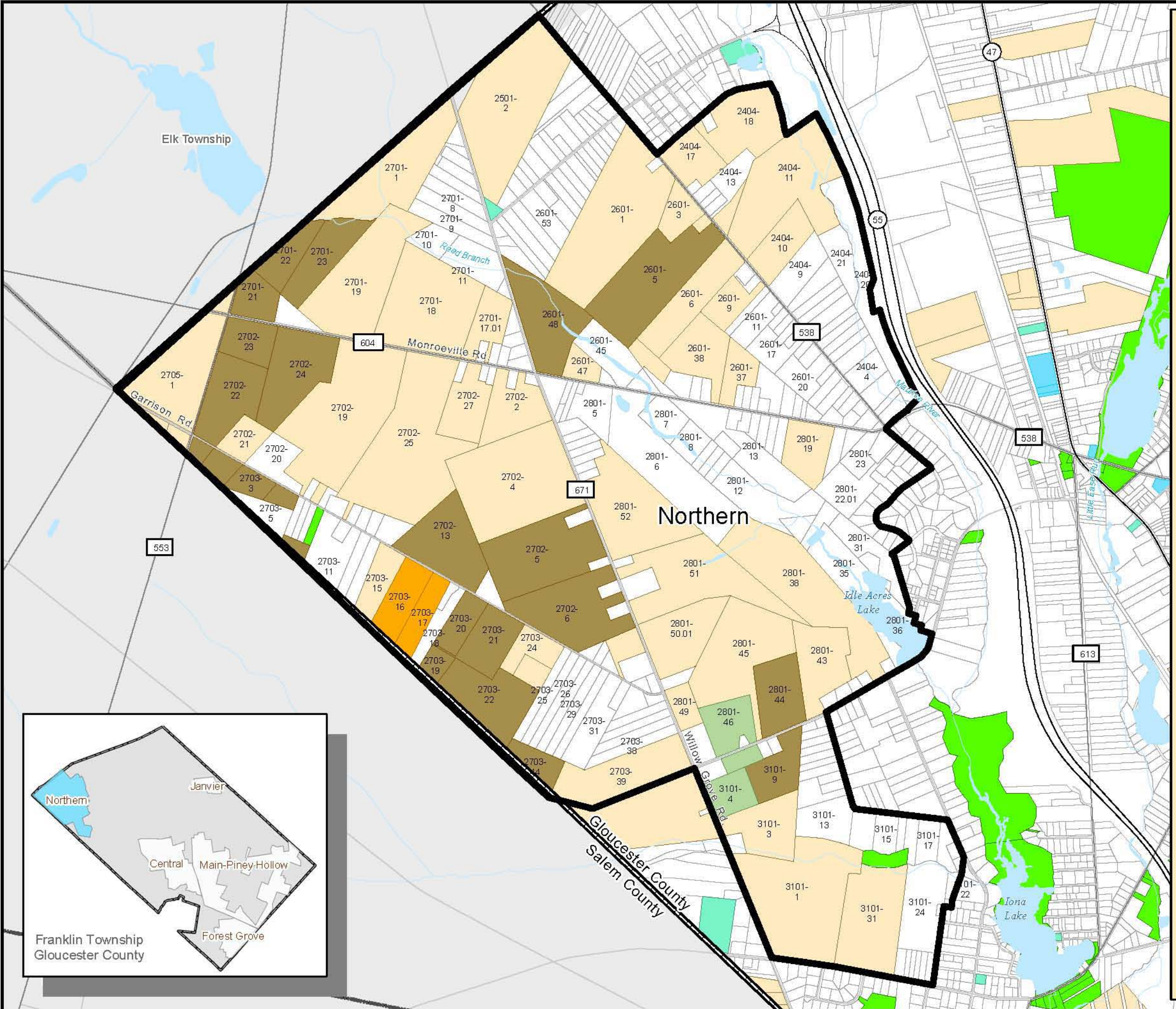
-  Project Area
- Farmland**
 -  Permanently Preserved
 -  Permanently Preserv. (Pending)
 -  8-Year Program
- Property Class**
 -  Farm Assessed - 3A & 3B
 -  Public Property - 15C
 -  School Property - 15A & 15B
 -  Church Property - 15D & 15E
 -  Other Exempted - 15F
 -  Tax Parcel Boundary

0 0.2 0.4 Miles



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PLANNING COMMISSION


Source : NJDEP, NJDOT, Gloucester County, DVRPC.
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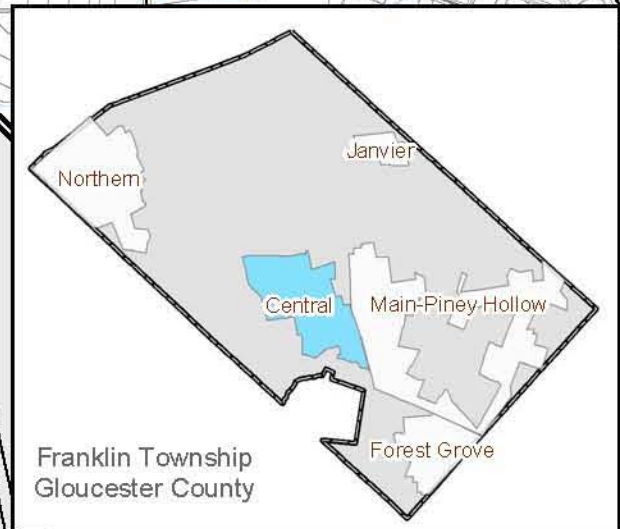
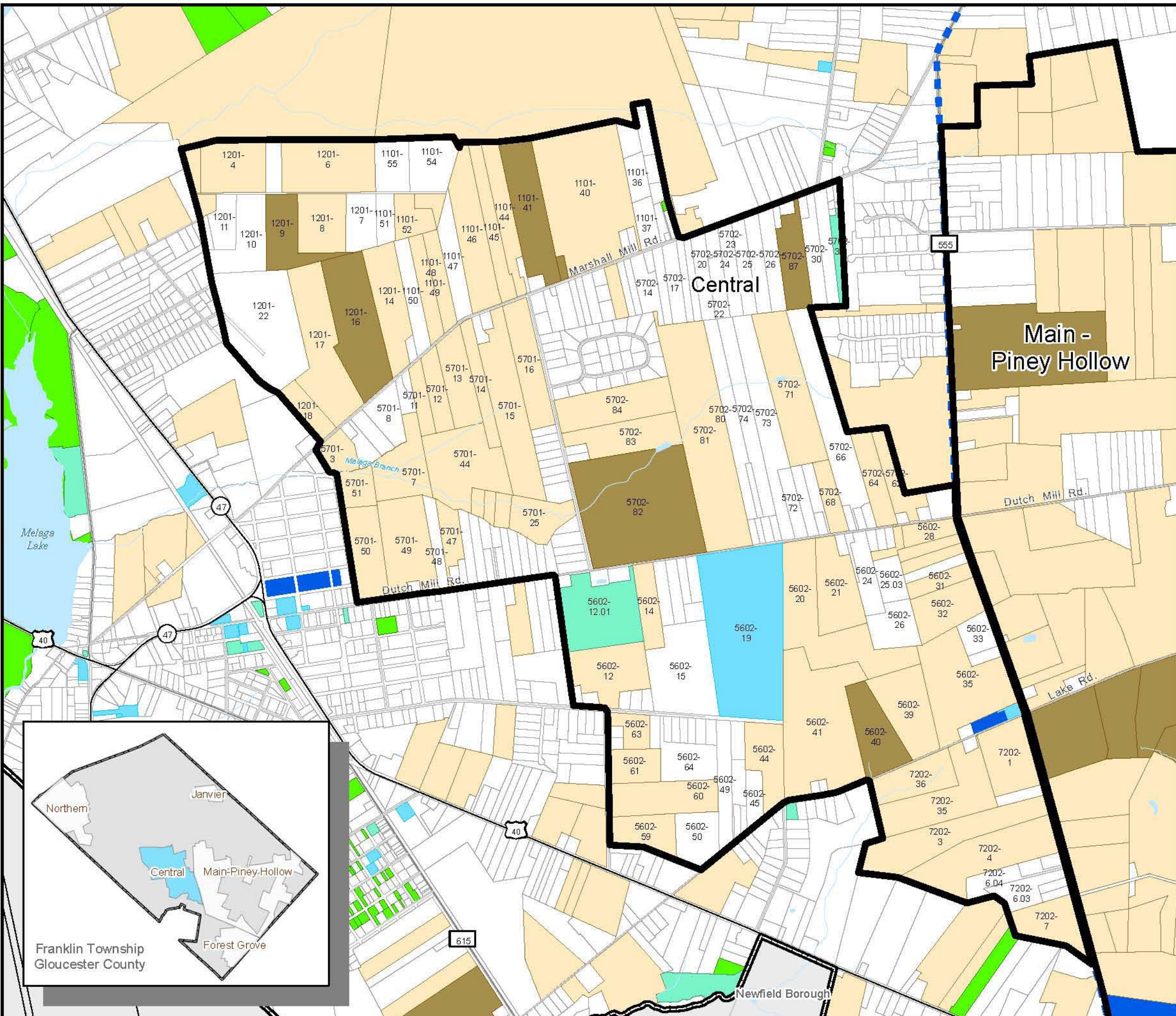


Franklin Township

Map # 5

Project Area: Central

-  Pinelands Boundary
-  Project Area
- Farmland**
 -  Permanently Preserved
 -  Permanently Preserv. (Pending)
 -  8-Year Program
- Property Class**
 -  Farm Assessed - 3A & 3B
 -  Public Property - 15C
 -  School Property - 15A & 15B
 -  Church Property - 15D & 15E
 -  Other Exempted - 15F
 -  Tax Parcel Boundary

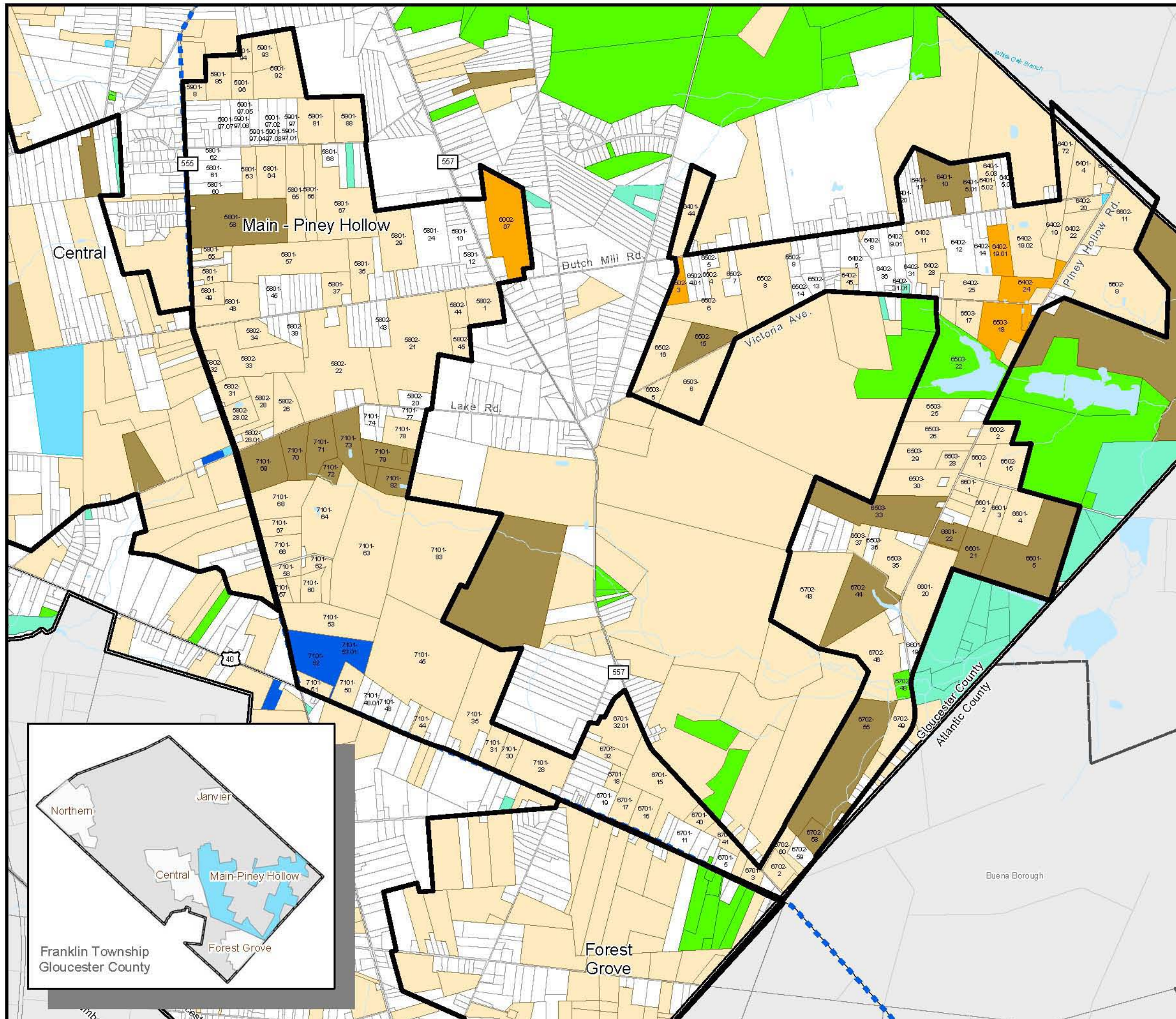



Source : NJDEP, NJDOT, Gloucester County, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.


Franklin Township

Map # 6




Project Area: Main - Piney Hollow









 Pinelands Boundary

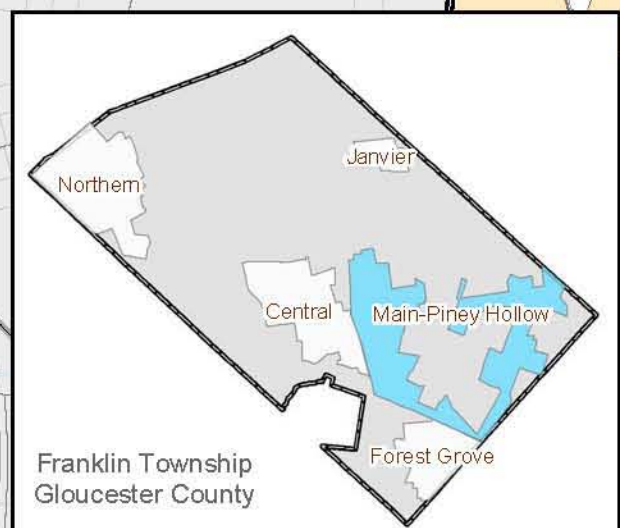
 Project Area

Farmland


-  Permanently Preserved
-  Permanently Preserv. (Pending)
-  8-Year Program

Property Class

-  Farm Assessed - 3A & 3B
-  Public Property - 15C
-  School Property - 15A & 15B
-  Church Property - 15D & 15E
-  Other Exempted - 15F
-  Tax Parcel Boundary



0 0.25 0.5 Miles












 **dvrpc**
REGIONAL PLANNING COMMISSION

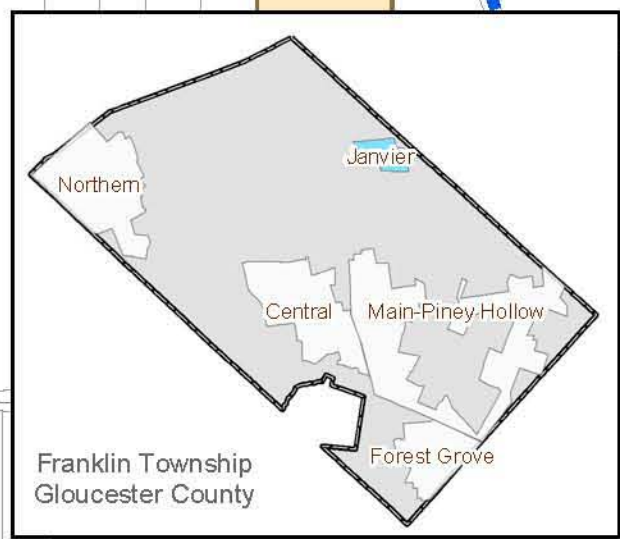
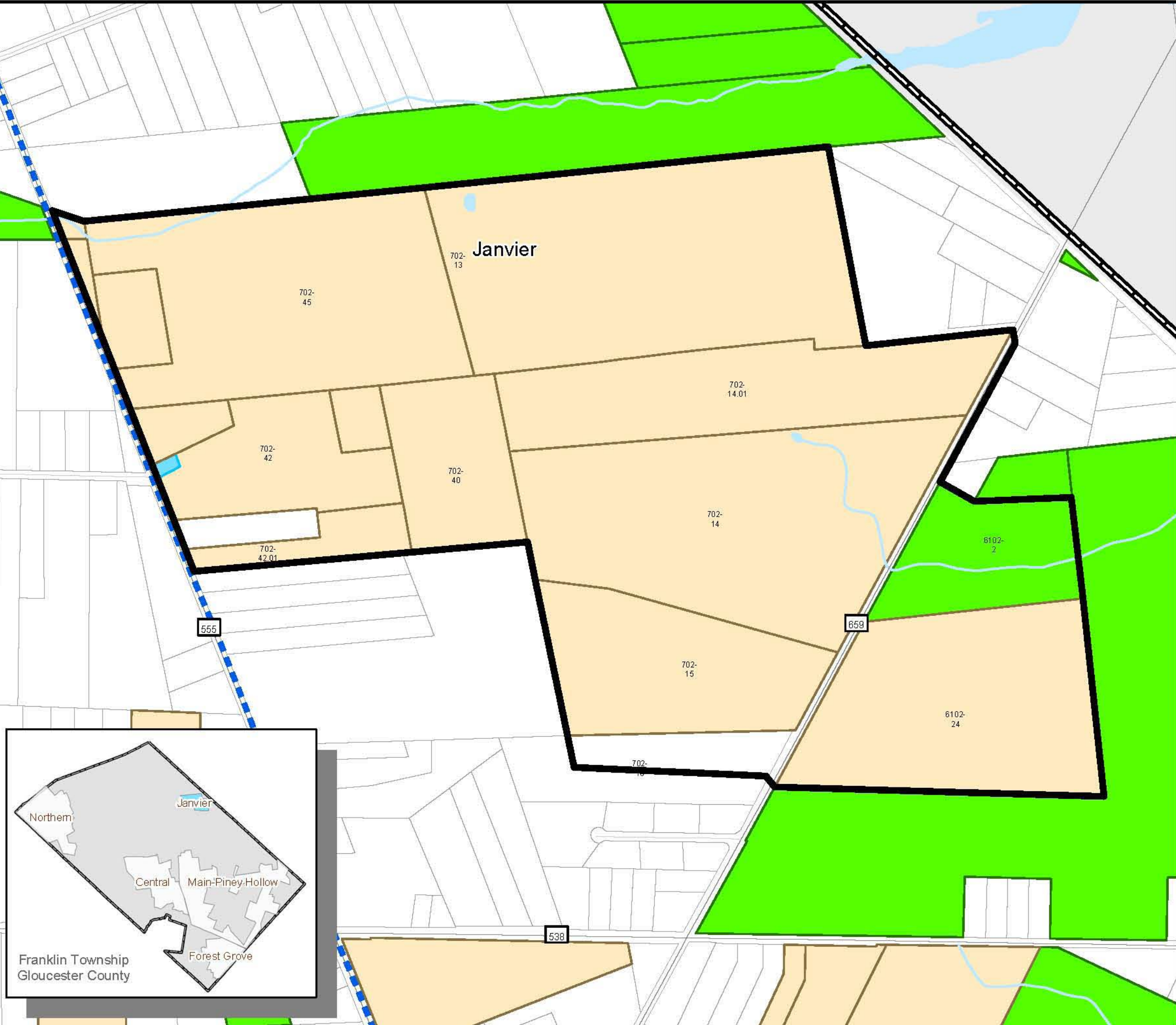
Source : NJDEP, NJDOT, Gloucester County, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Franklin Township

Map # 7

Project Area: Janvier

-  Pinelands Boundary
-  Project Area
- Farmland**
 -  Permanently Preserved
 -  Permanently Preserv. (Pending)
 -  8-Year Program
- Property Class**
 -  Farm Assessed - 3A & 3B
 -  Public Property - 15C
 -  School Property - 15A & 15B
 -  Church Property - 15D & 15E
 -  Other Exempted - 15F
 -  Tax Parcel Boundary

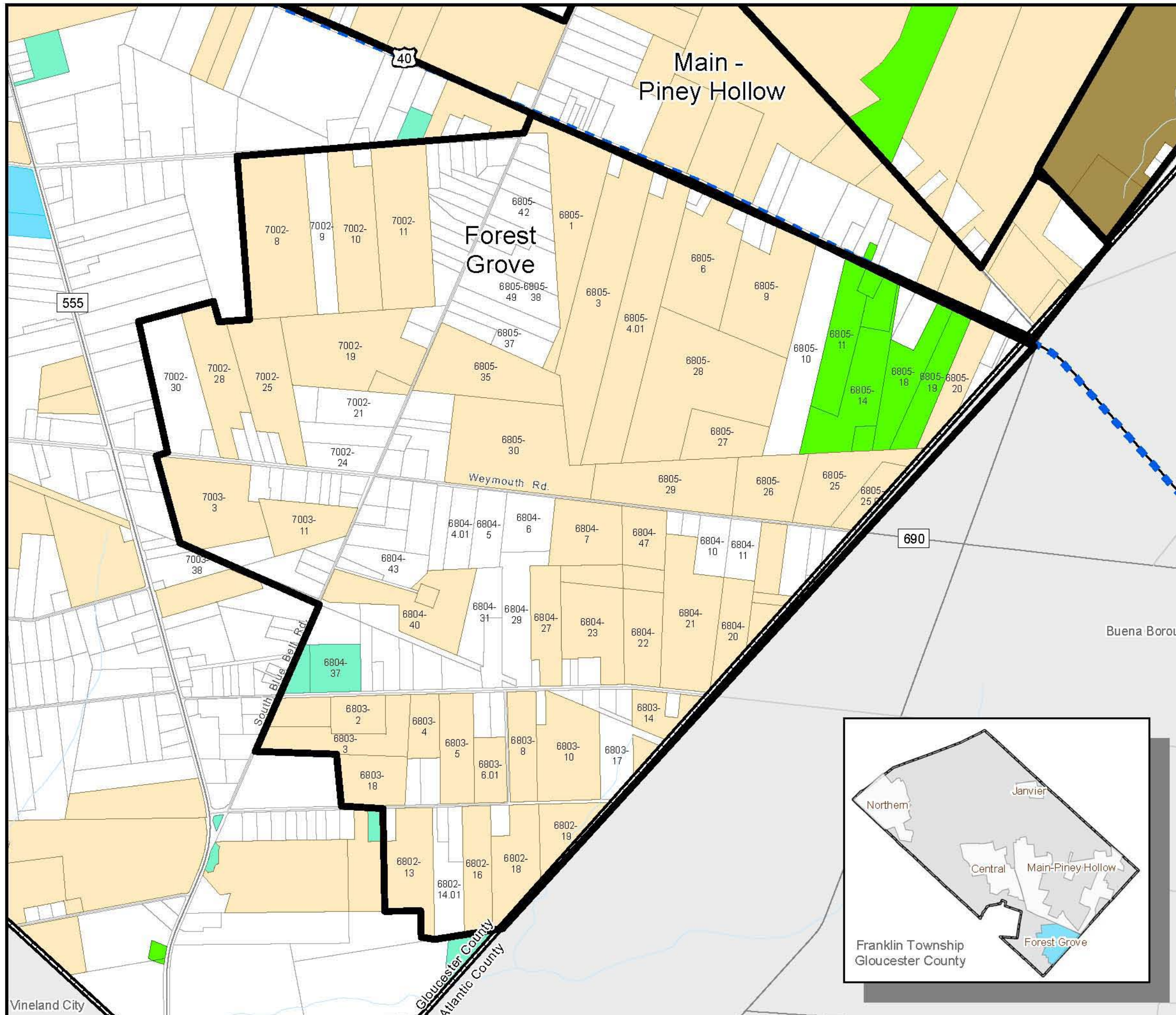


Source : NJDEP, NJDOT, Gloucester County, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Franklin Township

Map # 8


Project Area: Forest Grove



 Pinelands Boundary

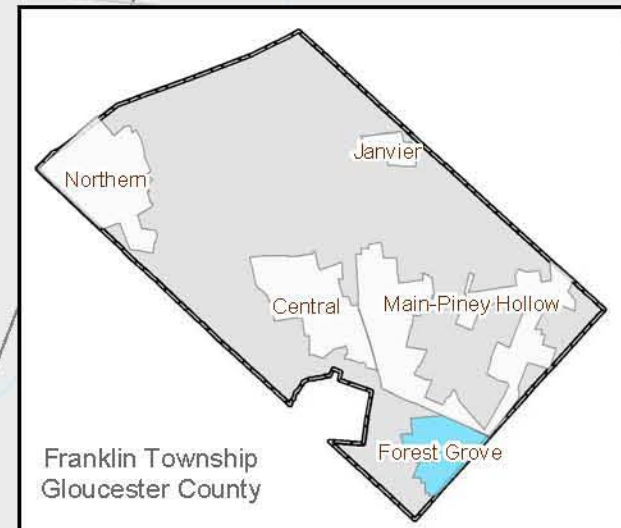
 Project Area

Farmland



-  Permanently Preserved
-  Permanently Preserv. (Pending)
-  8-Year Program

Property Class

-  Farm Assessed - 3A & 3B
-  Public Property - 15C
-  School Property - 15A & 15B
-  Church Property - 15D & 15E
-  Other Exempted - 15F
-  Tax Parcel Boundary



0 0.1 0.2 Miles

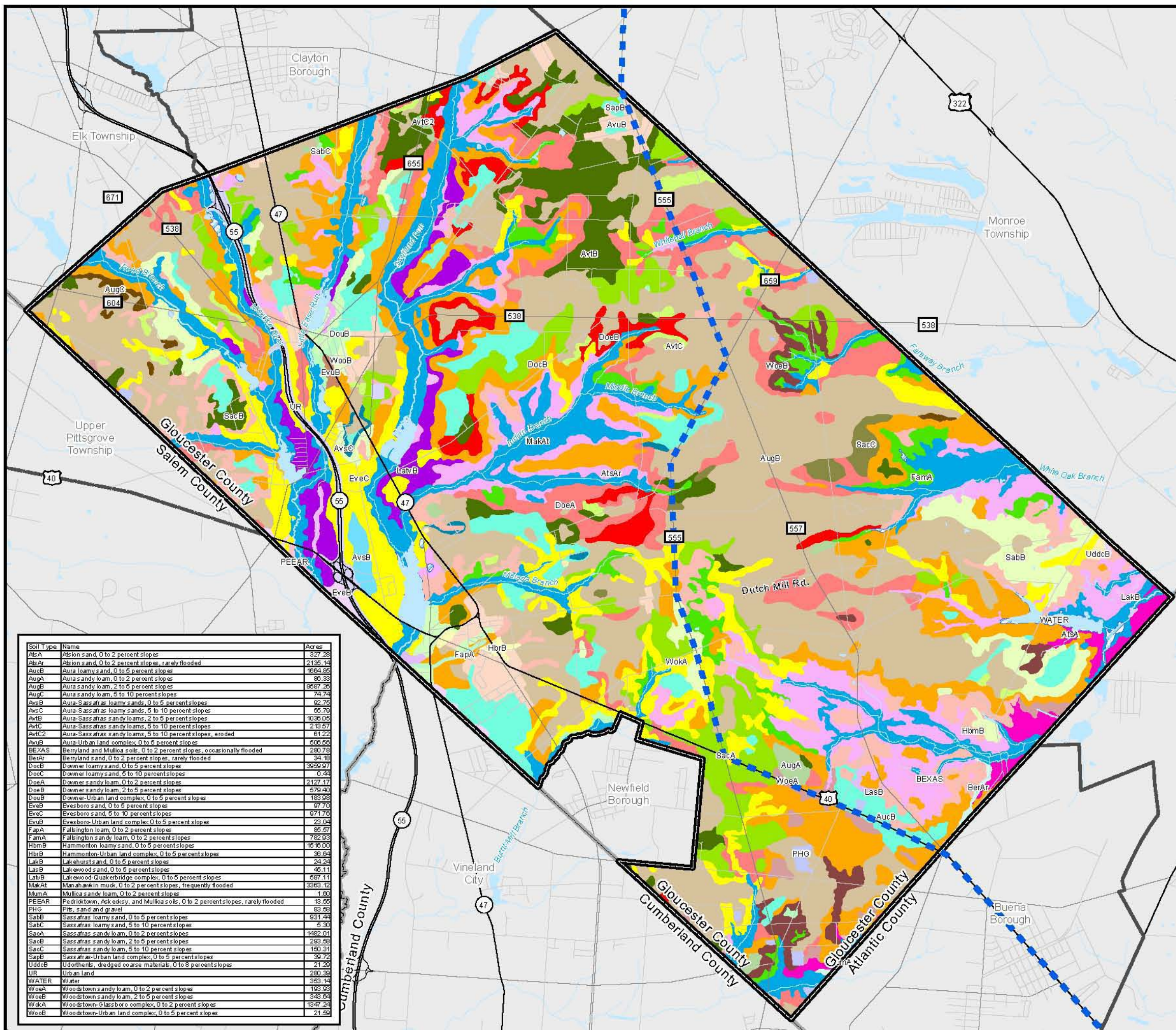
Source : NJDEP, NJDOT, Gloucester County, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Vineland City

Franklin Township

Map # 9

Soils



Soil Type		DocC	PEEAR
AtsA	DoeA	PHG	SabB
AtsAr	DoeB	SabC	SacA
AucB	DouB	SacB	SacC
AugA	EveB	SapB	UR
AugB	EveC	UddcB	UddcB
AugC	EvuB	WoeA	WoeB
AvsB	FamA	WokA	WooB
AvsC	FapA		
AvtB	HbmB		
AvtC	HbrB		
AvtC2	LakB		
AvuB	LasB		
BEXAS	LatvB		
BerAr	MakAt		
DocB	MumA		

Soil Type	Name	Acres
AtsA	Atsion sand, 0 to 2 percent slopes	327.28
AtsAr	Atsion sand, 0 to 2 percent slopes, rarely flooded	2135.14
AucB	Aura loamy sand, 0 to 5 percent slopes	1664.55
AugA	Aura sandy loam, 0 to 2 percent slopes	89.33
AugB	Aura sandy loam, 2 to 5 percent slopes	3587.26
AugC	Aura sandy loam, 5 to 10 percent slopes	74.74
AvsB	Aura-Sassafras loamy sands, 0 to 5 percent slopes	92.75
AvsC	Aura-Sassafras loamy sands, 5 to 10 percent slopes	55.79
AvtB	Aura-Sassafras sandy loams, 2 to 5 percent slopes	1036.05
AvtC	Aura-Sassafras sandy loams, 5 to 10 percent slopes	213.57
AvtC2	Aura-Sassafras sandy loams, 5 to 10 percent slopes, eroded	61.22
AvuB	Aura-Urban land complex, 0 to 5 percent slopes	506.65
BEXAS	Beryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	280.78
BerAr	Beryland sand, 0 to 2 percent slopes, rarely flooded	34.18
DocB	Downer loamy sand, 0 to 5 percent slopes	3959.97
DocC	Downer loamy sand, 5 to 10 percent slopes	0.44
DoeA	Downer sandy loam, 0 to 2 percent slopes	2127.17
DoeB	Downer sandy loam, 2 to 5 percent slopes	579.40
DouB	Downer-Urban land complex, 0 to 5 percent slopes	183.93
EveB	Evesboro sand, 0 to 5 percent slopes	67.70
EveC	Evesboro sand, 5 to 10 percent slopes	971.76
EvuB	Evesboro-Urban land complex, 0 to 5 percent slopes	23.04
FapA	Falstington loam, 0 to 2 percent slopes	85.97
FamA	Falstington sandy loam, 0 to 2 percent slopes	782.93
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	1516.00
HbrB	Hammonton-Urban land complex, 0 to 5 percent slopes	36.64
LakB	Lakehurst sand, 0 to 5 percent slopes	24.24
LasB	Lakewood sand, 0 to 5 percent slopes	45.11
LatvB	Lakewood-Quakerbridge complex, 0 to 5 percent slopes	567.11
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	3383.12
MumA	Mullica sandy loam, 0 to 2 percent slopes	1.60
PEEAR	Pedricktown, Askoksky, and Mullica soils, 0 to 2 percent slopes, rarely flooded	13.55
PHG	Pit, sand and gravel	83.58
SabB	Sassafras loamy sand, 0 to 5 percent slopes	931.44
SabC	Sassafras loamy sand, 5 to 10 percent slopes	5.30
SacA	Sassafras sandy loam, 0 to 2 percent slopes	1482.01
SacB	Sassafras sandy loam, 2 to 5 percent slopes	293.98
SacC	Sassafras sandy loam, 5 to 10 percent slopes	190.31
SapB	Sassafras-Urban land complex, 0 to 5 percent slopes	39.72
UddcB	Udorthents, dredged coarse materials, 0 to 8 percent slopes	21.29
UR	Urban land	280.39
WATER	Water	353.14
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	193.93
WoeB	Woodstown sandy loam, 2 to 5 percent slopes	343.84
WokA	Woodstown-Glassboro complex, 0 to 2 percent slopes	1347.24
WooB	Woodstown-Urban land complex, 0 to 5 percent slopes	21.59

0 0.5 1 Miles







DELAWARE VALLEY
dvrpc
REGIONAL
PLANNING COMMISSION

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

Franklin Township

Map # 10

All Project Areas - Soil Classifications

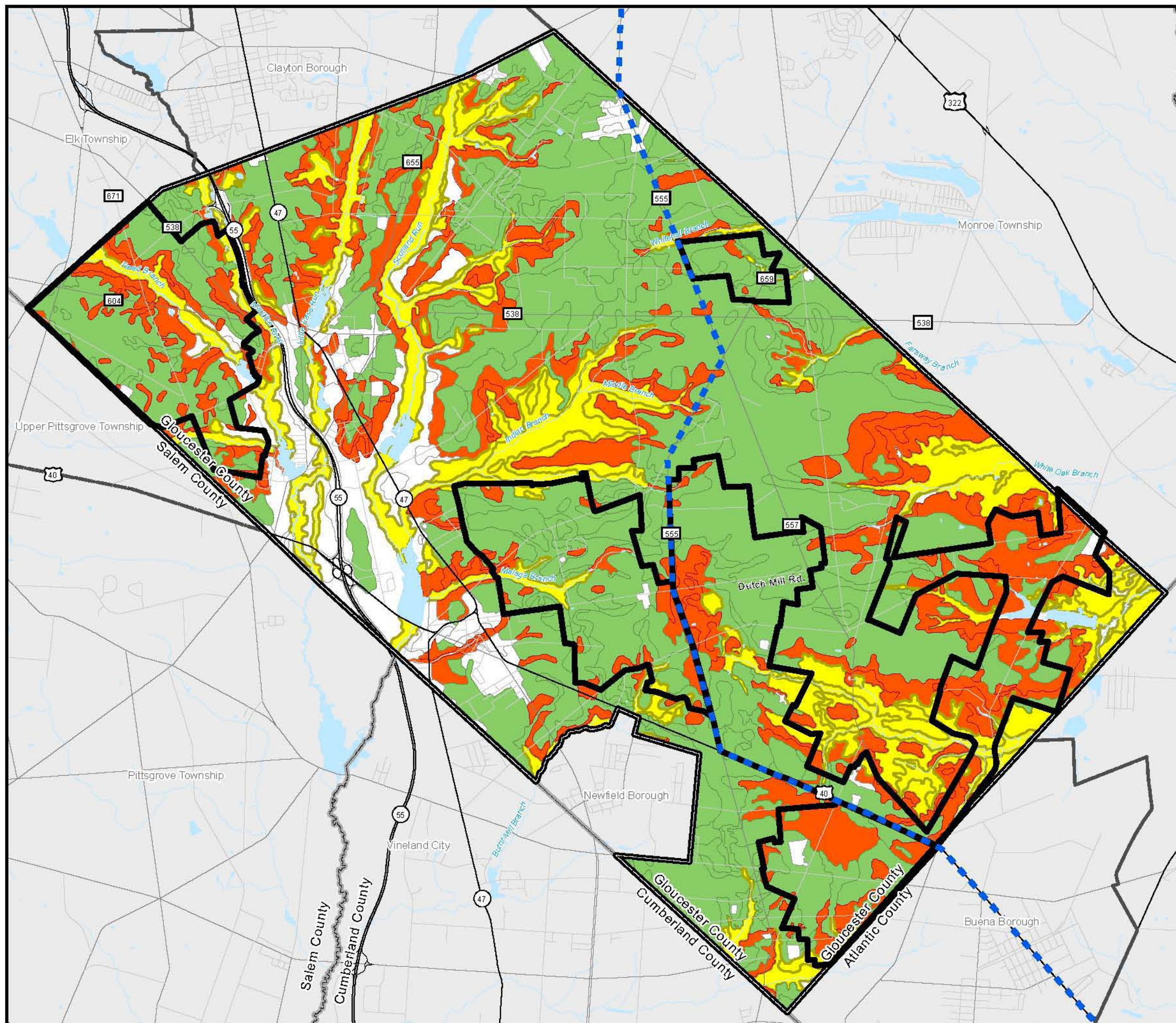
-  Pinelands Boundary
-  Project Area
- Soil Designation**
 -  P1 - Prime Farmland
 -  S1 - Farmland of Statewide Importance
 -  U1 - Unique Farmland
 -  NA - Not Rated for Agricultural Use

0 0.5 1 Miles



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PLANNING COMMISSION

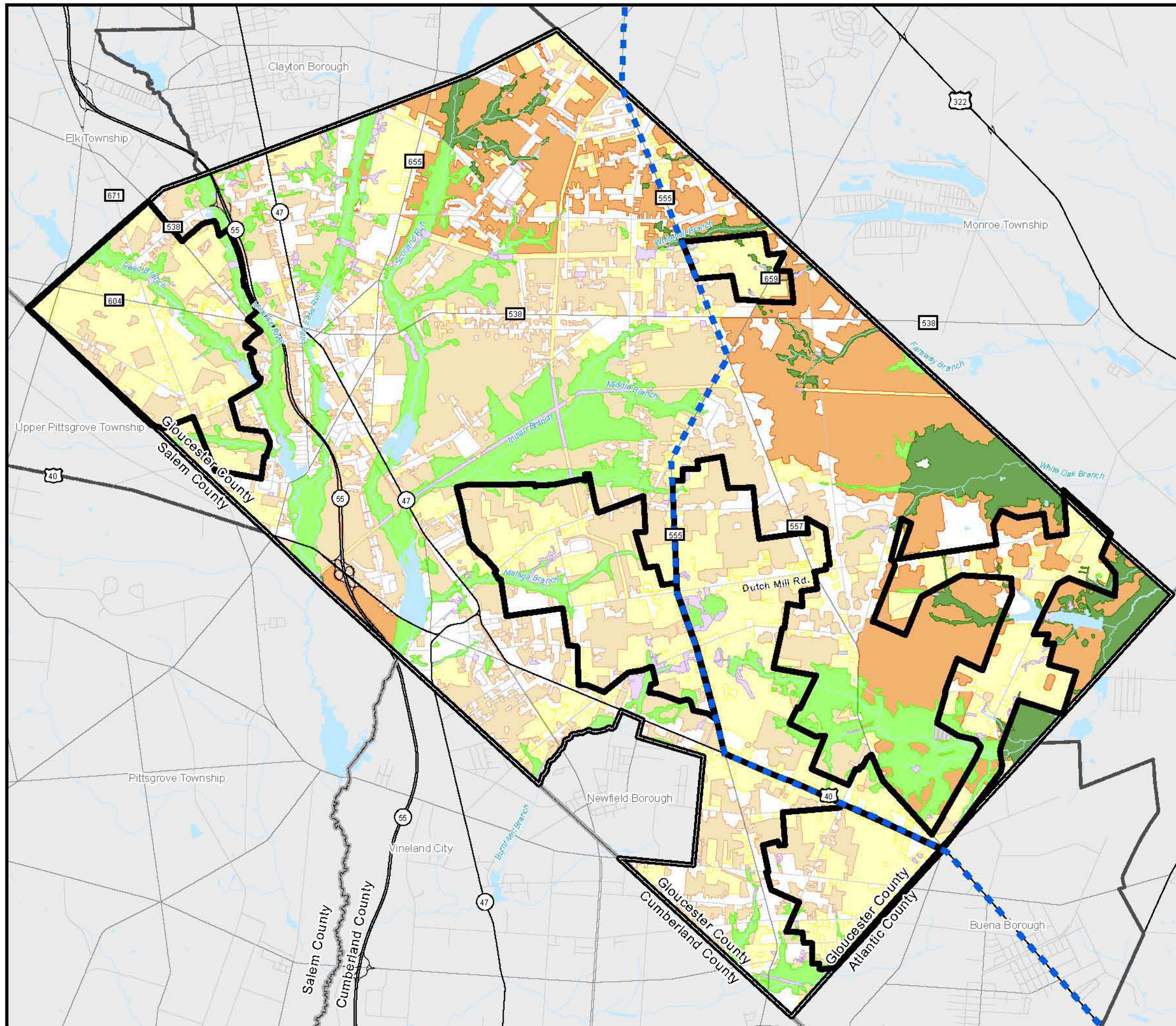
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Franklin Township

Map # 11

Landscape Project Priority Habitats



Boundaries

- Pinelands Boundary
- Project Area

Conservation Priority Type

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



Landscape Project Version 2.1
Source : NJDEP, NJDOT, DVRPC.
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Franklin Township

Map # 12


Groundwater Recharge

Inches per Year


- 0 - 1
- 2 - 6
- 7 - 10
- 11 - 14

Boundaries

- Project Area
- Pinelands Boundary

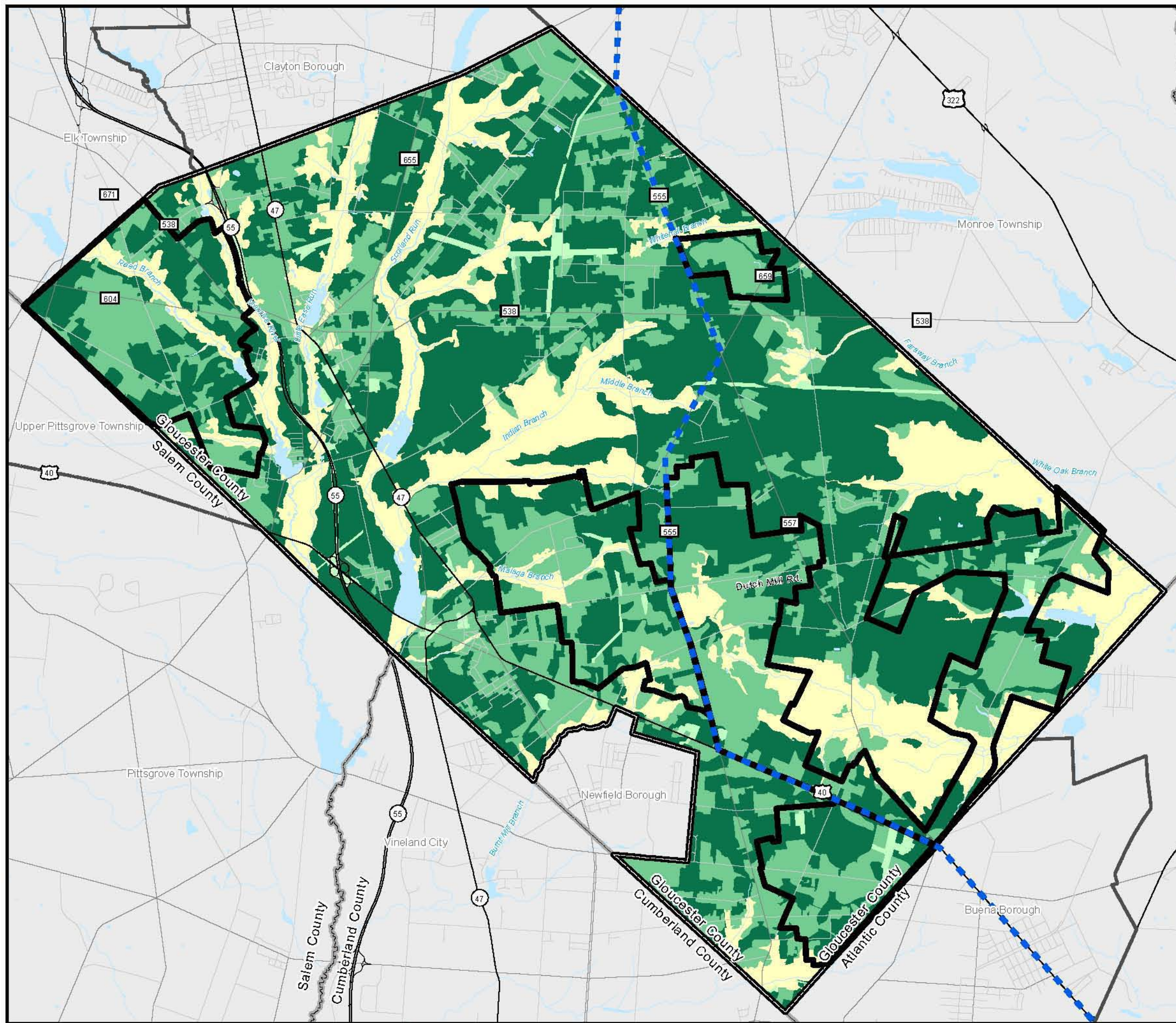


0 0.5 1 Miles



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Franklin Township

Map # 13

New Jersey
State Planning Areas

Boundaries

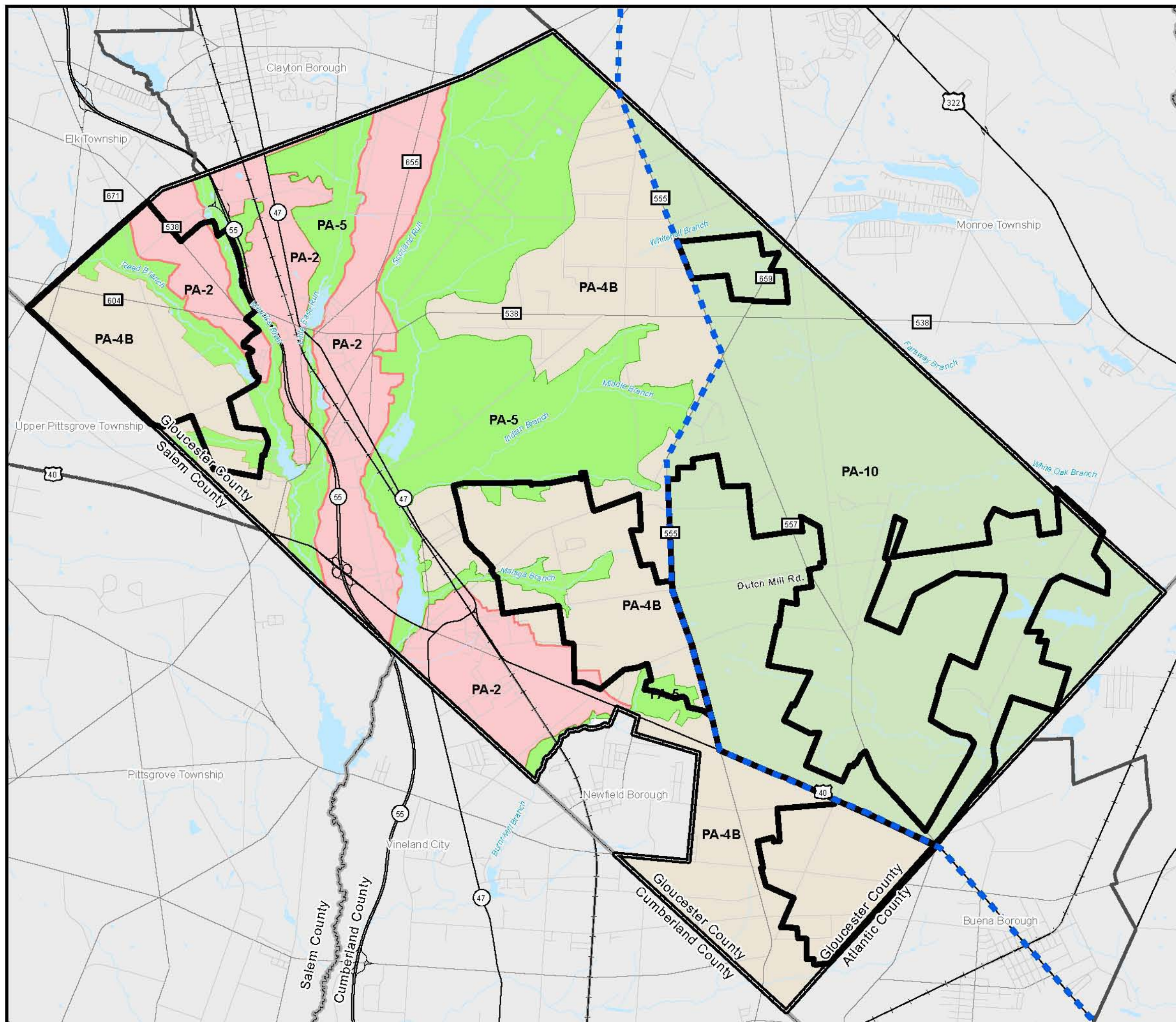
-  Project Area
-  Pinelands Boundary

Planning Areas

-  PA-2 - Suburban
-  PA-4B - Rural Environmentally Sensitive
-  PA-5 - Environmentally Sensitive
-  PA-10 - Pinelands



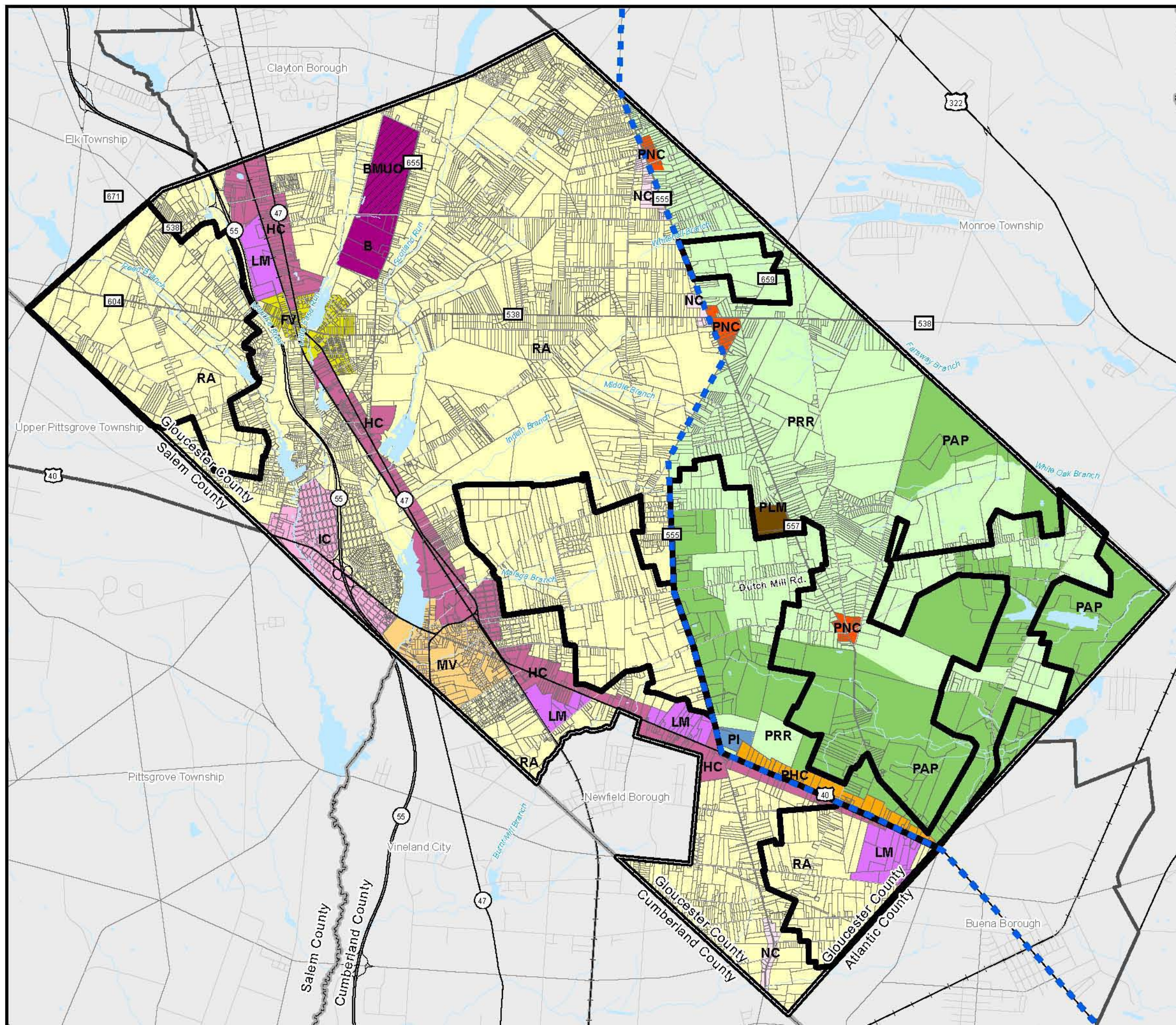
Source : NJDEP, NJDOT, DVRPC, NJ Dept. of Community Affairs - Office of Smart Growth. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



Franklin Township

Map # 14

Zoning

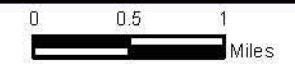


Boundaries

- Project Area
- Pinelands Boundary

Zoning District

- R-A: Residential/Agriculture
- FV: Franklinville Village
- MV: Malaga Village
- NC: Neighborhood Commercial
- IC: Interchange Commercial
- HC: Highway Commercial
- B: Business
- BMUO: Business Mixed Use
- LM: Light Manufacturing
- PRR: Pinelands Rural Residential (3.2 Ac.)
- PAP: Pinelands Agricultural Production (40 Ac.)
- PNC: Pinelands Neighborhood Commercial
- PHC: Pinelands Highway Commercial
- PI: Pinelands Institutional
- PLM: Pinelands Light Manufacturing

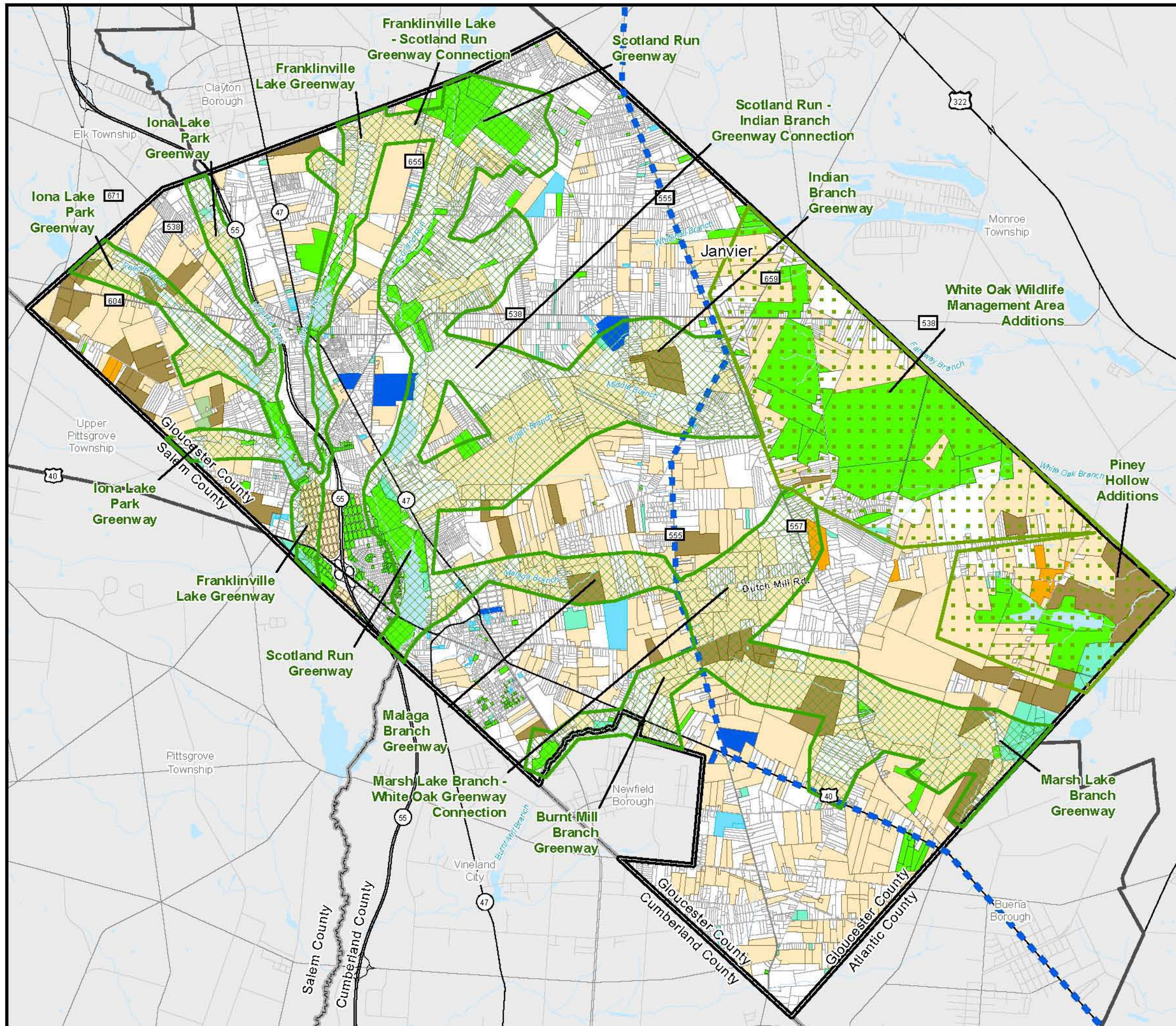


Source : Fralinger Engineering, NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Franklin Township

Map # 16

Greenways
 (From Franklin Township Open Space and Recreation Plan Adopted 2004)



Legend

- Greenway
- Additions to existing Open Space
- Pinelands Boundary

Farmland

- Permanently Preserved
- Permanently Preserv. (Pending)
- 8-Year Program

Property Class

- Farm Assessed - 3A & 3B
- Public Property - 15C
- School Property - 15A & 15B
- Church Property - 15D & 15E
- Other Exempted - 15F
- Tax Parcel Boundary

0 0.5 1 Miles

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Source : NJDEP, NJDOT, Gloucester County, Morris Land Conservancy, DVRPC.
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DELAWARE VALLEY REGIONAL PLANNING COMMISSION

Publication Abstract

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

**Date Published:
Publication No.**

**November 2009
08014**

Geographic Area Covered: Franklin 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, Franklin Township.

ABSTRACT

This publication outlines a plan for municipal action to preserve farmland and the agricultural industry in Franklin 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 Franklin.

Information on Franklin 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 Franklin 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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