

December 2008

# CAMDEN COUNTY

## Farmland Preservation Plan



Prepared by:



Prepared for:

Camden County Agriculture  
Development Board

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The Camden County Farmland Planning Incentive Grant Application was guided in its development by the Camden County Agriculture Development Board.

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A signed and sealed original is on file with the County Clerk's office



## **EXECUTIVE SUMMARY**

In 2004, Camden County completed an *Open Space and Farmland Preservation Plan*. In 2005, Camden County completed a *Farmland Preservation Planning Incentive Grant Application* based on guidelines established in the State Farmland Preservation Planning Incentive Grant Program (P.L. 1999 – Ch. 180 4:1c-43.1). With recent changes to the State’s Planning Incentive Grant Program and plan guidelines, Camden County must reexamine its farmland plan and resubmit a Planning Incentive Grant Application.

This document, the *Camden County Farmland Preservation Plan 2008*, updates the Farmland Plan element in the Camden County Master Plan. It addresses the ways in which Camden County will continue to support its agricultural industry and protect its agricultural resources. This document includes the required plan components and maps, along with information about the farming industry in the County, various actions that the County will take to enhance and support the local agricultural industry, and data on average per acre values for use by County and municipal leaders in making comparisons.



## 1.0 CAMDEN COUNTY’S AGRICULTURAL LAND BASE

### 1.1 Introduction

Despite the County’s reputation as an urban and suburban county, with dense population and employment centers, highway infrastructure, and public transportation services, Camden County has a surprising amount of farmland. Large areas of agriculture are concentrated in two municipalities – Waterford Township and Winslow Township. Smaller, specialized farms flourish in suburban townships. Such examples include the preserved Stafford Farm in Voorhees, and Springdale Farms, Store, and Conservatory in Cherry Hill. Other smaller family farms, like Dobbs Farm in Hi-Nella Borough, are reminders that in recent history more Americans were farmers by occupation than not.

At the time the *Camden County Farmland Preservation Planning Incentive Grant Application (2005)* was written, the 2002 Census of Agriculture was available. In 2009, the 2007 Census of Agriculture will be released, which will give a more comprehensive view of farming in Camden County and a summary of land use and farming practices changes over the last 20 years.

Farming in Camden County is threatened by encroaching suburban development, the aging of farmers who may not have heirs, and economic competition from corporate farms from outside the region that are able to cheaply transport their products in bulk. Economic competition was identified as the biggest problem facing Camden County farmers by the Rutgers Cooperative Extension Agent. The Rutgers Cooperative Extension Program helps farmers identify areas that may improve their profitability. According to the agent, the farmers need to distinguish themselves by producing higher quality and unique products in order to successfully compete.

As farmers age, a new generation will be needed to take over management of the farms. According to the 2002 Census of Agriculture, the average age of the principal operators of Camden County’s family farms was 56.1 years. Many farms in the County are run by families with heirs apparent, so a farmer’s aging is not an immediate threat to the farm’s continuance. However, in cases where heirs are not apparent, a farm’s continuance may be threatened.

**Table 1.1: Ownership of Camden County Farms**

	2002		1997		1992		1987	
	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
Individual or family (sole proprietorship)	195	5,372	180	4,933	152	4,319	146	5,785
Partnership	6	952	8	354	10	386	12	(D)
Corporation: Family held	9	1,067	14	2,488	19	2,955	15	(D)
Corporation: Other than family held	5	2,100	3	1,080	4	121	2	(D)
Other – cooperative, estate or trust, institutional, etc.	1	(D)	6	152	3	18	2	(D)

*Source: US Dept of Agriculture, Census of Agriculture*

(D) Withheld to avoid disclosing data for individual farms.

Another trend influencing viability of farming is that the farms are becoming smaller as lots are subdivided for relatives, sold to raise money for the farm, or for other purposes. Throughout the State, the average farm size has declined. However, Camden County is showing a slightly different trend. Between 1997 and 2002, the County saw an increase in the number of farms operating and the average and median sizes of those farms increased. In fact, more acres of land were considered farmland in 2002 than in 1987.

**Table 1.2: Characteristics of Camden County Farms**

	2002	1997	1992	1987
Number of farms	216	211	188	177
Land in farms (acres)	10,259	9,002	7,799	10,033
Average size of farms (acres)	47	43	41	57
Median size of farms (acres)	15	13	(N)	(N)

*Source: US Dept of Agriculture, Census of Agriculture*  
(N) Not available.

The Census of Agriculture reports that there were 216 farms in Camden County. The average size of a Camden County farm was 47 acres. Of the total number of farms in the County, 44 were 50 acres or greater in size.

**Table 1.3: Size of Camden County Farms**

	2002	1997	1992	1987
1 to 9 acres	65	70	63	48
10 to 49 acres	106	98	88	80
50 to 179 acres	36	31	27	31
180 to 499 acres	6	9	8	15
500 to 999 acres	1	3	2	3
1,000 acres or more	2	0	0	0

*Source: US Dept of Agriculture, Census of Agriculture*

Farm acreage and farming in Camden County and throughout New Jersey has changed dramatically during the second half of the 20<sup>th</sup> century. Farm acreage trends from 1954 to 1997 show a loss of 50% of the State's agricultural land base. Most of that decline occurred between 1954 and 1974, with the rate of decline moderately slowing after 1974.

In Camden County, the amount of land actively farmed has steadily increased between 1987 and 2002 (see *Table 1.2: Characteristics of Camden County Farms*), with the sharpest increase between 1992 and 2002. However, midsize farming, the type most often associated with full-time, independent farmers, is decreasing in favor of small hobby farms and large industrial farms. The difference between an average size farm and a median size farm illuminates this trend.

About 57% of principal operators consider farming to be their primary occupation, with the remainder having employment other than farming. Of principal operators, 40 (18%) are women.

The average age of a Camden County farmer is 56 years old and he or she is likely to have worked on that farm for over 20 years. Eighty percent of principal farmers live on the farm.

**Table 1.4: Principal Operator by Primary Occupation**

	2002	1997	1992	1987
Farming	124	85	98	80
Other	92	126	90	97

*Source: US Dept of Agriculture, Census of Agriculture*

## 1.2 Camden County and Southern New Jersey’s Agricultural Resources

Camden County’s agricultural resources are within a larger agricultural region, which includes Burlington, Atlantic, Gloucester, Cumberland, and Salem counties. Camden County’s farmers remain viable and productive because they are a part of a larger region, rich with active, successful farms and agricultural industries. Camden is a unique county in New Jersey in that it is the seventh most populous and seventh most dense, but still has a significant amount of farmers and cultivated acreage. Some farmers, like the Tomasello Winery, own parcels in both Camden County and Atlantic County, straddling the border.

**Table 1.5: Camden County Farms in Context**

	New Jersey	Atlantic	Burlington	Camden	Cumberland	Gloucester	Salem
Number of farms	9,924	456	905	<b>216</b>	616	693	753
Land in farms (acres)	805,682	30,337	111,237	<b>10,259</b>	71,097	50,753	96,238
Rank of land in farms (out of 21 counties)		10 of 21	1 of 21	<b>15 of 21</b>	6 of 21	7 of 21	3 of 21
Average size of farms (acres)	81	67	123	<b>47</b>	115	73	128
Median size of farms (acres)	22	21	21	<b>15</b>	30	22	40

*Source: US Dept of Agriculture, Census of Agriculture*

According to the Department of Agriculture’s 2006 *Annual Report*, Camden County farmers provide a niche in agricultural crops. A significant portion of Burlington County’s acres is devoted to hay and grain production. A significant portion of Cumberland, Gloucester, and Salem counties’ acres is devoted to vegetable production. Camden County’s farms produce a large amount of apples, peaches, and vineyard products. See **Map 4: NJDEP Agricultural Land Cover 2002** for a depiction of agricultural land cover in Camden County and its surrounding environs.

## 1.3 Soil Types

The differences in geology in Camden County generate different kinds of soils that support characteristic vegetation. On the Inner Coastal Plain, with its more fertile soils, the County was

once covered with a forest of mixed deciduous trees. Moving southeast across the County, the vegetation transitions into pine-dominated varieties that thrive in sandy, acidic soils that drain rapidly. **Map 6: Soil Agricultural Ratings** shows prime farmland soils in the County. The map is based on soils data from the US Department of Agriculture and the Natural Resources Conservation Service. Comparing this map to **Map 2: DVPRC Land Use 2005** or **Map 3: NJDEP Land Cover 2002** illustrates that the soils best for farming are also the soils best for “growing houses;” most prime farmland areas like Cherry Hill, Voorhees, and Gloucester townships are nearly completely built-out. **Map 7: Remaining Agricultural Soils** combines data from both maps 2 and 6 to depict how little (less than 28%) of the County’s farmland soils remain.

About one-third of all remaining agricultural soils, and only 8% of the County’s land area, are considered Prime Farmlands (P-1). Prime Farmlands are lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They can sustain high yields of crops when managed with correct farming methods. Prime Farmlands are not excessively erodible or saturated with water for long periods of time and do not flood frequently.

Thirty-nine percent of the County’s remaining agricultural soils, and only 11% of the County’s total land area, is 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.

Another one-third of the County’s remaining agricultural soils, which constitutes about 9% of the County’s total land area, are considered Unique Farmlands (U-1) of Local Importance (L-1). These soils can support the production of high-value, regional crops, like horticultural crops, or indigenous foods, like strawberries or blueberries.

Within the Pinelands, much of the Prime Farmland, Farmland of Statewide, Local, and Unique Importance have not been paved over, and most extant farms are located in the Agricultural Production Areas of the Pinelands Management Areas. The Auwarter Farm, the first farm preserved with County Open Space Trust Funds, consists of prime, statewide, and locally important farmland soils. Stafford Farm, the second preserved farm in the County, consists entirely of prime farmland soils and is located in the nearly built-out Township of Voorhees.

**Table 1.6: Remaining Agricultural Soils**

Designation	Type	Acres	%
P-1	Prime Farmland	11,996	8.2%
S-1	Farmland of Statewide Importance	15,572	10.7%
U-1	Farmland of Unique Importance	11,476	7.9%
L-1	Farmland of Local Importance	1,091	0.8%
<i>Total Farmland Soils</i>		<b>40,135</b>	<b>27.6%</b>
NR	Not Rated and Undeveloped – wet soils, unclassified, etc	27,500	18.9%
Urban	Urbanized/Developed Land	77,860	53.5%
<i>Total Camden County Land Area</i>		<b>145,495</b>	<b>100.0%</b>

*Source: Natural Resources Conservation Services, 2005; DVPRC Land Use 2005*

## **1.4 Water Resources**

In many instances, farm productivity and viability is reliant on irrigation and access to water. Some of the largest farms remaining in Camden County are in nurseries, horticulture, sod, and vegetables. Most Camden County farmers rely on precipitation. The average precipitation rate in New Jersey is 44 inches a year. Camden County farmers depend on groundwater for water supply needs, including irrigation.

Camden County is within Watershed Management Areas 14 (Mullica River), 15 (Great Egg Harbor River), and 18 (Lower Delaware River). Camden County's watersheds include the Big Timber Creek, Cooper River, Great Egg Harbor River, Mullica River, Newton Creek, Pennsauken Creek, and the Southwest Branch of the Rancocas Creek South. Most of Camden County's remaining farmland is in the Great Egg Harbor River and the Mullica River watersheds.

The principal aquifers underlying Camden County are the Kirkwood-Cohansey aquifer system, the Wenonah-Mount Laurel aquifer, the Englishtown aquifer, and the Potomac-Raritan-Magothy (PRM) aquifer system. The aquifers are recharged directly by precipitation in outcrop areas, by vertical leakage through confining layers, and by seepage from surface-water bodies. Much of the active agricultural areas in Camden County are in the outcrop area of the Kirkwood-Cohansey, which is a large unconfined aquifer composed of clay, sand, and quartz of fine to coarse grain size. Depths range from 20 to 350 feet moving from the western side of South Jersey towards the southeast and the Atlantic Coast. Most Camden County farmers who irrigate land using groundwater are tapping this aquifer for their irrigation water. Some private residences may be using the Kirkwood-Cohansey for drinking water; however, Camden County is largely served by public sewer, including suburbanized areas and Pinelands Regional Growth Areas in Waterford and Winslow townships.

### **1.4.1 Irrigation**

Many of Camden County's farms rely solely on precipitation and, for less intensive operations, a property's residential water supply. However, some farms require some type of irrigation system that necessitates a water allocation permit. According to the 2002 US Census of Agriculture, there are 2,351 irrigated acres on 75 farms in Camden County. According to 2006 farmland assessment data from Winslow Township, 572 acres are irrigated, consisting of 146 acres of field crops, 91 acres of fruit, 302 acres of vegetables, and 32 acres of ornamental plants.

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

According to Albert Jarrett of Penn State University, irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires 3 to 7 gpm

per acre. Farm ponds can lose 40 % to 60% in volume through seepage and evaporation, so a farm pond requires roughly four acres of upland watershed to supply one acre-foot of usable water per year.

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

NJDEP's Bureau of Water Allocation requires farmers to obtain water use registration or certification papers to withdraw large quantities of surface water or groundwater. An operation must obtain water use certification if it withdraws greater than 70 gallons per minute or greater than 100,000 gallons per day. While the 2002 Census of Agriculture reports that 75 farms irrigate, 33 farms have current water allocation permits from NJDEP's Division of Water Supply.

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

A few Camden County farmers have received assistance with irrigation and water quality enhancement projects through the USDA's Natural Resource Conservation Service (NRCS) and the State's eight-year preservation program. NRCS prepares conservation plans for both preserved and non preserved farm owners. These plans may identify water use needs and delivery systems, as well as conservation practices. NRCS and the Farm Service Agency (FSA) can help landowners obtain cost-share grants to implement these plans.

## **1.5 Farmland Assessment**

According to 2005 County-wide parcel data, 12,487 acres (or 9% of the County's land area) in nine municipalities were farm-assessed. Table 1.7 provides a summary of farm-assessed property in the County. Of note, 260 of 817 parcels are over 15 acres, and six parcels, including the preserved Stafford Farm parcel, are over 100 acres.



**Table 1.7: Summary of Farm-Assessed Properties in Camden County**

<b>Municipality</b>	<b>Farm-Assessed Parcels</b>	<b>Unique Owners</b>	<b>Acres</b>	<b>Average Parcel Size</b>
Berlin Township	20	7	293.97	14.70
Clementon Borough	1	1	7.43	NA
Gibbsboro Borough	2	2	29.00	14.50
Gloucester Township	77	42	1,037.37	13.47
Hi-Nella Borough	1	1	16.81	NA
Pine Hill Borough	6	3	37.41	6.23
Voorhees Township	8	6	213.14	26.64
Waterford Township	188	99	2,394.41	12.74
Winslow Township	514	276	8,457.68	16.45
<b>Total</b>	<b>817</b>	<b>437</b>	<b>12,487.22</b>	<b>15.28</b>

Source: 2005 Camden County Parcel Data and DVRPC 2007

The northwestern portion of the County, containing Camden City and the smaller, older suburban townships and boroughs, is nearly built-out, though population has decreased between 1990 and 2000 and is predicted to continue to decrease through 2035. Vacant and under-utilized land is available for redevelopment, though redevelopment tends to be costlier because of complicated land title issues and environmental and site concerns. The southeastern portion of the County, which is partly in the Pinelands Area, is experiencing considerably more greenfield development, and therefore the remaining large areas of farmland are extremely threatened. Because it is not in the Pinelands area, Gloucester Township lost much of its remaining farmland to development between 1995 and 2007.

The *Camden County Farmland Preservation Plan 2007* focuses on the two municipalities with the largest amounts of farmland remaining: Waterford Township and Winslow Township.

**Table 1.8: Type of Farmland Ownership in Waterford and Winslow**

<b>Municipality</b>	<b># of Farms/Large Land Holdings</b>	<b>Held Single Party</b>	<b>Held by Multiple Family Members</b>	<b>Held by Corps/ Orgs</b>	<b>Min. land holding</b>	<b>Max. land holding</b>	<b>Ave. land holding</b>	<b>Median land holding</b>
Waterford Twp	85	77	5	3	2.79	307.88	28.17	11.90
Winslow Twp	220	179	22	19	1.88	618.15	38.44	17.00
<b>All of Camden County</b>	<b>343</b>	<b>287</b>	<b>30</b>	<b>26</b>				

Source: 2005 Camden County Parcel Data and DVRPC 2007



## 2.0 CAMDEN COUNTY'S AGRICULTURAL INDUSTRY

### 2.1 Crop Production

Camden County has over 10,259 acres of actively farmed land, comprising about 7% of the County's total area. According to the 2002 Census of Agriculture, Camden is 13<sup>th</sup> among New Jersey counties in the value of its agricultural products, with a total sales value of over \$13 million. It was ninth in overall vegetable harvesting in the State, third for peach production, and fourth for sweet corn production.

According to the 2002 Census of Agriculture, Camden County's harvested cropland totaled 5,484 acres. Vegetable crops and fruit crops utilize 3,033 acres and sweet corn makes up 38% of all vegetable acres harvested. Animal husbandry includes some chickens and sheep, but mostly consists of horses and ponies.

In 2002, 63 farms had 339 horses. Most equine boarding and training facilities are located in Winslow Township, some of which raise upwards of 30 horses. 2007 Winslow Township Farmland Assessment data suggests that the equine industry might be slightly expanding in Camden County. In 2007, 388 horses were kept on 289 acres of permanent pastureland in Winslow. The Siler Farm in Gloucester Township also raises horses, and several farms throughout the County keep or board horses.

**Table 2.1: Types of Farmland**

		<b>2002</b>	<b>1997</b>
Total Cropland	<i>Farms</i>	203	205
	<i>Acres</i>	6,686	7,235
<i>Harvested Cropland</i>	<i>Farms</i>	172	184
	<i>Acres</i>	5,484	5,348
<i>Cropland used only for pasture or grazing</i>	<i>Farms</i>	48	49
	<i>Acres</i>	338	456
<i>Other Cropland</i>	<i>Farms</i>	48	69
	<i>Acres</i>	864	1,431
Total Woodland	<i>Farms</i>	80	67
	<i>Acres</i>	2,309	1,141
<i>Woodland pastured</i>	<i>Farms</i>	17	15
	<i>Acres</i>	154	90
<i>Woodland not pastured</i>	<i>Farms</i>	67	57
	<i>Acres</i>	2,155	1,051
Pastureland and rangeland (other than cropland and woodland)	<i>Farms</i>	33	34
	<i>Acres</i>	333	303

*Source: US Dept of Agriculture, Census of Agriculture*

**Table 2.2: Types of Row Crops and Vegetables**

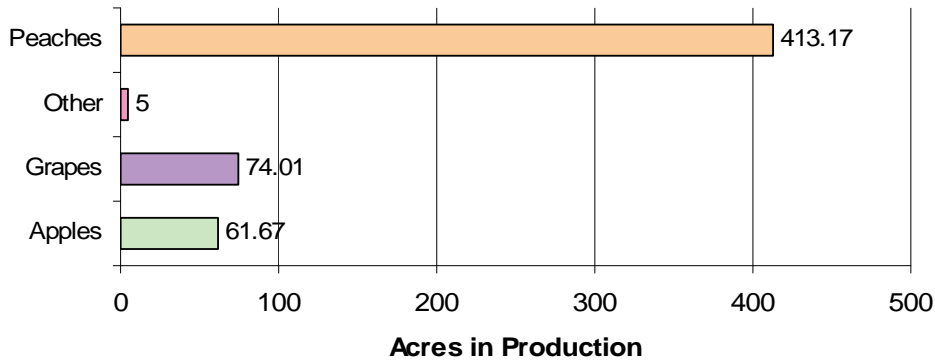
		2002	1997	1992	1987
Corn for grain or seed, harvested	<i>Farms</i>	17	29	9	12
	<i>Acres</i>	174	(D)	273	132
Wheat for grain	<i>Farms</i>	8	6	3	(N)
	<i>Acres</i>	376	214	(D)	(N)
Soybean for beans	<i>Farms</i>	5	8	7	5
	<i>Acres</i>	158	307	276	192
Sweetpotatoes	<i>Farms</i>	9	9	10	8
	<i>Acres</i>	262	125	507	410
Hay (alfalfa, small grain, wild grass, etc.)	<i>Farms</i>	54	38	46	43
	<i>Acres</i>	1,278	525	535	823
Vegetables harvested	<i>Farms</i>	56	54	47	58
	<i>Acres</i>	1,762	1,845	1,421	1,924
Land in orchards	<i>Farms</i>	23	29	35	33
	<i>Acres</i>	1,271	1,208	1,709	2,011
Nursery and greenhouse crops	<i>Farms</i>	51	72	46	28
	<i>Sq ft under glass/other protection</i>	873,860	410,094	260,900	287,934
	<i>acres in the open</i>	182	319	140	118

Source: US Dept of Agriculture, Census of Agriculture

Winslow Township has the most farm-assessed land in Camden County; therefore, farm assessment records for 2006 were more readily available for analysis. Of Winslow’s cropland, about half is dedicated to row crops, of which corn for grain and silage is the most dominant crop. The following charts provide an illustration of the types of crops grown in Winslow Township according to 2006 farmland assessment records.

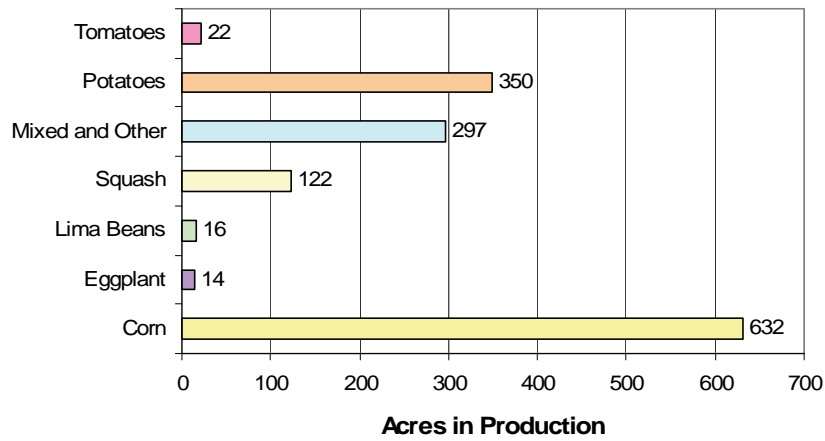
**Chart: 2.1**

**Winslow Township Fruits**



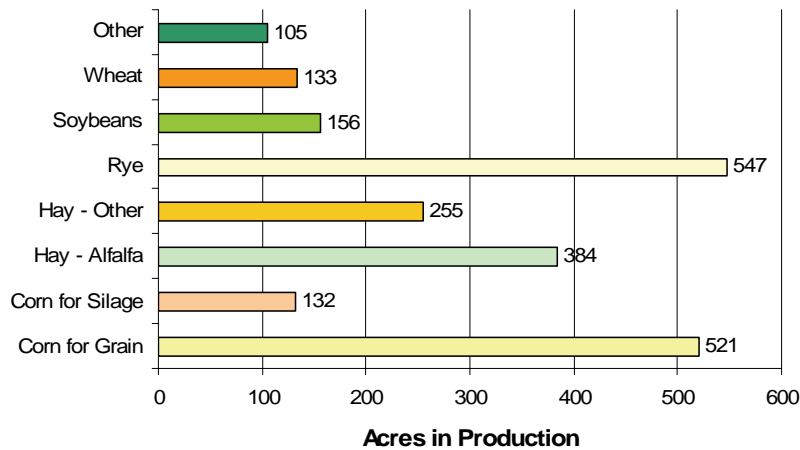
**Chart: 2.2**

**Winslow Township Vegetables**



**Chart: 2.3**

**Winslow Township Field Crops**



## 2.2 Market Value

While some of Camden County's farms appear to have increased in size, they may have decreased in profitability. In 2002, 55% of all farms reported sales of less than \$2,500, while in 1997, only 37% reported sales of less than \$2,500; and more farms reported net losses in 2002.

**Table 2.3: Camden County Farms by Value of Sales**

	2002	1997	1992	1987
Less than \$2,500	119	78	78	66
\$2,500 to \$4,999	16	25	23	18
\$5,000 to \$9,999	17	26	19	27
\$10,000 to \$24,999	21	32	27	21
\$25,000 to \$49,999	14	18	10	17
\$50,000 to \$99,999	6	6	11	7
\$100,000 or more	23	26	20	21

*Source: US Dept of Agriculture, Census of Agriculture*

An explanation for the increase of acres farmed but a decrease of profitability may be that New Jersey's agricultural goods are competing in a global marketplace. Between 1997 and 2002, Camden County experienced a decrease of 22% in the market value of agricultural products sold. If 1997 dollars are adjusted to 2002 dollars, the decrease is even greater.

**Table 2.4: Market Value of Agricultural Products Sold in Camden County**

	2002	1997	1992	1987
Market value of agricultural products sold	\$13,638,000	\$17,473,000	\$8,180,000	\$7,923,000
Average per farm	\$63,141	\$82,811	\$43,512	\$44,761

*Source: US Dept of Agriculture, Census of Agriculture*

Camden County is among the top producers in the State in the production of sweet potatoes and peaches. It also produces a considerable amount of hay, sweet corn, bell peppers, apples, and nursery products.

Despite changes in consumer preferences, several sectors of Camden County's farming industry have shown a marked decline in the last few decades. Competition from other areas, low commodity prices, and high production costs have all contributed to the decline. Over the last 30 years, vegetable production has also declined due to the loss of major food processing plants in New Jersey. The acreage of farmland devoted to vegetables has gone to field crop production, ornamental plant nurseries, sod farms, or it has been sold to developers. Vegetable production for the fresh market has shown a slower decline due to strong local markets for fresh produce, but has still suffered from global competition. Recently, vegetable farmers have included specialty crops, such as blueberries, herbs, ethnic vegetables, and pumpkins, to meet the growing demand from consumers.

### **2.3 Support Services**

Camden County farmers rely on recommendations from each other and the Rutgers Cooperative Extension to identify suppliers and support businesses. The Cooperative Extension Office in

Salem County offers a “Green Pages” service, which lists important resources useful for farmers located anywhere in the State. The Green Pages are organized into five sections listing Agricultural Associations (from national farm workers’ advocacy groups to the lobby group New Jersey Farm Bureau), Public Programs (from USDA program offices to Soil Conservation Districts), Information Resources (from websites on herbs to NOAA climate forecasts), Markets (cooperatives, auctions, and farmers markets in the tri-state area), and Service Providers for local farmers and large agribusinesses.

Camden County farmers use three major suppliers of seeds: UAP Distribution, based in Colorado; Growmark, based in Milford, Delaware; and Helena Chemical Company, all with regional salesmen located in Atlantic, Cumberland, or Salem counties. NJDA maintains a list of certified wholesale seedsmen.

Farmers in need of equipment and machinery typically use dealers in Cumberland or Salem counties, such as Farm Rite, Pole Tavern Equipment, or Leslie G. Fogg, Inc., or travel to Lancaster County, Pennsylvania to dealers, such as Hoover, Inc., Messick Farm Equipment, or Wengers. Many also use regional farm journals and the internet to buy used equipment.

## **2.4 Other Agricultural-Related Industries**

Because Camden County lies within the Philadelphia metropolitan area and is reasonably accessible to the New York and Baltimore/Washington metropolitan areas, there is a strong demand for fresh produce and plant materials for landscaping and home gardening. Farmers can sell their commodities wholesale to local supermarkets, specialty markets, and restaurants through local brokers (middlemen) or food distribution centers in Vineland or Philadelphia. There may be an opportunity for Camden County farmers to start selling their commodities through independent websites as well.

### *Local Value-Added Producers*

There is also demand for value-added products, like pies and wine. Springdale Farms, in Cherry Hill, has a large store on-site, open March through December, which sells many local commodities produced on or near the farm, including wine, cheese, bakery goods, and fresh produce. Amalthea Cellars in Atco is one of the oldest New Jersey wineries. Part of Tomasello Wineries is in Winslow Township as well. And a new wine-making shop, Panther Branch Vineyard, will be opening soon in Voorhees. At Panther Branch, customers will be educated on how different types of wine are made and how different grapes are grown, and they will have a chance to make their own batches. In Winslow, a new winery, Sharrott Winery, will be producing its inaugural cask of wine in spring 2008.

### *Rutgers Food Innovation Center*

The Rutgers Food Innovation Center opened its facility in 2007 in Cumberland County to meet the needs of New Jersey’s agricultural entrepreneurs and fill the gaps in agricultural support services. Since its founding in 2001 as part of the Rutgers Agricultural Experiment Station, the Center has aided food-based companies with business planning and new technologies upgrades and has linked consumers of food, like institutional buyers and food service establishments, with

local food producers. The Bridgeton Center will provide a space for producers (farmers, value-added producers, processors, and food companies) to design, develop, market, and manufacture new products for retail and foodservice sales. The Food Innovation Center staff is skilled in research and development and market analysis. The Food Innovation Center is only one example that illustrates the State's confidence in and commitment to the agricultural sector.



### 3.0 LAND USE PLANNING

The updated *Camden County Farmland Preservation Plan* is consistent with State, regional, County, and local plans. Such consistency is important to evaluate and document so that different levels of government, as well as other County departments, work towards the same ends rather than work at odds with one another. Indeed, many plans' goals include intergovernmental cooperation and coordination, recognizing the need for partnerships in the complex world of land development and open space preservation.

#### 3.1 State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP 2001) contains eight major goals and strategies, which are further expounded upon as statewide policies. Although all the goals and strategies are interrelated in that together they provide for a comprehensive plan for New Jersey's future, three of the eight goals in particular are consistent with and implemented by the *Camden County Farmland Preservation Plan*.

The SDRP 2001 has six Planning Areas, each with its own goals, objectives, policies, and strategies. The Planning Area descriptions reflect varying levels of development, infrastructure capacity, and presence of natural resources. Camden County has all six planning areas: PA1-Metropolitan Planning Area; PA2-Suburban Planning Area; PA3-Fringe Planning Area; PA4-Rural Planning Area; PA4B-Rural Environmentally Sensitive Planning Area; and PA5-Environmentally Sensitive Planning Area. Farmland can be located in any Planning Area, but a majority of the State's agricultural lands, and 94% of all preserved farmland, is located in Planning Areas 4 and 4B. Most of Camden County's remaining farmland is located within the Pinelands specially designated planning area. Several centers were identified: Camden City is a designated Urban Center; Berlin Borough and Berlin Township are Town Centers (as identified by the Pinelands Commission); and the neighborhoods Blue Anchor, Elm, Tansboro, Waterford Works and Winslow, located in Winslow and Waterford townships, are designated Hamlet and Village Centers (as identified by the Pinelands Commission).

The Camden County Improvement Authority served as the Negotiation Entity for the current round of Cross-Acceptance. Cross-Acceptance was completed in August 2007. During the negotiation and public hearing process, the Office of Smart Growth proposed changes to several areas in Winslow Township that were designated PA2 to PA5. These changes were not made; however, several areas outside of Winslow and Waterford were changed to represent environmentally sensitive areas and preserved park lands. Camden County and Gloucester Township suggested designating more town and village centers and cores, but those suggestions were not accepted. Table 3.1 identifies the amount of land area and proportion of the entire County that falls within State Planning Areas. See **Map 11: State Development and Redevelopment Plan** and **Map 12: Cross Acceptance III Map** for relevant information about Camden County and its SDRP designations.

**Table 3.1: Camden County and State Development and Redevelopment Planning Areas**

<b>SDRP Planning Areas</b>	<b>Acres</b>	<b>% of County Land Area</b>
Metropolitan (PA1)	74,851	52%
Suburban (PA2)	13,095	9%
Fringe (PA3)	618	>1%
Rural (PA4)	0	0%
Environmentally Sensitive (PA5)	0	0%
Pinelands Management Area	54,868	38%
State Park	55	0%
Total	143,487	100%

*Source: New Jersey Office of Smart Growth, 2008*

### **3.1.1 Agricultural Smart Growth Plan for New Jersey**

The State issued an *Agricultural Smart Growth Plan for New Jersey* in April 2006, which focuses on five components: 1) farmland preservation, 2) innovative conservation planning, 3) economic development, 4) natural resource conservation, and 5) agricultural industry sustainability. Although the Plan is designed to target actions by the State, it includes background information on various techniques and measures that can be used by counties and municipalities.

The *Camden County Farmland Preservation Plan 2007* and all supporting County programs and departments embrace the Smart Growth Plan’s “Strategic Targeting Project” and the stated goals of coordinating farmland preservation initiatives at all levels of government, regularly updating maps to identify important agricultural areas and coordinating farmland preservation with open space preservation, recreation development, and historic preservation investments. The County’s farmland preservation program is administered by the Division of Open Space and Farmland Preservation, which also oversees the Open Space Preservation Advisory Committee and County Agriculture Development Board.

### **3.2 Delaware Valley Regional Planning Commission’s *Destination 2030***

In addition to State plans, the *Camden County Farmland Preservation Plan* is also consistent with the Delaware Valley Regional Planning Commission’s (DVRPC) *Destination 2030*. DVRPC’s long-range plan includes an open space element outlining a vision to preserve farmland, natural features, and open space. The map identifies an interconnected open space network across the region, as well as places intended to remain rural and agricultural in character. Mid- and lower-Camden County are categorized as Conservation Focus Areas and consist of the Great Egg Harbor Headwaters in Winslow Township, and the Pinelands Rural Development and Preservation Areas in Chesilhurst Borough, Waterford Township, and Winslow Township.

Conservation Focus Areas possess a combination of unique physiographic, vegetative, and land use characteristics. Camden County’s focus areas contain villages and scattered suburban

development, but remain comparatively unfragmented and their integrity can be maintained through strategic acquisitions and easements, land management, and appropriate forms of growth. As a County plan rather than a regional plan, the *Camden County Farmland Preservation Plan* is more detailed, but a visual comparison of the two plans shows a high degree of consistency. The regional plan is especially useful to show where large areas of agricultural land remain beyond Camden County's borders.

### **3.3 New Jersey Pinelands Comprehensive Management Plan**

A total of 54,340 acres of the New Jersey Pinelands lies within Camden County in five municipalities: Berlin Borough, Berlin Township, Chesilhurst Borough, Waterford Township, and Winslow Township. While development is not prohibited within the Pinelands, it is managed by the Pinelands Comprehensive Management Plan (CMP). The CMP divides the Pinelands into nine Management Areas: Agricultural Protection Areas, Special Agricultural Production Areas, Preservation Areas, Forest Areas, Military and Federal Installation Areas, Rural Development Areas, Regional Growth Areas, Pinelands Towns, and Pinelands Villages. Seven of the nine management areas, excluding Military and Federal Installation Areas and Pinelands Towns, are represented within Camden County. Both Wharton State Forest and the Winslow Wildlife Management Area are located within Camden County's Pinelands. See **Map 13: Pinelands Comprehensive Management Plan** for the Pinelands Management Areas.

The Pinelands Development Credits (PDC) Program has resulted in the preservation of over 328 acres of farmland in Camden County since its inception in 1985. This program is discussed more thoroughly in sections 3.8: *Pinelands Development Credits Program* and 4.2.6: *Pinelands Development Credits*.

### **3.4 Camden County Master Plan**

Camden County's Master Plan dates back to a 1972 document titled "Land Use Plan – Comprehensive Planning Program, Camden County, New Jersey." The plan has 19 Goals and Planning Values, six of which relate to open space and farmland preservation. Those six goals are:

1. Encourage innovative zoning concepts that are based upon performance standards.
2. Maintain and improve the County's ecological condition.
3. Set aside areas which would provide natural breaks in our urban pattern and needed air sheds through the use of open space planning and preservation of our natural resources.
4. Conserve and protect prime agricultural lands and lands in agricultural use.
5. Protect lands at the headwaters of County streams to sustain stream flow.
6. Minimize ground cover on aquifer recharge areas.

Completed in 2004, the *Camden County Open Space and Farmland Preservation Plan* was adopted into the Camden County Master Plan by the Camden County Board of Freeholders following two public hearings in February 2005.

In determining Target Farms for the State Agriculture Development Committee's Planning Incentive Program, the Camden County Agriculture Development Board (CCADB) found a need to conduct a more in depth Farmland Preservation Plan that identified additional goals and objectives for the Master Plan's Farmland Preservation Element. These goals are described below.

On December 28, 2004, the CCADB adopted two additional numeric goals for farmland preservation:

- A one-year goal of preserving 165 acres in Camden County;
- A 10-year goal of preserving 2,750 acres in Camden County.

In addition to related goals in the *Camden County Open Space and Farmland Preservation Plan (2004)*, the CCADB adopted the following additional goals and 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 Camden County, based on soil quality and land use planning criteria; and
- To encourage adoption of regulatory measures, policies, and programs that will protect and enhance agriculture and the agricultural industry within the towns of Camden County.

### **3.5 Land Use Trends**

The landscape of Camden County has changed dramatically over the last 70 years, from a county of concentrated development in the western half coupled with low density and rural areas in the east, to a county with few remaining rural areas. In 1970, the County was approximately 36% developed, with 52,600 of its 145,586 acres developed. In 2000, the County had developed an additional 21,000 acres, an increase of almost 40%. Over the same time period, the population grew from 456,291 people in 1970 to 508,932 in 2000, an increase of 12%. Therefore, land developed at over three times the rate of population growth, an indicator of sprawling development patterns. During the same time period, the County lost more than half of its agricultural lands, which were reduced from 22,112 acres in 1970 to 9,485 in 2005, according to DVRPC land use data. Continuing at the same rate, the County will lose all of its farmland by 2030 unless protections are put into place.

*Table 3.2: Loss of Agricultural Lands* uses information from two data sources: New Jersey Department of Environmental Protection and DVRPC. Both data sources use aerial photography and Geographic Information System software to track landscape and land use change over time. The County loses 109 acres of farmland a year according to NJDEP, or 97 acres a year according to DVRPC. That is approximately equal to two viable family farms a year. Certain municipalities lose more. Waterford and Winslow townships represent two municipalities that still have large areas of agricultural lands. However, Winslow Township has experienced somewhat more significant agricultural loss, having more agricultural land to lose and losing

about 70 acres of farmland a year between 1995 and 2002 (NJDEP data). See also **Map 2: DVRPC Land Use 2005** and **Map 3: NJDEP Land Cover 2002** for visual illustrations of urban, rural, and natural areas.

**Table 3.2: Loss of Agricultural Lands**

	NJDEP Land Cover Data			DVRPC Land Use Data		
	<i>NJDEP 1995/97</i>	<i>NJDEP 2002</i>	<i>% Change (1995 to 2002)</i>	<i>DVRPC 2000</i>	<i>DVRPC 2005</i>	<i>% Change (2000 to 2005)</i>
<b>Camden County Total</b>	10,198.18	9,432.47	-7.51%	9,972.26	9,485.41	-4.88%
<b>Waterford Twp</b>	1,977.10	1,869.61	-5.44%	2,163.40	2,161.66	-0.08%
<b>Winslow Twp</b>	6,692.63	6,347.18	-5.16%	6,409.40	6,239.58	-2.65%

*Source: NJDEP 1997 and 2005 and DVRPC 2002 and 2007*

Population forecasts through 2035 estimate that Camden County will gain an additional 16,795 people, a 3% increase over the County’s population in 2000. Population growth in the County has slowed dramatically from the County’s post-World War II boom years. Instead, there is more of a population shift – the City of Camden and the County’s first generation suburbs are losing population and suburbanizing municipalities in the east are gaining. This has a multitude of implications for the County’s active agriculture industry and farmland preservation.

Employment in the County is forecasted to grow about 5% by 2035. Some municipalities, such as Voorhees Township, Winslow Township, Gloucester Township, and Berlin Township, are expected to be the winners, whereas many other municipalities in the western half of the County will lose jobs.

Probably no industry in Camden County has suffered more losses than agriculture. Since 1970, half the County’s farmland has been lost to development. Moreover, the farmland that remains, with few exceptions, is limited to just four municipalities: Berlin Borough, Berlin Township, Waterford Township, and Winslow Township.

Without smart growth, the entire County outside the Pinelands Management Area could be built-out by 2035. Smart growth, coupled with smart conservation, can instead maintain cherished open spaces, productive farmlands, and the high standard of livability in Camden County for future generations.

### **3.6 Sewer Service Areas and Public Water Supply Service Areas**

Most of Camden County is served by public water and sewer. Generally, only the lower end of the County, in the Pinelands region, relies on private wells and septic. However, there are some small areas in developed communities that rely on private wells and septic, but this is very limited. In both Waterford Township and Winslow Township, public water and sewer are

available in the non-Pinelands areas and in much of the Pinelands Regional Growth Area, but not generally in the farming areas.

Public water is supplied by wells in Winslow Township that draw on the Kirkwood-Cohansey Aquifer. This aquifer is also used by farmers for irrigation. Winslow has an abundance of water and, except for some public well problems in the past that resulted from contaminated sites, water quantity and quality are not major issues in the township. However, the Pinelands Commission continues to be concerned about use of groundwater in relation to baseflow in Pinelands streams and will continue ongoing studies and monitoring.

Public water is available to some of the farms in the North Winslow Project Area. In general, public water is available in areas that are also approved sewer service areas.

Approved sewer service areas cover the non-Pinelands portion of Winslow Township, all of the five Pinelands Villages, and some of the Pinelands Regional Growth Areas. Specifically, the Growth Areas Pineland Commercial Planning Areas PC-1 and PC-2; Pineland Residential Planning Areas PR-2, PR-3, and PR 4; and Pinelands Industrial Planning Area PI-1 fall within the approved sewer service areas. Sewage treatment currently exists in three locations. The Ancora Hospital facility has its own treatment plant. A larger sewer treatment facility is located in the non-Pinelands section of Winslow Township and serves the Sicklerville region, with discharge to lagoons for infiltration. A third sewer service area connects to the Camden County Municipal Utility Authority, with sewer pipes traveling to the treatment plant in Camden City that discharges to the Delaware River. However, in February 2008, NJDEP decided to eliminate both the Sicklerville and Ancora treatment plants due to technical failures. See **Map 17: Sewer Service Area** for the approved sewer service areas in Waterford and Winslow townships.

Currently, a building moratorium is in place in Winslow because the Township's utility authority has reached capacity. NJDEP's administrative consent agreement to transfer wastewater from the Ancora and Sicklerville sewage treatment plants, with the Pinelands Commission's approval, will lift the moratorium. However, Winslow Township will still continue to provide public water through these facilities.

Additionally, to lift the moratorium, the Pinelands Commission must agree to the increase in interbasin transfer as wastewater from the outer coastal plain will be discharged in the inner coastal plain. To mediate these concerns, the Pinelands Commission has approved switching the water source for the Ancora facility to a water source outside the Pinelands area. This will allow an increase in the approved interbasin transfer amount from 1.2 million gpd to 1.5 million gpd for other uses.

### **3.7 Municipal Master Plan and Zoning**

#### **3.7.1 Waterford Township Zoning**

Waterford Township is completely within the Pinelands Management Area and has benefited from its restrictive Pinelands Planning Area designations, as well as density credits awarded to the Regional Growth Area within its borders through the Pinelands Development Credits Bank.

Its residential development tends to be in a grid pattern, concentrating housing units in the center of the township, away from Wharton State Forest and Agricultural Production Areas. Over two-thirds of the township is within the Preservation Area or the Agricultural Production Area.

In the past 20 years, Waterford Township has awarded density bonuses for residential development with the purchase of PDCs within the Regional Growth Area or for cultural housing opportunities in the Agriculture District (Pinelands Agricultural Production Area), the Preservation District (Pinelands Preservation Area), or the Recreation/Conservation District.

The remaining one-third of Waterford Township falls within the Pinelands Regional Growth Area, Rural Development Area, or Pinelands Village. The township has zoned these areas for low-density and high-density residential, neighborhood business, and highway commercial.

In the Rural Residential (RR) district, lot sizes can be a maximum of 5.7 acres or a minimum of 3.2 acres. R-1, R-2, and R-3 residential districts, all located in the Pinelands Regional Growth Area, allow for minimum lot sizes ranging from 25,000 square feet (approximately one-half acre) to 12,500 square feet (approximately one-fourth acre) and additional density bonuses with the purchase of PDCs. In the R-4 residential district, high-density development like duplexes or townhouses can be built, and additional density bonuses are given with the purchase of PDCs.

Commercial, office, and industrial zoning is found in both the Regional Growth Area and the Rural Development Area. Both Planned Highway Business (PHB) and Planned Light Industrial (PL) call for minimum lots of 10 acres for planned unit developments like strip malls or industrial parks, or two-acre lots for individual stores or businesses. Notably, the PL zone is the current location of the Atco Raceway. The Town Commercial District (TC), found along Atco Avenue in the Regional Growth Area, allows for dense commercial activity on lots of 7,500 square feet. The Office Professional District (OP), also found along Atco Avenue, allows for single-use office buildings on one-acre lots.

Both the Public Facilities District (PF) and the Rural Public Facilities District (RPF) allow for minimum lot sizes of two acres to be used for nonprofit uses, like churches or schools, and municipal and county uses, like municipal buildings, police stations, and county libraries. The PF district is within the Regional Growth Area and the RPF district is within the Rural Development Area.

The Pinelands Village District (PV) allows any commercial or residential use as listed in the TC district or any residential districts, with a minimum lot size of one acre, provided there is sewer service. The PV District is found in the area known as Waterford Works, which crosses into Winslow Township.

Waterford's Preservation District (PD), Recreation/Conservation District (RC), and Agriculture District (AG) fall within the Pinelands Preservation Area or Agricultural Production Area and are therefore much more restrictive. All three districts allow for residential development to occur under the Pinelands' "cultural housing provision," which allows for one unit per 3.2 acres built every five years for an immediate family member. If a hardship is proven, one unit can be constructed on one acre with the purchase of 0.25 Pinelands Development Credit. In the AG

district, one unit per 10 acres can be built, with a total density of one unit per 40 acres without enacting the cultural housing provision. In the RC district, one unit per 37.6 acres can be built without enacting the cultural housing provision.

See **Map 18: Waterford Township Zoning** for the municipality's zoning districts.

### **3.7.2 Winslow Township Zoning**

In 2004, Winslow Township reexamined its land use patterns and growth management strategies under the Pinelands Excellence Program. The resulting plan, "Livable Community Action Plan: Pinelands Regional Growth Area in Winslow Township," identifies opportunities and challenges facing the township and presents possible strategies to manage growth without rezoning.

Winslow Township has two zoning schemes: one for the non-Pinelands area of Albion and Sicklerville, and another for the Pinelands Area. The boundary of the Pinelands Area is the Great Egg Harbor River. Of particular note is that Winslow is a designated Regional Growth Area, which consists of the areas known as Tansboro, West Atco, and Cedarbrook.

Outside the Pinelands Area, a majority of land is zoned Low Density Residential (RL), which is one unit per one acre. The remaining land is generally zoned Medium Density Residential (RM), one unit per 0.50 acre; and High Density Residential (RH), one unit per 0.33 acre. A Recreation Conservation District (RC) is delineated along the Great Egg Harbor River and Four Mile Branch stream corridors, which allows residential development at one unit per 3.2 acres. Cluster residential development is permitted in both RL and RC districts, which requires 50% open space and an average lot size of a one-half acre in the RL district and two acres in the RC district. This zoning has enabled the area of Sicklerville to suburbanize in the last 20 years.

In the Pinelands Area, zoning is much less permissive. In the Rural Residential (PR-1) district, density is one unit per 3.2 acres; in the Low Density Residential (PR-2) district, density is one unit per 1.4 acres; in the Medium Density Residential (PR-3) district, sewer is required and the tract must average one unit per three-fourths acre; in the High Density Residential (PR-4) district, planned unit development is permissible with sewer and an average density of 2.25 units per acre; in the Pinelands Rural Development (PR-5) district, density is one unit per 3.2 acres or one unit per acre under the "additional cultural housing provisions," and clustered development is allowed with a minimum of two-acre lots and a gross density of one unit per 3.2 acres. Pinelands Village zoning districts include Low-Density Residential (PR-6), Minor Commercial (PC-3), and Industrial (PI-2) and call for less dense development found along rural thoroughfares.

Outside of the Regional Growth Area, development is significantly less dense. The cultural housing provision allows for one unit per 3.2 acres built every five years and the additional cultural housing provision allows for one unit per one acre if the tract existed before 1979, or if it was created by approval from the Pinelands Development Review Board before 1991, and a 0.25 Pinelands Development Credit is purchased. The Pinelands Preservation (PP) district lies on Winslow's border with Waterford and is completely a part of the Wharton State Forest. The Pinelands Agricultural (PA) district allows residential development to occur under the original



and additional cultural housing provisions, or one unit (related to agriculture) per 10 acres every five years, or one unit per 40 acres. A large part of Winslow is within the PA district. The Recreation and Conservation (PRC) district encompasses the Winslow Wildlife Management Area and the Great Egg Harbor River stream corridor and allows residential development under the cultural housing provision, or one unit per 10 acres every five years, or one unit per 40 acres.

See **Map 19: Winslow Township Zoning** for the municipality's zoning districts.

### **3.7.3 Development Pressures and Land Value**

Camden County is the most dense, most populated, and most nearly built-out County in southern New Jersey. Its large municipalities were once rural agricultural communities that were readily accessible to smaller boroughs and their downtowns. In the past 30 years, the County has lost much of its agriculture to auto-dependent residential and commercial development. Both Cherry Hill Township and Voorhees Township have one farm left. Gloucester Township has a few remaining farms, which are extremely threatened.

The combined efforts and the amount of leveraged funds required to preserve Stafford Farm in Voorhees Township is the clearest example of development pressure and rising land values in Camden County.

While Pinelands zoning and land use controls have encouraged agricultural production in the PA district, both the Regional Growth Area and the non-Pinelands Sicklerville area have experienced an accelerated rate of residential development in the last 15 years.

Because of accelerated growth, Winslow Township's wastewater treatment plant has reached its capacity and cannot be expanded. In 2004, the Camden County Municipal Utility Authority (CCMUA) invoked an indefinite building moratorium in both the Pinelands and non-Pinelands areas, which will be lifted once demand is met. In February 2008, NJDEP approved a proposal by the CCMUA and Winslow Township to build a sewage line from Sicklerville to the County's Camden City treatment plant. Winslow lies mostly in the Atlantic Ocean Basin, while the CCMUA treatment plant discharges to the Delaware River Basin; therefore, a cross-county pipeline creates an interbasin transfer of water, which the Pinelands Commission has also approved. After several months of meetings, Winslow Township agreed to discontinue pulling water from the Kirkwood-Cohansey Aquifer and to contract with New Jersey American Water, which pulls its water from the Delaware River, for public water. Once New Jersey American Water starts water service to Winslow and CCMUA and Winslow Township build a sewer line, the building moratorium will be lifted.

While the building moratorium has slowed construction, the Winslow Township Planning Board continues to receive subdivision applications and developers continue to approach large landholders regarding options. Township officials report that developers are effectively lined up in a queue waiting for the moratorium to end so that new construction can begin. Development pressure could reach an inconceivable high if the CCMUA builds the Sicklerville Pipeline.

Throughout the 1990s and the early part of this decade, both land values and, therefore, land easement values increased significantly as Camden County, and all of southern New Jersey experienced a building boom. In the last two years, due to a national housing bubble and an international credit crisis, land values have either declined or remained steady. Similarly, land easement values have remained stable, not increasing or decreasing since 2006. The value of Pinelands Development Credits (PDCs), explained below, can signify the demand for new construction and land values. In 2005, PDCs reached an all-time high and have decreased by 15% over the last two years.

### **3.8 Pinelands Development Credits Program**

Portions of both Winslow Township and Waterford Township fall within the Pinelands Management Area. A Transfer of Development Rights Program, named the Pinelands Development Credits (PDC) Program, was established in the Pinelands Comprehensive Management Plan (CMP). The Pinelands Development Credit Bank (PDC Bank) was established in 1985 to assist Pinelands property owners in selling development credits and preserving their land.

Landowners in the Preservation Area district, Agricultural Production Areas, and Special Agricultural Production Areas are allocated development credits. These PDCs can be severed from forest or farmland and developers can purchase them to add density to developments in designated Regional Growth Areas. The PDC program is designed to transfer the financial benefits of increased land values in growth areas back into areas where growth is limited for ecological reasons.

When a landowner decides to sever a credit, it is awarded in denominations of 0.25 credits. An entire PDC is worth four additional housing units. Demand for PDCs has slightly decreased between 2005 and 2006, and substantially decreased between 2005, its height, and 2007, representing an overall decline in the national and New Jersey real estate market. In 2005, 316 development rights were sold, with a mean sales price of \$30,413. In 2006, 273 development rights were sold, with a mean sales price of \$28,570. In 2007, only 123 development rights were sold, with a mean sales price of \$25,600.

As a result of the PDC program, over 50,000 acres of environmentally sensitive forest and farmland are permanently preserved. As summarized in Section 4.2, nearly 1,000 acres have been preserved in Camden County through the sale of PDCs. Important to note is that the State Agriculture Development Committee (SADC), other government agencies, and nonprofit organizations can purchase PDCs and retire the credits in order to preserve a specific farm without adding density to a Regional Growth Area. Augustine Farm in Winslow Township is an example of such a measure.

### **3.9 Innovative Planning Techniques**

As New Jersey is a home-rule state, the power to regulate and direct development lies with municipalities. There are many growth management tools available to municipalities who are willing and able to make changes to master plans, zoning ordinances, and the land development process. Unfortunately, in Camden County, some municipalities missed opportunities to reevaluate development trends to focus future development into traditional downtown business districts, new town centers, and walkable residential neighborhoods, as many of these techniques were not widely practiced 20 to 40 years ago, when much of rural Camden County became suburbanized.

#### *Municipal Zoning*

While the Pinelands Commission oversees zoning and development review in Waterford Township and Chesilhurst Borough and parts of Winslow Township, the remaining areas and other Camden County municipalities can employ innovative zoning ordinances to protect farmland resources. Agricultural district zoning is directed at maintaining the agricultural industry. Some New Jersey municipalities outside of the Pinelands Area have established minimum residential densities of 15 acres per residential unit. The ideal zoning density for maintaining agricultural viability is not clear, but appears to be at least 10 acres per dwelling unit. This density has been viewed by New Jersey courts in recent law cases as indicative of a municipality's intention to protect its farming industry rather than to restrict residential growth.

#### *Cluster Developments and Conservation Design*

A clustering zoning ordinance allows for residential development to be clustered on smaller lots, requiring that a percentage of the site remains as open space. Nearly all municipalities in Camden County, including both Waterford and Winslow, have optional clustering ordinances. Clustering protects farmland and open space without using public funds in areas where development is occurring. Some municipal ordinances allow for clustering to occur on non-contiguous parcels. This provision can help prevent a viable farmland parcel from being surrounded by incompatible residential uses, direct slightly denser development closer towards a town center, and limit the unnecessary extension of sewer lines through viable farmland.

It is important to note that clustering does not reduce the number of residential units nor direct the location of those units into a planned growth area. Clustering is not always a popular technique because of these factors; additionally, density bonuses are usually employed to encourage clustering, leading to a large influx of residential units.

Conservation Design is a form of clustering that requires careful analysis of the environmental resources and farming potential so that a residential development is situated to protect those features. The Growing Greener model, developed by planner and landscape architect Randall Arendt of the Natural Land Trust in Media, Pennsylvania, uses a four-step process to design a Conservation Design residential development. Key provisions are that the Conservation Design process is mandatory and 50% of open space or farmland must be retained. The number of units that can be built is determined by the underlying zoning for the site, after nonbuildable land, like wetlands and steep slopes, is deducted from building yield calculation. The placement of units

and deed-restricted open space and farmland is designed through an interactive process between the developer, landowner, and town officials. Conservation Design, as opposed to clustering, encourages the preserved farmland and open space to be linked to other land areas rather than remain isolated.

The Commonwealth of Pennsylvania encourages the use of Conservation Design ordinances and the Growing Greener model throughout all of its rural communities, and several New Jersey towns have adopted this approach, which can preserve substantial acreage. Even a suburbanized township like Moorestown in Burlington County is investigating how Conservation Design can be modified and applied in its nearly built-out community to preserve important natural areas and viable farmland. Rural Pittsgrove Township in Salem County is modifying the Growing Greener Conservation Design ordinance to protect farmland buffers.

#### *Lot Size Averaging*

Lot size averaging is an approach to subdividing land that allows for a parcel to be divided into unequally sized lots as long as the average of all the lot sizes remains equal to or above the minimum lot size as described in the zoning ordinance. Lot size averaging can allow for more efficient use of the land by retaining viable areas of farmland in a larger lot and adding units that would not be permissible. These smaller lots provide housing diversity and may help a municipality in reaching its affordable housing requirements.

#### *Transfer of Development Rights*

A Transfer of Development Rights (TDR) program involves the establishment of a geographical sending area within a municipality, where development is to be restricted, and of a receiving area, where development is to be encouraged. Sale of the transferred development rights involves identifying a sending area (an area where landowners are compensated for relinquishing their development rights) and a receiving area (an area where development rights can be purchased for increased development potential). The development rights generate greater density of development in the receiving area, which is the principal incentive for their purchase by a developer. Sending and receiving areas must be approximately equal in development potential for the TDR program to work, and the sending area generally needs water and sewer infrastructure in order to support the increased development density. Municipalities and/or counties can establish a TDR bank or other financial mechanism to facilitate this sales transaction; however, the transaction can also occur in the open market without the use of a bank.

A TDR program has the distinct advantage of preserving land and containing sprawl development without any expenditure of public funds. It is complicated and somewhat expensive to establish, however, and does not reduce overall growth, although growth is directed to the most appropriate areas. For a town that has the proper infrastructure in place and a sufficiently sized, well-planned receiving area, a TDR program can generate significant land preservation and innovative development. Another barrier to a municipal TDR program is that its success is dependent on large lot zoning in the sending area. Zoning of one-, two-, or three-acre lots in a sending area will not encourage developers to take advantage of density bonuses in a receiving area; and likewise, very dense zoning in a receiving area will not encourage developers to buy development rights from a sending area. The receiving area should be down-

zoned while still retaining development rights for landowners, similar to the Pinelands Development Credits program explained above.

### *Regional Transfer of Development Rights*

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

No group of municipalities has yet developed a regional program, although this would address the difficulties in rural communities that lack infrastructure or sufficient acreage for a receiving area. A regional program would also direct growth to those towns that need to grow and/or redevelop. The principal barriers to regional TDR programs pertain to the sharing of costs for the growth that would 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 programs may exist in the nature and current status of municipalities that are 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.

Pinelands area properties in Winslow and Waterford townships can participate in the Pinelands Development Credits program, a regional TDR program. There are few opportunities for TDR programs in other Camden County municipalities. Many municipalities have reached or are reaching build-out and are experiencing redevelopment. A regional TDR program would have been very useful 20 to 15 years ago, as farmland in Gloucester Township, Cherry Hill, Voorhees, and Berlin townships could have been designated sending areas and receiving areas could have been established near traditional downtown areas, like Blackwood, Glendora, or Stratford, or the built-out communities, like Camden, Collingswood, Westmont, and Oaklyn.

While redevelopment opportunities and possible historic preservation projects are prevalent in Camden County’s urban and first generation suburbs, there is little market demand, as redevelopment is much more expensive compared to greenfield development. Many first generation suburbs work hard to attract developers. Not surprisingly, such redevelopment mixed-use projects in traditional downtowns near public transportation are very successful. However, market demand for redevelopment projects may change dramatically with rising energy costs; a regional TDR program already in place may successfully preserve the County’s farmland resources in Winslow and Waterford townships (and the remaining farmland acreage in Cherry Hill, Voorhees, Gloucester Township, and other municipalities), while offering density bonuses for redevelopment projects in Camden City, Cherry Hill Township, Collingswood, and Haddon Township.



## 4.0 CAMDEN COUNTY’S FARMLAND PRESERVATION PROGRAM

The Camden County Agriculture Development Board (CCADB) administers the Farmland Preservation Program. This program was begun in 1986 to address the preservation of farmland, monitor preserved farmland, and promote the development of the agriculture industry in Camden County. In addition, the County funds 50% of the Rutgers Cooperative Extension Program, an educational program to help farmers improve their farms’ profitability.

The acquisition and preservation of farmland in Camden County is guided by criteria and procedures developed by the CCADB. In 2003 and 2004, the CCADB established three numeric goals for preserving farmland through the County’s Farmland Preservation Program and by utilizing Planning Incentive Grant funding:

- 1) a one-year goal of preserving an additional 165 acres;
- 2) a goal of preserving an additional 1,000 acres by 2010; and
- 3) a ten- year goal of preserving an additional 2,750 acres.

As of March 2008, 1,690 acres of Camden County farmland are preserved through several County and state programs and mechanisms, and 412 acres are pending preservation.

Camden County is within touching distance of its goal to preserve 1,000 *additional* acres between 2004 and 2010, as it has wholly or partially funded the preservation of 324 acres of land between 2004 and 2008. The CCADB has established new goals to coincide with the 2008 *Camden County Farmland Preservation Plan*; these goals are discussed in the following section.

In addition to the County’s efforts, SADC has preserved 330 acres through its SADC Pinelands Easement Purchase Program, and 760 acres were preserved through the market-based Pinelands Development Credit Bank. See *Table 4.1 Preserved Farmland in Camden County* for a summary of preserved farmland by municipality and preservation program and **Map 8: Protected Open Space and Preserved Farmland**. Details regarding each preservation technique in the County’s preservation program follow.

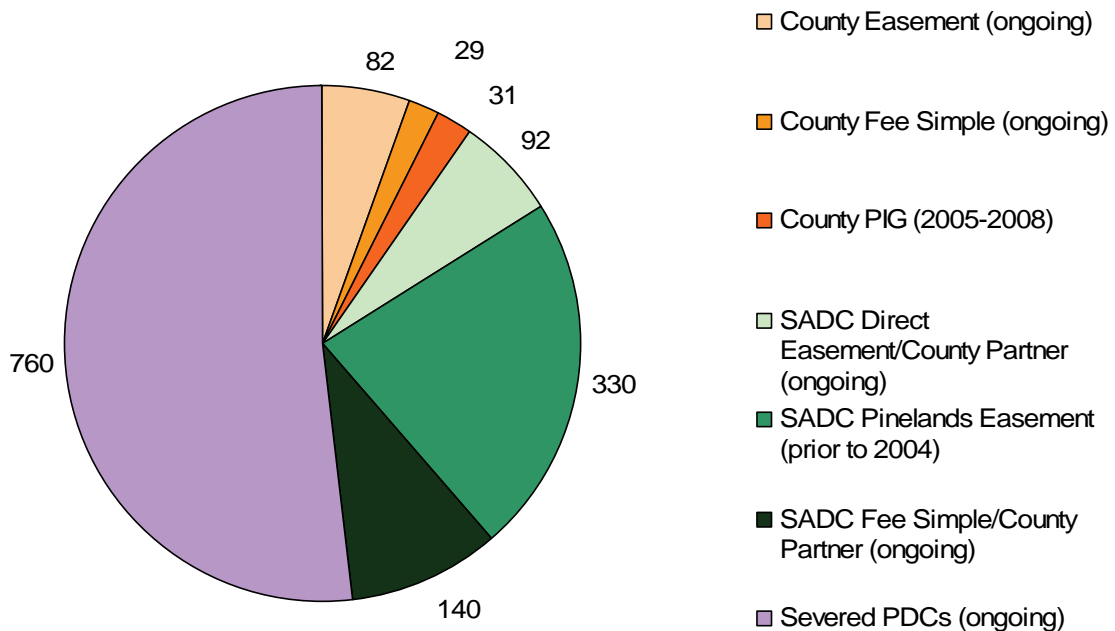
**Table 4.1 Preserved Farmland in Camden County**

<b>Owners/Farm Name</b>	<b>Municipality</b>	<b>Acres</b>	<b>Program/Partnership</b>	<b>Year</b>
George and Thomas Betts I	Waterford	186	Severed PDCs	1994
George and Thomas Betts II	Waterford	69	Severed PDCs	1999
Fioravanti	Waterford	36	Severed PDCs	2001
Loretti Fanelli Kayati	Waterford	4	Severed PDCs	2001
			SADC Direct Easement/County	
Auwarter	Winslow	50	Partner	2002
DelGuercio, Randina, Sauser	Waterford	5	Severed PDCs	2002
DelGuercio, Randina, Sauser	Winslow	31	Severed PDCs	2002
John DiMeglio	Winslow	11	Severed PDCs	2002
Bates Run Farm (Dennis and Nancy Donio)	Winslow	167	Severed PDCs	2004
Peters and Shendock	Winslow	7	Severed PDCs	2004

Owners/Farm Name	Municipality	Acres	Program/Partnership	Year
Stafford Farm	Voorhees	140	SADC/County Fee Simple and Nonprofit Partner	2004
Thompson and Twesten	Winslow	127	Severed PDCs	2004
William and Mary Rusnak	Waterford	47	Severed PDCs	2004
Bramante	Winslow	14	County Fee Simple	2007
Julianetti	Winslow	61	County Easement	2007
Matro I	Winslow	21	County Easement	2008
Michael	Winslow	31	County PIG	2007
Rigolizzo Property	Winslow	15	County Fee Simple	2007
Sofield Farm	Winslow	42	Severed PDCs	2007
Massaro	Winslow	14	Severed PDCs	2007
Iuliucci	Winslow	42	SADC Direct Easement/County Partner	2008
Augustine	Winslow	69	SADC Pinelands Easement Purchase	?
Curcio, Anthony and Patricia	Winslow	106	SADC Pinelands Easement Purchase	?
Curcio, Michael	Winslow	35	SADC Pinelands Easement Purchase	?
Raymond Kruckner	Winslow	17	Severed PDCs	?
Rhee and Young	Waterford	88	SADC Pinelands Easement Purchase	?
Rhee and Young	Winslow	32	SADC Pinelands Easement Purchase	?
Total		1,464		

Source: DVRPC, Camden County Division of Open Space and Farmland Preservation, SADC, PDC, 2008

**Chart 4.1: Farmland Preservation Acreage by Program**



Source: DVRPC, Camden County Division of Open Space and Farmland Preservation, SADC, PDC, 2008



## 4.1 Agricultural Development Areas

In the 1980s, the Camden County Agriculture Development Board (CCADB) established Agricultural Development Areas (ADAs) within Camden County that incorporated areas of prime agricultural land where farming was the preferred land use. In 2004, these ADAs were amended, first by removing blocks of land that had been developed up to year 2000, second by adjusting ADA boundaries to match the Pinelands Agricultural Production Area boundaries, and third by incorporating nearby blocks of farmland that were on prime agricultural soils. In 2008, the ADAs were again amended using parcel information, specifically in Winslow Township, to remove large subdivisions and include pieces of viable farmland. These ADAs are consistent with statutory guidelines.

The Camden County ADAs consist of approximately 14,000 acres. As of 2005 tax parcel data, there were approximately 754 owners of 1,224 parcels totaling 15,068 acres of farmland-assessed property in Camden County. Developed lands are within ADAs due to sprawling development patterns. **Map 20: Agricultural Development Areas** shows the current ADAs within the County.

The Camden County ADAs generally match the Farmland Preservation Priorities for Camden County as identified in the New Jersey State Agriculture Development Committee's *Strategic Targeting Project Preliminary Report*, issued in March 2003.

As **Map 4: NJDEP Agricultural Land Cover 2002** shows, most of the remaining farmland in Camden County is located in Winslow Township and the majority of that is within the Pinelands Region. Winslow recently reexamined its land use patterns and growth management strategies under the Pinelands Excellence Program. The CCADB and Winslow Township have been working together to identify farmers who may be interested in preserving their farmland through the sale of development easements using either county funding or Pinelands Development Credits.

## 4.2 Preserved Farmland

There are several programs, methods, and strategies to preserve farmland in any community. In Camden County, some of these methods have been used, while others have not been fully implemented. In Camden County, several programs have preserved thousands of acres of farmland. These programs include: (a) the Camden County Open Space Preservation Program (County Easement Purchase Program and the County Planning Incentive Grant Program), (b) the SADC Direct Easement Purchase Program, (c) the SADC Fee Simple Program, and (d) the Pinelands Development Credit Bank (transfer of development rights). Many times, these programs work in concert to preserve land. Camden County's efforts are fully detailed in Section 4.3 Camden County's Preserved Farmland. The following summaries describe some land use planning tools and farmland preservation techniques that the County currently employs or individual municipalities can employ to more adequately protect farmland.

#### **4.2.1 County and SADC Easement Purchase**

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

Landowners may sell development easements through the Camden County program, which is administered by the Camden County Agriculture Development Board (CCADB) through the Division of Open Space and Farmland Preservation, or directly to the State of New Jersey through the State Agriculture Development Committee (SADC). In both cases, the farmland is ranked on a number of criteria, and high-ranking farms are approved for purchase of development easements. An offer is made to the landowner who can accept or reject it.

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

It can be difficult to compare the financial, as well as the more intangible, benefits of preservation versus development. The advantage of preserving farmland with the easement purchase method is that a landowner gets to continue living on his/her land and can sell it or leave it to heirs, knowing it will remain open and farmed. 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.

As of February 2008, three farms have been permanently preserved through the Camden County Open Space Preservation Program through the County and SADC direct easement purchase programs. In one instance a farmer, Auwarter, applied to SADC for a direct easement purchase and Camden County provided matching funds.

**Table 4.2: Farmland Preserved by Camden County Easement Purchase and SADC Direct Easement Purchase Programs**

Block	Lot	Owners/Farm Name	Municipality	Acres	Program/Partnership	Date
1601	1, 1.02, 4.01	Auwarter Farm	Winslow	50	SADC Direct Easement/County Partner	2002
5203	1	Matro Farm	Winslow	21	County Easement	2008
5101	3, 3.02	Iulianetti Farm	Winslow	61	County Easement	2007
5406	9	Iuliucci Farm	Winslow	42	SADC Direct Easement/County Partner	2008
				Total	174	

Source: Camden County Division of Open Space and Farmland Preservation, 2008

Several farms are also pending preservation through County or SADC Direct Easement Purchase programs. They are listed below.

**Table 4.3 Camden County and SADC Active Applications**

Block	Lot	Owners/Farm Name	Municipality	Acres	Program
2904	7	Jennings	Winslow	42	SADC Direct Easement
2906	15				
6401	1, 1.02	Hennessey/Brandolini	Winslow	63	SADC Direct Easement
5901	20	Luzzi	Winslow	69	County Easement
15805	14, 15, 16	Siler	Gloucester Twp	30	County Easement
6601	43, 45	G. Matro Farm	Winslow	208	County PIG
6602	5				
7703	1, 3				
8304	1, 3.01, 4.01, 5, 6				
				Total	412

Source: SADC, 2008

#### 4.2.2 Planning Incentive Grant

The SADC has established a farmland preservation planning incentive grant program to provide grants to eligible counties and municipalities as a means of focusing current farmland preservation programs. This funding, referred to as the “PIG” program, has as its goal the protection of large areas of contiguous farmland on good soils because this will enhance the long-term viability of the farming industry in a given area. In the recent past, SADC shifted its funding and focus from partnering with counties on individual farmland preservation projects submitted through the county easement purchase program to strategic PIG projects that enable counties to think long term about preservation priorities and funding plans.

To participate, a county must meet the following requirements as outlined in N.J.A.C. 2:76-17.3:

- The county must have a county agriculture development board (CADB) that serves as the agricultural advisory committee for the PIG planning process and subsequent approval of farmland preservation applications;
- The county must have a comprehensive farmland preservation; and
- The county must have a dedicated source of funding for farmland preservation, such as a dedicated tax, reliable annual appropriations, or a bond.

County PIG funding allows a county to obtain its own State funding and to promote preservation and farming within the county directly, as an addition to the State and municipal efforts.

Targeted farms within the county Project Area are “pre-approved,” and do not undergo the ranking and competition for preservation dollars that are part of the State’s direct easement purchase program. The county can select the licensed appraisers that it wishes to use and can work more directly with farm landowners through its County Agriculture Development Board. This tends to strengthen interest in preservation by landowners, as they have a local person to contact and to whom to direct questions.

PIG funding does impose a financial obligation on the county, since the State funds must be matched at a ratio of about 60% State to 40% county, depending on land values. A county needs a dedicated source of preservation funding to meet this requirement so that it has an option for bond financing or yearly preservation budgets. The PIG funding is like a line of credit from the State – only when a county commitment is made for an easement or fee-simple purchase does the funding come into use. It is at that point that county (and municipal, if available) funding is also required.

Camden County applied for and was awarded a PIG in 2005. To date, one farm has been preserved through PIG funding.

**Table 4.4: Farmland Preserved through County Planning Incentive Grant Funding**

Block	Lot	Owners/Farm Name	Municipality	Acres	Program/Partnership	Date
801	1	Michael Farm	Winslow	31	County PIG	2007

*Source: Camden County Division of Open Space and Farmland Preservation, 2008*

Though no municipality has yet to apply for Municipal PIG funds, Winslow and Waterford townships have become more aware of the PIG program through the County Farmland Planning Process and are investigating the opportunity to apply for a PIG in future rounds. To participate in the municipal PIG program, a municipality must meet all of the requirements as outlined in N.J.A.C. 2:76-17A-3:

- A municipality’s mayor and governing body must appoint an agricultural advisory committee, which will report to the municipal planning board. The agricultural advisory committee must be composed of at least three residents, but not more than five residents. A majority of the members must be active farmers, owning a portion of the land that they farm.

- While serving on the committee, a member of the committee, or his or her immediate family, cannot apply for the purchase of development rights through easement or fee simple.
- A municipality must maintain a dedicated source of funding for farmland preservation, such as a dedicated tax, reliable annual appropriations, or a bond.
- A municipality must prepare and adopt a comprehensive farmland preservation plan as an element of the municipal master plan that expresses the municipality's commitment to the agricultural industry
- A municipality must adopt a right-to-farm ordinance.

#### **4.2.3 SADC and County Fee Simple**

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

Fee-simple acquisition is available through the Camden County Farmland Preservation Program and is used on a limited basis due to financial resources because it is more expensive than purchase of development rights. Camden County currently owns approximately 29 acres of farmland in Winslow Township and is investigating options on how to use that land: to divest it and sell it to another farmer, rent it to a farmer, or use it for County purposes like a County 4-H fairgrounds.

Farmers can also apply directly to the SADC for fee simple purchase. Once SADC owns the land, it will be resold at an auction with deed restrictions.

The Stafford Farm was a farm that was bought in fee simple and then preserved through a partnership between many different entities, including the SADC, Camden County, Voorhees Township, and the Trust for Public Land. Half of the farm, 70 acres, was acquired through SADC's Fee Simple Program and resold, while the other 70 acres, consisting of wetlands and forest, was purchased for municipal open space. The Stafford Farm commanded a very high price because of its location in a wealthy municipality at a high-traffic and very visible intersection. As described in the *Camden County Open Space and Farmland Preservation Plan* of 2004 (p. 75), acquisition of this farm was considered a priority due to its high visibility, the community's attachment to the picturesque pastureland, its position as one of the last farms left in a fully suburbanized area, and other factors.

**Table 4.5: Farmland Preserved through Fee Simple**

Block	Lot	Owners/Farm Name	Municipality	Acres	Program/ Partnership	Date
2201	9.02	Bramante Farm	Winslow	14	County Fee Simple	2007
1502	1, 2, 3, 6.01, 6.02, 7.01, 8	Rigolizzo Property	Winslow	15	County Fee Simple	2007
199	P/0 5	Stafford Farm*	Voorhees	140	SADC/County Fee Simple and Nonprofit partner	2004
Total				169		

*Source: Camden County Division of Open Space and Farmland Preservation, 2008*

*\*The original 140-acre Stafford Farm was subdivided. About 70 acres were preserved and sold through SADC's fee simple program, while another 70 acres are owned by Voorhees Township as municipal open space.*

#### **4.2.4 Eight-Year Farmland Preservation Program**

Until the establishment of the Camden County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund, the Camden County Agriculture Development Board (CCADB) was limited in its preservation efforts to the New Jersey Eight-Year Farmland Preservation Program. Since 1986, the CCADB has approved temporary deed-restricted plans for 11 landowners on nine farms encompassing 700 acres. Those farms still active in the Eight-Year Program are listed in *Table 4.6: Farmland in Eight-Year Program*. Applicants accepted into the Eight-Year Program are eligible to apply for soil and water conservation matching funds, to obtain the right to use farm structure designs developed by Cook College, and to sell a development easement on the land.

**Table 4.6: Farmland in Eight-Year Program**

Block	Lot	Owners/Farm Name	Municipality	Acres	Date Approved/Renewed
7604	4	Tomasello Winery	Winslow	43	3/13/1998
7703	4				
290	9	Anthony Grasso	Waterford	15	2003
8201	1	Bates Run Farms	Winslow	46	1999
8305	5				
5101	3, 3.02	Iullianetti	Winslow	61	2007
2426	3	John and Theresa Thompkins	Waterford	75	5/24/2001
Total				240	

*Source: Camden County Division of Open Space and Farmland Preservation, 2008*

#### **4.2.5 SADC Pinelands Easement Purchase Program**

Prior to the County becoming more proactive in farmland preservation, SADC preserved approximately 330 acres of farmland in Camden County through their direct easement purchase program, especially for the Pinelands area. Through this program, SADC purchased and retired the landowners' PDCs.

**Table 4.7: Farmland Preserved through the SADC Pinelands Easement Purchase Program**

Block	Lot	Owners/Farm Name	Municipality	Acres
293	1	Rhee and Young	Waterford	88
294	3			
297	1, 3, 9			
297	3			
297	9			
5602	10, 10.01	Curcio, Anthony and Patricia	Winslow	106
5604	1, 4, 5, 8.02			
5715	2, 3, 3.01			
5718	1, 3			
5706	6.00	Curcio, Michael	Winslow	35
6601	44	Augustine Farm	Winslow	69
6602	7	Rhee and Young	Winslow	32
7101	5, 15			
7104	1			
			Total	330

Source: SADC, 2007

#### 4.2.6 Pinelands Development Credits

Since its inception in 1985, the Pinelands Development Credits (PDC) Program has preserved 760 acres of farmland. Much like a regional Transfer of Development Rights (TDR) program, the PDC Program allows landowners with farmland in special Pinelands Areas to sever development credits that can be used to add density to development in Pinelands Regional Growth Areas. These farms are listed in *Table 4.8: Farms with Severed Pinelands Development Credits*.

In the last two years, due to a poor national economic climate, the demand for Pinelands Development Credits has greatly subsided. Not only are fewer credits sought, but the price per credit has declined markedly. This situation may lead landowners to seek out SADC and County easements rather than go through the market-based PDC process.

**Table 4.8: Farms with Severed Pinelands Development Credits**

Block	Lot	Owners/Farm Name	Municipality	Acres
8206	1, 4.01, 4.02	Bates Run Farm (Dennis and Nancy Donio)	Winslow	166.6
8306	4			
8402	4, 5, 20			
8206	4			
8201	1			
8305	5	Gelsomino V. DelGuercio, Maria M.	Waterford	4.5
297	4, 5			
7102	5.01			
7104	2	Randina, Alva J. Sauser	Winslow	30.5

<b>Block</b>	<b>Lot</b>	<b>Owners/Farm Name</b>	<b>Municipality</b>	<b>Acres</b>
297	10, 11	George and Thomas Betts	Waterford	254.7
298	1, 2, 3, 4, 6, 7, 8			
299	1, 2, 3, 4			
7201	5.01	John DiMeglio	Winslow	10.6
7806	6	Kathleen Peters and Megan Shendock	Winslow	6.6
150	10, 11, 12	Loretta Fanelli Kayati	Waterford	3.6
281	7	Paul and Marie Fioravanti	Waterford	36.1
7102	12	Raymond Kruckner	Winslow	16.5
5503	7, 7.01	Sofield Farm	Winslow	41.9
306	6	William and Mary Rusnak	Waterford	47.3
307	1			
8501	1.01	William Thompson and Diane Twesten	Winslow	126.8
6312	1	Joseph and Mary Massaro	Winslow	14.5
			Total	760.2

*Source: Pinelands Development Credits Bank, as of June 30, 2007*

To coordinate the 2008 Camden County Farmland Preservation Plan with the PDC process, many Target Farms are within the Rural Development Area. A few Target Farms, which are among Camden County's largest and most productive, are located in Pinelands Village Areas. Properties in the Rural Development Area and Pinelands Village Area are not eligible for PDC credits. However, most Target Farms are within the Agricultural Production Area. And where possible, the Regional Growth Area was avoided.

Including these Pinelands farms in Project Areas gives landowners more choices and Camden County and SADC more opportunities to preserve sizable areas of viable farmland.

#### **4.2.7 Nonprofit**

The SADC provides matching grants to nonprofit organizations to fund up to 50% of the fee simple or development easement values of land eligible for farmland preservation. The SADC solicits nonprofit grant applications when funds are available and reviews and ranks applications based on criteria used in ranking all farmland preservation applications. No nonprofits have applied for such a farmland preservation grant in Camden County. However, the Stafford Farm was preserved through a partnership with SADC, Camden County, Voorhees Township, and the Trust for Public Land.

Other nonprofits, such as the New Jersey Natural Lands Trust, are active in Camden County, though their preserves, specifically Long-a-Coming and Penny Pot Stream preserves, were acquired through donation and are preserved for natural habitats, not farming.

### **4.3 Farmland Preservation Program Funds Expended to Date**

Camden County established the Camden County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund in November 1998. The Trust Fund currently raises an estimated \$7.6 million per year. In 2003, Camden County issued a \$28 million bond dedicated



to preserving the most important remaining open lands, including farmland, before those areas are lost to other land uses.

As of April 2008, the Camden County Farmland Preservation Program has expended \$9,286,187 preserving 374 acres. An additional \$15 million was expended from the County Open Space and Farmland Preservation Trust Fund, acquiring 773 acres for open space. The County has partnered with SADC, several municipalities, and the Trust for Public Land to preserve farmland. The SADC also shares the costs of appraisals, title work, and surveying. Stafford Farm is an example of such a partnership, which resulted in 70 acres of preserved farmland and 70 acres of municipal open space.

**Table 4.9: County Funds Expended on Farmland Preservation**

Owners/Farm Name	Municipality	Acres	County Monies Spent	State Monies Spent	Municipal Monies Spent	Nonprofit Monies Spent	Program/Partnership	Date
Auwarter Farm	Winslow	50	\$102,096	\$118,404	\$0	\$0	SADC Direct Easement/County Partner	2002
Matro Farm	Winslow	21	\$887,825	\$0	\$0	\$0	County Easement	2007
Iulianetti Farm	Winslow	61	\$2,437,000	\$0	\$0	\$0	County Easement	2007
Iuliucci Farm	Winslow	42	\$48,867	\$114,022	\$0	\$0	SADC Direct Easement/County Partner	2008
Michael Farm	Winslow	31	\$111,600	\$167,400*	\$0	\$0	County PIG	2007
Bramante Farm	Winslow	14	\$215,000	\$0	\$0	\$0	County Fee Simple	2007
Rigolizzo Property	Winslow	15	\$1,100,000	\$0	\$0	\$0	County Fee Simple	2007
Stafford Farm	Voorhees	140	\$4,383,799	\$5,616,201	\$7,000,000	\$3,600,000	SADC/County Fee Simple	2004
Total		374	\$9,286,187	\$6,016,027	\$7,000,000	\$3,600,000		

Source: Camden County Division of Open Space and Farmland Preservation, 2008

\*State reimbursement still pending

#### 4.4 Consistency with SADC Incentive Grant Programs

The Camden County Farmland Preservation Program is consistent with the SADC Planning Incentive Grant (PIG) Program. The *Camden County Farmland Preservation Planning Incentive Grant Application (2005)* and the *Camden County Open Space and Farmland Preservation Plan (2004)* were adopted as elements of the County Master Plan.

PIG funding imposes a financial obligation on the County, as State funds must be matched at a ratio of 60% to 40% local funds (county and municipal), depending on land values. A county needs a dedicated source of preservation funding to meet this requirement and enable bonding. Because of high land values, the County may rely on municipal open space funding in addition to county funds to meet its PIG match.

Target Farms within a Project Area are “pre-approved” and do not undergo the ranking and competition for preservation through the State’s direct easement purchase program. When using PIG funding, the county can select the licensed appraisers that it wishes to use and can work more directly with farm landowners. Since receiving its PIG award in 2005, Camden County has preserved 31 acres, with 419 acres pending preservation through this method.

#### **4.5 Agricultural Development Board**

Farmland preservation efforts in Camden County are guided by the Camden County Agriculture Development Board (CCADB) and the Camden County Open Space Preservation Trust Fund Advisory Committee, using the criteria and procedures set forth by the State Agriculture Development Committee and the CCADB. The membership of the CCADB consists largely of active farmers who are farming lands that they own, as well as additional farm properties that are leased.

The administration of the CCADB is under the Director of the Camden County Division of Open Space and Farmland Preservation, who administers the Open Space, Farmland, and Historic Preservation Trust Fund. The director has established a relationship with elected officials and municipal staff in Winslow Township, which has the most remaining farmland.

#### **4.6 Coordination with Open Space Preservation Initiatives**

Camden County’s Farmland Preservation Program is very well coordinated with the County’s open space preservation initiatives. The CCADB falls under the Camden County Division of Open Space and Farmland Preservation. The CCADB administrator is the Division’s director, who also oversees the County’s Open Space Preservation Trust Fund Advisory Committee.

The *Camden County Open Space and Farmland Preservation Plan* was written in 2004 and explicitly connects open space preservation goals with farmland preservation goals. In many instances, Camden County residents see farmland preservation as open space preservation.

Furthermore, both farmland preservation and open space preservation applications are administered through the Division of Open Space and Farmland Preservation. This allows the Division to direct landowners into the preservation program best suited their needs and allows the Division to stretch the County’s funds further. Many times, land can be preserved through the SADC Direct Easement Program, enabling the County to reserve open space funds for future purchases. Because the Division is able to review all open space and farmland applications, it is better able to determine how to spend the County’s open space and farmland trust fund dollars and the County PIG funds.

Camden County has no official policy regarding purchasing land for open space preservation in active agricultural areas. The County’s Division of Open Space and Farmland Preservation works with interested landowners to determine what preservation program is right for their

financial needs and the possible uses of land. For example, both the Bramante farm and the Rigliozzo property were purchased through the County's fee simple program.

Lastly, the Project Areas have been chosen in consideration of the *Camden County Open Space and Farmland Preservation Plan (2004)* and the Designated Greenways and Conservation Focus Areas contained within the Plan.

Camden County's Designated Greenways serve many purposes. For example, the Great Egg Harbor River Greenway provides a habitat corridor between preserved land in Berlin Borough and the Winslow Wildlife Management Area. There are also opportunities to build a multi-modal trail along the river. Conversely, the River to Bay Greenway – Spine A, along the Mullica River – is conceived as a conservation greenway and would require the County and municipalities to educate landowners on good stewardship practices and the importance of maintaining riparian corridors.

The County's Farmland Preservation Project Areas are identified according to agricultural and ecological landscapes and their borders were determined by expanding the 2004 Conservation Focus Areas to include active, viable, and large expanses of farmland. The Mullica River Project Area, in particular, is completely aligned with the County's Mullica River Conservation Focus Area, as identified in the 2004 Open Space Plan. See **Map 15: Camden County Proposed Open Space System – Focus Areas (2004 Plan)** and **Map 22: Mullica River Project Area**.

#### **4.6.1 Monitoring of Preserved Farmland**

The Camden County Division of Open Space and Farmland Preservation undertakes monitoring of all property that it owns or to which it holds conservation easements. County staff monitor preserved farmland on a yearly basis. SADC are responsible to monitor easements held by the state.



## 5.0 CAMDEN COUNTY’S FUTURE FARMLAND PRESERVATION PROGRAM

### 5.1 Preservation Goals

Both the *Camden County Open Space and Farmland Preservation Plan (2004)* and the *Camden County Farmland Preservation Incentive Grant Application (2005)* identified goals and objectives for land preservation. The objective associated with farmland preservation still holds true and is as follows:

*“Acquire additional lands through easement acquisition or other measures that effectively conserve prime farm areas.”*

In the 2004 Plan, the CCADB set a goal for farmland preservation of 1,000 acres by 2010. On December 28, 2004, the CCADB adopted additional numerical goals as related to the 2005 PIG Application, which were 165 acres preserved within the first year (2006) and 2,750 acres preserved within 10 years (2015). Since the 2005 PIG Application, Camden County has preserved 410 acres of farmland, of which 31 acres were preserved using PIG funds. For the 2008 Farmland Preservation Plan, the CCADB reviewed its past preservation goals and adjusted them to fit with SADC’s funding stream. Additionally, the CCADB believes that tying goals to specific Target Farms is a more realistic approach than setting numeric acreage figures. Because of the recent referendum approval that allocates to each county \$2 million in farmland preservation funds and the opportunity to compete for an additional \$3 million in funds, Year One is synonymous with State Fiscal Year 2009 (July 2008 to June 2009). This first year numeric goal does not include any pending open space or farmland preservation applications. Given these inputs, the following are Camden County’s new, ambitious, and cumulative preservation goals:

- **1 Year** – Preserve an additional 762 acres;
- **5 Year** – Preserve an additional 2,369 acres; and
- **10 Year**- Preserve an additional 3,470 acres.

### 5.2 Project Area Summaries

Within the past several years, 2003 to 2007, numerous farms in Camden County have been sold for development, primarily those in the non-Pinelands portion of the County. Of the remaining farms, most are within the Pinelands Area, in Agricultural Production Areas or Rural Development Areas, as identified in the Pinelands Comprehensive Management Plan, and are located in the southeastern half of the County. The five Project Areas – Mullica River, Great Egg Harbor, Farm Belt, Winslow Wildlife Management, and Great Swamp Branch – are shown on **Map 21: Project Areas**.

Project Areas are determined by identifying large swaths of contiguous and active farmland based on NJDEP land cover data (2002), DVRPC land use data (2005), and farmland

assessments (2005 or 2007). Project Areas are broad, as they are intended to project the County's farmland preservation priorities for the next 10 years and represent where farmland resources currently *are*.

Furthermore, Project Areas also incorporate Conservation Focus Areas, as identified in the 2004 *Camden County Open Space and Farmland Preservation Plan*. These Focus Areas were determined to have high ecological resource value and are important areas of grassland wildlife habitat, as rated by the New Jersey Conservation Foundation, and groundwater recharge. Preservation of farmland in these areas would help the County reach its similar goals of securing an agricultural land base, promoting good stewardship practices, and conserving the most threatened natural resources, namely grassland habitat and its upland forest buffers. Project Areas are also links between large areas of protected open space, such as the Winslow Wildlife Management Area, the Wharton State Forest, and the Great Egg Harbor River Greenway. The strategy to link farmland preservation Project Areas with large areas of protected open space is twofold: first, to provide suitable wildlife corridors, and second, to focus farmland preservation in areas with supportive and complementary land uses in the hopes of avoiding right-to-farm issues in future years.

Four of the five Project Areas have preserved farmland within their boundaries. The Winslow WMA Expansion Project Area, which does not contain any preserved farmland, has significant farmland resources and protected open space and is within one mile of sizable areas of preserved farmland.

Target Farms, which should be reevaluated on a yearly basis, were identified based on current township and Pinelands zoning and landowner interest. Unfortunately, significant areas of active farmland are located within Pinelands Village Areas and the Regional Growth Areas. While somewhat unlikely, zoning may change in the future, especially if Waterford and Winslow do not attract town center-type development due to market conditions and the availability of sewer infrastructure. Therefore, the 2008 Target Farm strategy uses informal ranking criteria based on the following:

- soil quality;
- size of farm – positive points if over 15 acres (the median size in Camden County) and additional points if over 47 acres (the average size in Camden County);
- adjacency to protected open space or preserved farmland – points if adjacent to deed-restricted wildlife areas, or protected open space, and additional points if adjacent to preserved farmland;
- adjacency to farm-assessed properties – negative points if an isolated farm; and
- current zoning – excluded if in Pinelands Village or Pinelands Regional Growth Area, positive points if located in a Rural Development Area, negative points if in Approved Sewer Service Area.

Farmland within the Rural Development Area is under extreme development pressure and is not able to participate in the Pinelands Development Credit Process. Where possible, *Target Farms* are not located in the Regional Growth Areas, Pinelands Villages, or sewer service areas; however, a *Project Area* may include such areas because the boundaries are determined by current agricultural resources, not zoning.

Soils within the Project Areas, specifically Winslow Township's Project Areas, include some of the best in southern New Jersey. Soil quality of all of Camden County is discussed in Section 1 of this document.

### **5.2.1 Mullica River Project Area**

Located in the most northerly portion of Waterford Township, along the municipality's boundary with Burlington County and immediately adjacent to Wharton State Forest, the Mullica River Project Area is a landscape identified for preservation based on its proximity to the State forest lands and its ecological value as the headwaters of the Mullica River. The boundaries of the Project Area are consistent with the Mullica River Conservation Focus Area identified in the *2004 Camden County Open Space and Farmland Preservation Plan*. The Project Area has significant amounts of New Jersey Conservation Foundation (NJCF) habitat and Landscape Project priority habitat, including suitable emergent wetlands habitat, currently used for agriculture, and suitable grassland habitat.

Two Target Farms, on 24 parcels comprising 538 acres, are identified in the Mullica River Project Area. These Target Farms are among the largest remaining in Camden County and are in the Pinelands Agricultural Development Area. The Mullica River Project Area is depicted on **Map 22: Mullica River Project Area** and **Map 23: Mullica River Project Area: Agricultural Soils**. See **Appendix C** for the Project Area Summary Form detailing the area's density and agricultural characteristics.

### **5.2.2 Great Egg Harbor Project Area**

The Great Egg Harbor Project Area is located in the most northerly portion of Winslow Township, along Winslow's boundary with Berlin Borough. Its boundaries are determined by the Great Egg Harbor Conservation Focus Area, as identified in the 2004 Open Space Plan, and the Agricultural Development Area, adopted in 2008.

The Great Egg Harbor Project Area creates a link between several areas of preserved farmland and open space. Much of the large parcels along the Great Egg Harbor River corridor are owned by public or nonprofit organizations, including the State of New Jersey, Camden County, and Winslow Township. The Project Area has significant amounts of NJCF habitat and Landscape Project priority habitat, including critical forested wetlands habitat, currently used for agriculture, and suitable grassland habitat.

Nine Target Farms, on 22 parcels comprising 316 acres, are identified in the Great Egg Harbor Project Area. Seven of the nine Target Farms are zoned low-density Rural Residential. The Great Egg Harbor Project Area is depicted on **Map 24: Great Egg Harbor Project Area** and **Map 25: Great Egg Harbor Project Area: Agricultural Areas**. See **Appendix D** for the Project Area Summary Form detailing the area's density and agricultural characteristics.

### **5.2.3 Farm Belt Project Area**

The Farm Belt Project Area is located in the center of both Waterford and Winslow townships. It is comprised of three Farm Belt Conservation Focus Areas identified in the 2004 Open Space Plan and corresponds to Camden County's Agricultural Development Area, adopted in 2008.

This area was selected as a Project Area because of its high concentration of farmland, relatively high concentration of preserved farmland, and its possible environmental protection values. Though much of the Project Area is within a Pinelands Village, the boundaries were drawn according to agricultural resources, while the Target Farms were identified based on ranking and current zoning; no farms within the Pinelands Village of Waterford Works are identified as Target Farms.

The Project Area has significant amounts of NJCF habitat and Landscape Project priority habitat, including suitable upland forests and grasslands habitat currently used for agriculture.

Seventeen Target Farms, on 29 parcels comprising 510 acres, are identified in the Farm Belt Project Area. All of these farms are larger than the median Camden County farm (15 acres) and several are larger than the average Camden County farm (47 acres). The Farm Belt Project Area is depicted on **Map 26: Farm Belt Project Area** and **Map 27: Farm Belt Project Area: Agricultural Soils**. See **Appendix E** for the Project Area Summary Form detailing the area's density and agricultural characteristics.

#### **5.2.4 Winslow Wildlife Management Area Expansion Project Area**

The Winslow WMA Expansion Project Area is located in the eastern half of Winslow Township, just north of the Atlantic City Expressway. The boundaries of the Project Area are consistent with the Winslow WMA Expansion Conservation Focus Area identified in the *2004 Camden County Open Space and Farmland Preservation Plan*. The Project Area has significant amounts of NJCF habitat and Landscape Project priority habitat, including critical upland forest habitat and suitable grassland habitat currently used for agriculture.

This area was selected as a Project Area because of its high concentration of farmland, its proximity to the Winslow WMA, its high concentration of prime farmland soils, and the development pressure it is experiencing. A large part of the Project Area is within a Pinelands Village. The Project Area boundaries were drawn according to agricultural resources; however, the Target Farms were identified based on ranking and current zoning. No Target Farms are within the Pinelands Village.

Nine Target Farms, on 13 parcels comprising 242 acres, are identified in the Winslow WMA Expansion Project Area. All of these farms are larger than the median Camden County farm (15 acres) and one is larger than the average Camden County farm (47 acres). The Winslow WMA Expansion Project Area is depicted on **Map 28: Winslow Wildlife Management Expansion Project Area** and **Map 29: Winslow Wildlife Management Project Area: Agricultural Soils**. See **Appendix F** for the Project Area Summary Form detailing the area's density and agricultural characteristics.

#### **5.2.5 Great Swamp Project Area**

The Great Swamp Project Area is located along the eastern border of Camden County and contains parts of both Waterford and Winslow townships. Its boundaries are very similar to the Great Swamp Conservation Focus Area, as identified in the 2004 County Open Space Plan, and capture the agricultural resources found along Camden County's border with Atlantic County.



Some of the Target Farms identified within this Project Area are parts of larger farms just over the county border in Hammonton Township.

The Great Swamp Project Area is, by far, the largest Project Area and has the highest density, with 865 acres of preserved farmland and another 254 acres pending preservation. The Great Swamp Project Area creates a strategic link between Wharton State Forest to the north and the Winslow Wildlife Management Area to the south. The State of New Jersey and Winslow Township own significant amounts of land that act as agricultural buffer lands between farmland and developed areas, buffer lands between large roadways and developed areas, or conservation lands adjacent to the WMA or Wharton State Forest.

The New Jersey Natural Lands Trust (NJ NLT) owns the Penny Pot Preserve within the Project Area. This property was once targeted for development as a large industrial park; however, the developer decided to donate the land to NJ NLT in 1997. It provides habitat for wildlife and plants only found in the Pinelands. The Preserve is open to the public, with access along Albertson Road.

Twenty Target Farms, on 91 parcels comprising 1,864 acres, are identified in the Great Swamp Project Area. These farms are some of the largest farms remaining in Camden County. Six of the 20 Target Farms are each over 100 acres. All Target Farms are within the Pinelands Rural Development Area or the Agricultural Production Area. Farms within the RDA are ranked higher than those in the APA because development pressure is higher and those farms are not eligible for PDCs. The Great Swamp Project Area is depicted on **Map 30: Great Swamp Branch Project Area** and **Map 31: Great Swamp Branch Project Area: Agricultural Soils**. See **Appendix G** for the Project Area Summary Form detailing the area's density and agricultural characteristics.

### **5.3 Minimum Eligibility Criteria and Ranking Criteria**

Camden County uses the SADC minimum eligibility criteria, as declared in N.J.A.C 2:76-6.20, for farms greater than 10 acres:

- At least 50 percent or 25 acres of the land, whichever is less, is tillable;
- At least 50 percent of the land or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production;
- The land must be developable based on municipal zoning or eligible to receive Pinelands Development Credits ;
- The tillable land should not contain more than 80 percent of soils classified as freshwater or modified agricultural wetlands; and
- The tillable land should not contain more than 80 percent of soils with slopes in excess of 15 percent.

SADC also has minimum eligibility criteria for farms smaller than 10 acres. For lands less than or equal to 10 acres, the land must:

- Produce agricultural or horticultural products of at least \$2,500 annually;
- At least 75 percent or 5 acres of the land, whichever is less, is tillable;

- At least 75 percent or 5 acres of the land, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production;
- Exhibits development potential based on municipal zoning or is eligible to receive Pinelands Development Credits;
- The tillable land does not contain more than 80 percent of soils classified as freshwater or modified agricultural wetlands; and
- The tillable land should not contain more than 80 percent of soils with slopes in excess of 15 percent.

In addition to Camden County’s minimum eligibility criteria, farmland preservation applications submitted to SADC under the Camden County PIG program must meet SADC’s eligible farm qualifications as defined in N.J.A.C. 2:76-17.2. PIG eligibility for a particular farm is determined by averaging the county’s three past years of farm application “quality scores,” then requiring each new application to be at least 70% of that average. A county can request a waiver of this minimum standard.

Camden County has not had to formally employ a county ranking system as of yet because the number of preservation applications is manageable, and with SADC funding, within a realistic budget. However, a ranking system was recently adopted based on SADC’s ranking criteria, as described in N.J.A.C. 2:76-6.16. The ranking criteria, on a 100-point scale, are as follows:

- Individual applications are compared to their respective Project Area;
- Soil (weight 20) –
  - o Highest priority to prime soils;
  - o Points awarded for soils of statewide importance;
  - o Points awarded for soils that support specialty crops.
- Tillable Acres (weight 20) –
  - o Highest priority to applications with largest proportion of land deemed tillable;
  - o Points awarded for land devoted to cropland harvested, cropland pastured, and permanent pasture.
- Boundaries and buffers (weight 20) –
  - o Highest priority given to the greatest proportion of boundaries with buffers that help protect the individual application and/or project area from conflicting nonagricultural uses;
  - o Points awarded for buffers of compatible uses, such as deed-restricted farmland, deed-restricted wildlife areas, eight-year programs, farmland (unrestricted), perennial streams, wetlands, parks (limited public access), parks (high use), military installations, highways (limited access), public golf courses, and others;
  - o Points deducted for buffers of conflicting uses, such as residential.
- Local commitment criterion (weight 20) –
  - o Highest priority given where municipal and county land use regulations and policies support the long-term viability of the agricultural industry;
  - o Points awarded for zoning ordinances and densities that discourage conflicting uses;
  - o Points awarded for the absence of sewer;
  - o Points awarded for consistency with municipal, county, state, and regional plans;

- Points awarded for municipal commitment to actively participate in the Agriculture Retention and Development Program;
- Points awarded for the Right to Farm ordinance in place;
- Points awarded for municipal financial contribution to preservation project.
- Size and Density (weight 20) –
  - Highest priority given to larger masses with higher density of land dedicated to farmland preservation;
  - Points awarded for the size of the application compared to the average farm size in Camden County;
  - Points awarded for the density of the application compared to the Project Area (contiguity, within one-half mile, of lands encompassed by development easement purchase applications, preserved farmland, and other deed restricted farmland);

A less rigorous version of the ranking criteria above was used to identify Target Farms for the 2008 PIG Application.

Because the Director of the Camden County Division of Environmental Affairs oversees both the Open Space and Farmland Preservation programs, the director can work with individual property owners to discuss what options are available to preserve their land. Some owners are interested in fee-simple acquisitions. Some properties are integral parts of Camden County’s greenway system. Additionally, the director works closely with municipal leaders to determine conservation and recreation needs. Knowing the entire County’s open space priorities and needs allows the director to select strong applications for SADC cost-share programs.

## **5.4 County Policies Related to Preserved Farmland**

Camden County accepts and uses formal policies as outlined by the SADC, and informal policies as developed by the CCADB. The CCADB defers to the SADC on matters such as the approval of housing, agricultural housing, house replacement, and Residential Dwelling Site Opportunities.

### **5.4.1 Division of Premises**

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 and the subdivision is for agricultural reasons, the CADB and the SADC may approve the division.

Over the past five years, only one Division of Premises Request was received for a farm preserved through the SADC Direct Easement Program, prior to Camden County’s farmland program. The request was approved by SADC.

### **5.4.2 Approval of Housing Opportunities**

According to SADC policy P-31, the intent of a Residual Dwelling Site Opportunity is to provide for the limited future construction of a residential unit or units for agricultural purposes on permanently preserved farms. The overall gross density cannot exceed one residential unit per 100 acres, which includes the presence of an existing housing unit. Each housing request must first be approved by the CADB and then evaluated by the SADC. The landowner must complete a CADB/SADC application and adequately explain how the construction and use of the residential unit is for agricultural purposes. The residential unit must be occupied by at least one person engaged in farming activities, like production, harvesting, storage, grading, packaging, processing, and 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 Residual Dwelling Site Opportunity cannot be transferred to another individual.

### **5.4.3 Exceptions**

Camden County does not have a formal policy on exceptions. An exception is a portion of land that is not covered by deed restrictions, is a nonagricultural use, and is needed for onsite activities. Exceptions are usually used to accommodate a new residential dwelling and to allow a farmer to preserve land while creating an opportunity to pass on land to a relative for residential purposes. A formal subdivision is not needed to except a portion of property. The CCADB feels strongly that exceptions provide the future opportunity for on-site farm management. A nonseverable exception is tied permanently to the farm and cannot be subdivided and sold separately from the farm. A severable exception can be sold separately from the preserved farm.

An informal policy proposed by a CCADB member was to exempt one acre for residential opportunities. Nonseverable exceptions are and will continue to be reviewed on a case-by-case basis to meet the needs of both the landowner and the agricultural operation. Severable exceptions require more planning on the landowner's part. The landowner should pursue subdivision approval with the local municipality concurrently with the farmland application to ensure that the severable exception meets zoning and septic requirements. The CCADB does not penalize applications that include severable exceptions.

## **5.5 Funding Plan**

Farmland preservation is very beneficial for Camden County. The Camden County Open Space Preservation Program relies on the County's open space preservation trust fund to finance easement purchases, acquisitions, recreation development and enhancement, and historic preservation. The County levies a two-cent tax, which generates approximately \$7.6 million. A *minimum* of 80% is dedicated to open space and farmland preservation, 5% is dedicated to historic preservation, 5% is dedicated to recreation facility enhancement projects, and the remainder goes to regular maintenance of county-owned properties and recreation facilities. The

open space funds are distributed between open space acquisition and farmland development easements based on the strength of farmland preservation applications versus the need for open space acquisition.

In 2003, the County used its Trust Fund to leverage a \$28 million bond for open space and farmland preservation. Money is still available in this bond. As of November 2007, more than \$17 million was available for the preservation efforts identified within the 2008 *Camden County Farmland Preservation Plan* and the 2004 *Camden County Open Space and Farmland Preservation Plan*.

Cost projections in this section are correlated to match the identified Target Farms and preservation goals. Unfortunately, the capacity of the SADC to cost-share in the future is expected to decrease significantly. With the countywide PIG, each county will be awarded a base grant of \$2 million and will then compete for additional funds, up to \$3 million more in 2009 and possibly up to \$5 million in future years. Camden County is prepared to fund a limited number of projects each year without SADC monies, as it has over the past six years. In the near future, more creative options may be needed, such as installment purchase agreements.

*Table 5.1: 10-Year Cost Projections* identifies acreage within Target Farms and approximate easement costs. These cost projections represent a wish list contingent on two factors: interest by landowners and available funds. An optimistic and slightly more realistic assumption is that Camden County will preserve 50% of the identified Target Farms over the next 10 years.

For Fiscal Year 2009 (Year One), it is assumed that the State's share will total \$2 million, with a possibility to compete for an additional \$3 million. For the subsequent years, it is assumed that the State's share will be approximately 60%, never to exceed \$5 million, with Camden County sharing 40%, or the remainder, of the total easement costs.

The costs of preserving land were estimated given recent farmland preservation assessments and were adjusted, if needed, depending on different zoning areas and the presence or absence of water and sewer service. Preservation occurring on farms within the Pinelands Area is more complicated than a standard SADC Direct Easement purchase, making it difficult to estimate easement prices.

Furthermore, the CCADB considered conservative estimates to be appropriate for this exercise when using an imprecise method of estimation. The County and the CCADB recognize that the actual cost for acquiring development rights or making fee-simple purchases based on certified appraisal of farmland fluctuates given trends in the national economy and regional real estate markets.

**Table 5.1: 10-Year Cost Projections**

<b>Fiscal Year</b>	<b>Target Farm Acreage</b>	<b>Easement Costs</b>	<b>State Share</b>		<b>County Share</b>	
Year 1	762	\$8,464,500	\$5,000,000	59%	\$3,464,500	41%
Year 2	454	\$2,088,000	\$1,252,800	60%	\$835,200	40%
Year 3	274	\$1,414,000	\$848,400	60%	\$565,600	40%
Year 4	284	\$1,166,000	\$699,600	60%	\$466,400	40%
Year 5	595	\$9,655,000	\$5,000,000	52%	\$4,655,000	48%
Year 6	244	\$1,404,000	\$842,400	60%	\$561,600	40%
Year 7	353	\$2,010,000	\$1,206,000	60%	\$804,000	40%
Year 8	140	\$695,000	\$417,000	60%	\$278,000	40%
Year 9	95	\$400,000	\$240,000	60%	\$160,000	40%
Year 10	269	\$3,546,000	\$2,127,600	60%	\$1,418,400	40%
<i>Total</i>	<i>3,470</i>	<i>\$30,842,500</i>	<i>\$17,633,800</i>	<i>57%</i>	<i>\$13,208,700</i>	<i>43%</i>

*Source: Camden County Division of Open Space and Farmland Preservation and DVRPC*

## **5.6 Camden County’s Administrative Resources**

The Camden County Division of Open Space and Farmland Preservation administers the County farmland preservation program. The Division has two full-time staff members and is within the County Parks Department. The Division is overseen by an elected freeholder. The Division is responsible for both the Open Space Preservation Trust Fund Advisory Committee and the Camden County Agriculture Development Board (CCADB).

The CCADB and Division of Open Space and Farmland Preservation coordinates with other county agencies through a sharing of responsibilities: legal counsel is provided by the Office of County Counsel; GIS mapping is provided by the Camden County Improvement Authority (CCIA); and the Director of the County Planning Department is a member of the Open Space Preservation Trust Fund Advisory Committee, which reviews all farmland purchases.

The County contracts with the CCIA for planning-related work and GIS database development. The CCIA is also responsible for updating county-wide parcel data.

The Office of County Counsel serves as attorney for and provides legal advice and representation to all county departments. The Office is available to revise and prepare legal documents and provide advice and representation for a variety of contractual, financial, and regulatory matters.

## **5.7 Factors Limiting Farmland Preservation**

Camden County faces many challenges in meeting its Farmland Preservation goals. The high cost of farmland, development pressures, and limited supply of land are ever-present challenges. Additionally, the County is very diverse, with divergent land uses, residents, and business

concerns. Many different open space, farmland, recreation, and historic preservation interests compete for the County's Open Space Trust Fund.

In Camden County, the two municipalities with the largest areas of active farmland do not have municipal open space trust funds. Because both communities are within the Pinelands and land use is controlled by the Pinelands Commission, many local people may not think open space or farmland is threatened. Unfortunately, the County cannot rely on these municipalities for financial support in preserving Target Farms.

Additionally, the SADC adopted a rule (N.J.A.C. 2:76-19 et. seq.) that puts farms in the Pinelands Area at a disadvantage because a set value for land is established regardless of real estate and other economic conditions. Because it bases land value, which changes over time, on acreage, which will not change over time, the rule dissuades farmers from preserving land. A landowner is more prone to wait for an improbable zoning change than to apply through the SADC Direct Easement program. This rule not only threatens the viability of farmland preservation, but also the future of the agricultural industry in Camden County.





## **6.0 ECONOMIC DEVELOPMENT**

The agricultural industry is recognized in the *New Jersey State Development and Redevelopment Plan* as an important industry, which has deservedly been enhanced and sustained through State and local policies and actions. Active and productive farming, not simply land preservation, has environmental, educational, and economic benefits. Additionally, the New Jersey Department of Agriculture (NJDA) has incorporated economic development concepts into nearly all of its programs and planning efforts. The 2006 *Agricultural Smart Growth Plan for New Jersey* states 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 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.

This section first describes existing economic development initiatives that are undertaken by a multitude of organizations and agencies, including the NJDA, USDA, national nonprofit and industry groups, and companies. Secondly, this section will introduce new ideas for economic development and anticipate agricultural trends in New Jersey and Camden County. Finally, this section will identify actions that the Camden County Agriculture Development Board can take to utilize and connect farmers to these initiatives.

### **6.1 Existing Programs**

#### **6.1.1 Farmer Support**

##### *Farm Link Program*

The Farm Link Program is run by the New Jersey State Agriculture 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* (NJ Farm Link Program).

### *New Farmers and Farmer Education*

The goals of the Rutgers New Jersey Agricultural Experiment Station 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).

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

The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) is a nonprofit organization that promotes organic farming in the State. NOFA-NJ has certified agricultural products in the State since the 1990s and received accreditation to certify to USDA standards in 2002. In addition to third-party organic certification, NOFA-NJ promotes sustainable agriculture through outreach, research and advocacy, and education and development programs. Some of the organization’s outreach programs include promotional exhibits at agricultural and environmental events, the publication of the *Organic News* quarterly newsletter, media outreach, public tours of organic farms, a *Garden to Table* conference for gardeners and the general public, and their informational website available at [www.nofanj.org](http://www.nofanj.org). NOFA-NJ’s education and development activities include peer-to-peer educational meetings and an annual conference, a small grant program for farmer-led educational initiatives, a program for people aspiring to start a small farm, information and 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).

### *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).

### *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.

#### *USDA-Farm Service Agency*

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

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 Housing Developing Service and the U.S. Department of Housing and Urban Development (HUD) offer a number of loan and grant programs for individuals and families in rural areas. One of these is the USDA’s Farm Labor Housing Program, which provides low-interest loans and grants for the development or improvement of housing for those employed in agriculture (USDA).

The private sector has also recognized the importance of helping farmers find financing. Whole Foods Market has created the privately funded Local Producer Loan Program of which \$10 million in low-interest loans will be awarded to farmers producing food near Whole Foods stores throughout the country.

#### *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.

### **6.1.2 Direct Marketing**

#### *Jersey Fresh*

The Jersey Fresh marketing campaign has existed for over 20 years, and recently acquired a new slogan “Jersey Fresh – as Fresh as Fresh Gets.” The Jersey Fresh brand has been locally promoted in a number of ways, including a “Proud to Offer Jersey Fresh” signage program at participating restaurants. The program has been extended to include Jersey Grown, Jersey Bred, and Jersey Seafood brands. Point-of-sale promotional materials are available through the NJDA. The Jersey Fresh program should continue to be promoted on the local, State, and regional level.

#### *Community Farmers Markets*

Direct marketing through community farmers markets can be profitable and rewarding for farmers, while providing consumers with fresh, locally grown produce and other agricultural products. NJDA provides assistance for setting up farmers markets and maintains an online guide of their locations. Camden County has several successful farmers markets, with new ones starting each year. However, many of the farms participating in these farmers markets are not located in Camden County.

The Collingswood Farmers Market is one of the most successful in southern New Jersey. It was started in 2000 as an event to generate more economic development opportunities for the Borough of Collingswood and to bring in more out-of-town weekend shoppers for its businesses. Each year, it has expanded, with new farmers and vendors and more out-of-town visitors. Betsy Cook, the director of the farmers market, states that she has to turn away interested produce sellers, but has to actively recruit dairy and meat vendors. Below is a table listing the local food producers that sell each week in Collingswood. See **Map 32: Community Farmers Markets, Roadside Markets, Pick-Your-Own Farms, and Retailers of Jersey Grown** for a geographical depiction of community farmers markets and pick-you-own farms in Camden County.

**Table 6.1: Collingswood Farmers Market Local Food Producers**

<b>Farm</b>	<b>Commodity</b>	<b>Location</b>
AT Buzby	Produce	Pilesgrove, Salem County, NJ
CandK	Tropical produce	Monroeville, Salem County, NJ
DanLynn Farms	Certified organic produce	Pedricktown, Salem County, NJ
Duker T's Catering	Prepared food from local produce	Millville, Cumberland County, NJ
Eckerts Corn	Corn, salad dressing	Tabernacle, Burlington County, NJ
Hill Acres Pride	Meat, dairy, hummus	Peach Bottom, Lancaster County, PA
Holly Acres	Potted plants	Medford, Burlington County, NJ
Hurley Nurseries	Landscaping plants	Atco, Camden County, NJ
Erlton Bakery	Bakery goods	Camden, Camden County, NJ
Flaim Farm	Produce	Vineland, Cumberland County, NJ
Formisano Farms	Produce	Buena, Atlantic County, NJ
Fruitwood Farms	Orchard produce, jams, honey	Monroeville, Salem County, NJ
Griggstown Quail Farm	Meat	Griggstown, Somerset County, NJ
Great Harvest Bread Co.	Bakery goods	Cherry Hill, Camden County, NJ
Hymer Farms	Produce, bedding plants	Monroeville, Salem County, NJ
Mind Your Own Beeswax	Honey, beeswax products	Wrightstown, Burlington County, NJ
Pennypacker Farms	Perennials	Monroeville, Salem County, NJ
William Schober and Sons	Orchards, produce, fruit butters, ciders	Monroeville, Salem County, NJ
Sikking Flowers	Flowers	Vineland, Cumberland County, NJ
Springdale Farms	Produce, herbs, bakery goods	Cherry Hill, Camden County, NJ
Thymeless Herbs	Potted herbs	Elmer, Salem County, NJ
Vierieck Farms	Produce	Woolwich, Gloucester County, NJ

*Source: Collingswood Farmers Market Director, Betsy Cook, 2007*

At the Collingswood Farmers Market, shoppers' attendance and farmers' participation has been the highest in the last two years. Ms. Cook believes that there are a number of reasons why this is so, including good weather, an interesting mix of vendors, and vendors that can bring produce through the fall season. However, the greatest reason may be that farmers markets are receiving a lot of media attention and could be considered a hip trend or fad. The challenge facing Ms. Cook over the next few years will be to keep the market going strong, with stories in the newspapers, attendance at the market, and farmers contacting her for vendor spots. Increasing gas and energy prices threaten the continued participation of some farmers, especially meat and

dairy farmers. Ms. Cook reports that she is encouraged that participating farmers are planning to continue to farm indefinitely. They note that one of the few barriers to farming is the scarcity of land to rent. Many of the Collingswood Market farmers are being forced off of land or cannot find land to expand their operations.

Another very successful farmers market is the long-standing Berlin Farmers Mart. The Berlin Farmers Market was begun by the Giberson Family as a livestock and produce auction in 1940. Though no longer specializing in local goods, the Berlin Mart offers indoor space for over 85 merchants, including butcher shops, produce vendors, and discount home stores, jewelers, clothing companies, and automotive suppliers. An outdoor flea market is held every Saturday and Sunday, with over 500 vendors who sell many different items, including fruits and vegetables, shrubbery and blooming plants, and other seasonal goods, plus antiques, apparel, art, and other flea market items.

Camden County also has several other smaller and more recently established farmers markets listed in Table 6.2 below.

**Table 6.2: Farmers Markets in Camden County**

<b>Market</b>	<b>Location</b>	<b>Open</b>
Camden Community Farmers Market	Walter Rand Transportation Center, Camden	June - November , Tuesdays, 9am - 3pm and Fridays, 10am – 5pm
Collingswood Farmers Markets	PATCO Speedline Parking Lot; Collingswood	May 5 - November 17, Saturdays, 8am – 12pm
Fairview Farmers Market	Yorkshire Square, Camden	July 11 - November 7, Wednesdays, 9am - 1pm; all third Wednesdays 2pm - 6pm
Haddonfield Farmers Market	PATCO Speedline Parking Lot, Haddonfield	May 12 - October 27, Saturdays, 9am - 1pm
Our Lady of Lourdes Farmers Market	1600 Haddon Avenue, Camden	July 11 - November 7, Wednesdays, 2pm - 6pm

*Source: Jersey Fresh, 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.

Because Camden County is urbanized and suburbanized to a great degree, agritourism takes on a very specific character. The County boasts a surprising number of roadside markets. Springdale Farms, in Cherry Hill, has perhaps developed agritourism more than any other County farm. Springdale Farms has a large farm store, open from March to December, offers hayrides, hosts private parties, including children’s hayrides and catered events in the Conservatory, sponsors Jersey Fresh in-store events, and offers pick-your-own strawberries, green beans, and pumpkins. The store also features locally produced goods from other farms, including Griggstown Quail Farm. Despite having its own store on a major thoroughfare in a busy suburban community, it also participates in the Collingswood Farmers Market, providing greater access to more customers.

Wineries are also becoming a larger and more vibrant agricultural industry in New Jersey. The Amelthea Cellar in Chesilhurst (Atco) is one of the older vineyards in New Jersey, having started in the 1970s, and it offers regular wine tastings every weekend. Its wines can be found at fine restaurants in Camden and Gloucester counties. It will soon be joined by the Panther Branch Vineyard in Voorhees, which will offer wine-making courses and services.

**Table 6.3: Agritourism in Camden County**

<b>Market</b>	<b>Location</b>	<b>Activity</b>	<b>Open</b>
Amalthea Cellars	209 Vineyard Road, Atco	Winery	Tastings on Saturdays and Sundays
Bucks Produce	1202 Laurel Road, Lindenwold	Roadside Market	May - October, Monday-Saturday
Five R Farms	530 Tansboro Rd., Berlin	Roadside Market and Nursery	April – October Daily
Parzanese Brothers	595 Spring Rd., Hammonton	Roadside Market	April – December Daily
Pete’s Farm Market	Rt. 30 and Lexington, Elm	Roadside Market	May – October Daily
Panther Branch Vineyard	13 Lexton Run, Voorhees	Wine-making Service	Opening Soon
Springdale Farm	1638 South Springdale Rd., Cherry Hill	Roadside Market, U-Pick, Hayrides, Private Parties, Banquet Facilities	March – December Daily
Stella Farms	459 New Freedom Rd., Berlin	Roadside Market	May – October Daily
Tony Morelli’s Farm Market	1008 Black Horse Pike, Glendora	Roadside Market and Nursery	Year Round Daily

*Source: Jersey Fresh, New Jersey Wine Growers Association, 2007*

*Direct Sales to Supermarkets*

Several supermarket chains with stores in Camden County promote local produce, though definitions of local can range in meaning from within a county, to “Jersey Fresh,” to within 300 miles. Nearly all of Camden County’s national or regional supermarket chains, including Acme, Wegmans, Genuardi’s, ShopRite, Pathmark, and Thriftway, have begun to promote seasonal produce in weekly flyers in the last year. Wegmans, based in Rochester, New York, has long

been recognized as a supporter of local and regional food producers. Wegmans individual store produce managers are given a budget and display space for local foods. Farmers are highlighted in weekly mailers.

A large barrier to providing commodities to mainstream supermarkets is that farms must be willing to deliver 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, though more profit has not been passed on to the producers due to a lack of “buy local” promotions.

*Direct to Restaurant Sales*

The Jersey Fresh program also links interested restaurants with local farmers. The Restaurant Association of Southern New Jersey – SJ Hot Chefs – promotes restaurants working with local farmers. SJ Hot Chefs showcases local farmers working with restaurants to create unique dishes in the annual “Farm to Fork” event. Table 6.4 is a list of Camden County Farmers who sell directly to independent restaurants in South Jersey. Table 6.5 is a list of Camden County Restaurants who regularly buy from local farms. Even more Camden County restaurants take the opportunity to work directly with local farmers to create special menus for the “Farm to Fork” event.

**Table 6.4: Camden County Farms Participating in “Farm to Fork”**

<b>Farm</b>	<b>Location</b>
Angel Farms, Carmen Veltre	455 Spring Garden Road Winslow Twp, NJ 08037
The Alhambra Organic Farm, Charles Glenn-El	250 Vineyard Rd Atco, NJ 08004
Pastore Orchards, Inc, Neil Pastore, Jr.	626 S. White Horse Pike Elm, NJ 08037
Pope’s Garden, James Pope	1146 Old White Horse Pike Waterford, NJ 08089
Rowand Mill Farm, Gregary Politowski	230 Saratoga Terrace Clementon, NJ 08021
Spinella Farm, Ed Cuneo, Jr	115 Ehrke Road Waterford Works, NJ 08089
Springdale Farms, John Ebert	1638 Springdale Road Cherry Hill, NJ 08003
Stella Farms, Inc, Edward Steall	459 New Freedom Road Berlin, NJ 08009
Winslow Farms, Anthony Sacco	PO Box 196 Winslow, NJ 08095

*Source: SJ Hot Chefs, 2007*

**Table 6.5: Camden County Restaurants  
that Buy Directly from Local Farms**

<b>Restaurant</b>	<b>Location</b>
Anthony's Ristorante	512 Station Ave. Haddon Heights, NJ
Aunt Berta's Kitchen	639 White Horse Pike Haddon Township, NJ
Bread Board Plus	605 N Haddon Ave. Haddonfield, NJ
Cap'n Cat Clam Bar of Voorhees	700 Haddonfield Berlin Rd. Voorhees, NJ
Due Amici Italian Grill	300 White Horse Rd. Voorhees, NJ
IHOP #4675/West Berlin	285 Route 73 North West Berlin, NJ
Laurel Seafood Restaurant	2001 College Dr. Clementon, NJ
Little Tuna	141 Kings Highway East Haddonfield, NJ
New Atco Diner, Inc.	348 White Horse Pike Atco, NJ
Pufferbelly Restaurant	101 N Berlin Road Clementon, NJ
Serefina's Italian Restaurant	542 B Crosskeys Road Sicklerville, NJ
Slack's Hoagie Shack	300 White Horse Rd. Voorhees, NJ
Tortilla Press	703 Haddon Avenue Collingswood, NJ
Trattoria Barone	210 E Route 70 Cherry Hill, NJ
Trattoria Spaghetto	8011 Centennial Blvd Voorhees, NJ
Tre Famiglia	403 N Haddon Ave. Haddonfield, NJ
Tuscan Tavern	2001 College Dr. Clementon, NJ

*Source: Jersey Fresh, 2007*

*Institutional Purchasing Programs*

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.



### **6.1.3 Agricultural Support Businesses**

As agriculture has declined in Camden County and southern New Jersey, so too have agricultural support businesses. Several Camden County farmers report that they go to Atlantic, Cumberland, and Salem counties to buy equipment and seed. The wholesaler most farmers do business with is based in Hammonton Township, Atlantic County. The seed companies most farmers do business with are mail order companies based throughout the country. Many farmers purchase farm equipment from companies in Lancaster, Pennsylvania. However, most farmers report that salesmen visit individual farms to solicit business; therefore, there appears to be adequate support businesses serving Camden County.

The Rutgers Cooperative Extension of Salem County created “Green Pages: An Agricultural Resource Guide” available to all agricultural producers on its website. The Green Pages lists individuals and organizations that specialize in or can support agricultural clients. If one can base judgment on this resource guide, New Jersey still has a very large agricultural business sector.

#### *Input Suppliers and Services*

The agricultural industry in Camden County is supported by a number of local businesses, as listed in **Appendix A-1: Agricultural Support and Service Businesses in Southern New Jersey**.

#### *Product Distributors and Processors*

There are many food distributors and brokers in the region surrounding Camden County, as seen in **Appendix A-2: Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties**.

### **6.1.4 Research and Innovation: Identifying Emerging Trends**

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

The New Jersey Agricultural Experiment Station (NJAES) is an institute of Rutgers that works to enhance the State’s agriculture, environment, food safety, public health, and community and youth development. One of the missions of the Cooperative Extension program of NJAES is to be an educational resource for the State’s agricultural industry. The Rutgers Cooperative Extension has offices in each of New Jersey’s 21 counties, which support the local agricultural industry by researching issues and emerging trends related to production, marketing, the environment, and land use.

#### *Rutgers Food Innovation Center*

The Rutgers Food Innovation Center opened its facility in 2007 in Cumberland County to meet the needs of New Jersey’s agricultural entrepreneurs and fill the gaps in agricultural support services. Since its founding in 2001 as part of the Rutgers Agricultural Experiment Station, the Center has aided food-based companies with business planning and new technologies upgrades and linked consumers of food, like institutional buyers and food service establishments, with local food producers. The Bridgeton Center provides space for producers (farmers, value-added producers, processors, and food companies) to design, develop, market, and manufacture new

products for retail and food service sales. The Food Innovation Center staff is skilled in research and development and market analysis.

#### *Agricultural Innovation Fund*

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” (NJDA Agricultural Development Initiative). 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 (*Agricultural Smart Growth Plan for New Jersey*).

## **6.2 Potential Economic Development Strategies and Anticipated Agricultural Trends**

This section discusses new economic development strategies that the State, county, or local government could consider implementing or encouraging. Anticipated trends relevant to the future of agriculture in New Jersey and Camden County will also be examined. A number of other farmland preservation plans and resources from other states’ departments of agriculture were consulted for these strategies intended to strengthen the agriculture industry.

Land preservation lasts in perpetuity, or until the State of New Jersey ceases to exist. Many land use, farmland preservation, and agricultural industry experts agree that the best way to preserve the viability of agriculture is by employing all tools available, including low-density zoning and land preservation. Because the power to zone lies with municipalities, land preservation may be the only tool available to Camden County to ensure that land will be available for future farmers and farming operations.

### **6.2.1 Farmer Support**

#### *Financing*

The Monmouth County Community Development Program, in conjunction with the Monmouth County Economic Development and Tourism office, offered a Small Business Loan Program for which farmers could apply. This program was very successful and spent all available funds (Monmouth County). It is unknown if Camden County will adopt a similar loan program.

#### *Encourage Young and First-Time Farmers*

To make it easier for individuals to enter the agricultural industry, financial incentives and tax policies at the local level could be altered. The County can also support such changes at the State and federal levels (Hopewell Township, Cumberland County).

#### *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 (Hopewell Township, Cumberland

County). Agricultural education could be created or expanded at the secondary, county, college, and university levels (Hopewell Township, Cumberland County).

#### *Promote the Value of Agriculture*

Efforts could be made in schools and the general public to inform residents of the value of agriculture for the local economy, environment, and quality of life. The creation of a farm festival to promote locally grown products could generate additional revenue and instill pride in the area's agricultural heritage. Many organizations throughout the State host annual festivals. Camden County could leverage its location near many population centers to be the host to one of the many festivals.

#### *Simplify the Regulatory Process*

The local agricultural industry could be enhanced and enlarged through simplifying the permitting, licensing, and land use planning and regulation processes to be sensitive to agricultural needs (Hopewell Township, Cumberland County). Farms that explore direct marketing and retail sales often face more regulations. For example, a farm store selling a modest amount of New Jersey wine has to complete an inventory twice a day to comply with the State's Division of Alcohol and Beverage Control. If the store is selling locally grown eggs, meat, or dairy products, it has to comply with additional rules and regulations. It would be far simpler if NJDA provided administrative support and technical advice to farmers looking to expand or diversify their operations.

#### *Farmer Buying Cooperatives*

The formation of farmer cooperatives has been useful in many places to increase financial security for farmers (Licking County, Ohio). 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" (National Council of Farmer Cooperatives).

#### *Agricultural Enterprise District*

The proposed Pilot Agricultural Enterprise District (PAED) put forth by the Tri-County Agricultural Retention Partnership of Cumberland, Salem, and Gloucester counties is one example of local government creating legislation to support the agricultural industry. If approved by the SADC, the PAED would be a voluntary program, similar to the current eight-year program, that could offer a revolving loan program, protect farms from zoning changes, and the County or SADC could have right-of-first-refusal if an enrolled farm were to be sold. PAED farmer benefits could include priority ranking in the SADC farmland preservation program, streamlined permit registration, educational programs, financial and estate planning, and loan guarantees.

The Tri-County Agricultural Retention Partnership has identified other agricultural issues that need to be addressed by the State, counties, advocacy groups, or nonprofit organizations. Some of those issues are: (1) grants for water conservation measures, energy conservation, waste management, stormwater systems, and other natural resource protection infrastructure; (2) sales

tax exemption for farm stands or local farm products; (3) property tax abatements; and (4) farm labor housing and training assistance.

## **6.2.2 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 create a marketplace for new ethnic products, such as goat meat, that could be examined through coordination with research at Rutgers or direct communication. Grain alternatives to wheat, such as spelt or kamut, are also increasing in market demand.

### *Value-added Products*

The development or expansion of value-added specialty goods, such as cheeses, cultured or heirloom vegetables, wine, micro-brewed beer, soap, woven goods, or other niche products can be promoted to local markets in New Jersey and the surrounding metropolitan areas. The NJDA also recommends the evaluation of CO<sub>2</sub> flash freeze applications for vegetable and fruit products and their potential for institutional markets (NJDA *Economic Development Strategies 2007*).

### *Community Supported Agriculture*

Community Support Agriculture (CSA) allows a consumer to buy a share, or prepay, to receive a weekly or biweekly supply of produce. CSAs enable 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 the understanding of 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 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.

There are no CSAs in Camden County, though several exist throughout the State. The two nearest CSAs are a part of Rutgers' Cook College Organic CSAs. One is in Monroeville, Salem County (Philly Chile Company Farm) and another is in Medford, Burlington County (Mill Creek Organic Farm). With Camden County's large suburban population and plethora of relatively small-acre farming parcels, there is a great opportunity and possible market demand for a CSA in Camden County.

### *Community Farmers Markets*

Direct marketing through community farmers markets can be profitable and rewarding for farmers, while providing consumers with fresh, locally grown produce and other agricultural products. NJDA provides assistance for setting up farmers markets and maintains an online guide of their locations. Although New Jersey has very high rates of direct marketing compared with other states, these opportunities can be further expanded. Direct marketing allows proceeds to go directly to the farmer instead of to a chain of middlemen. It can also be very rewarding to the farmer to have immediate contact with the consumer (Hopewell Township, Cumberland County). The creation of more farmers markets or the development of a central market place could expand the potential of direct marketing (Licking County, Ohio).

### *Institutional Purchasing*

Institutional purchasing encourage farmers to sell directly to institutions, such as schools, hospitals, correctional facilities, restaurants, hotels, or other public or private institutions. The State Department of Corrections and the School Lunch Program have purchased New Jersey produce every year between 2001 and 2007 and State purchases of produce grown in New Jersey totaled \$3 million in 2006 (NJDA *Economic Development Strategies 2007*).

Higher education institutions are another large purchaser of perishable goods. In 2004, concerned students approached the University of Pennsylvania's dining program, which is run by Aramark. Students wanted the university to purchase foods from local farmers. The head chef became more interested in the local food movement and reached out to various farmers and the nonprofit Philadelphia-based group Farm to City. The university created menus around seasonal produce. However, many students not accustomed to eating within a growing season and used to the conventional food distribution system complained of bruised fruit. The university remains confident that the local food movement will be more than just a trend. This past summer, the new student reading project picked Michael Pollan's book *The Omnivore's Dilemma* as its book all freshmen are required to read. Aramark is looking to contract with local farmers for certain seasonal foods, like apples and blueberries.

Rutgers University started its "Green" Purchasing Policy in 2005 and outlined university-wide guidelines stating its commitment to identifying environmentally sound and socially responsible products. The university has recently opened its services to nearby municipal governments, jails, and hospitals. Highland Park participates in the program. Rutgers can follow the University of Pennsylvania's example and include local food in its purchasing policy.

### *Retail Sales*

Pennsauken Township is also home to one of the best independent wine stores on the East Coast: Moore Brothers. While the store does not specialize in selling local wines, the owners and employees of the store are true wine aficionados and sell wines priced for all budgets from around the world. A Camden County economic development committee representative or a local winemaker should approach Moore Brothers and offer to take the owners and employees on a tour of New Jersey wineries.

## **6.2.3 Agricultural Business Support Opportunities**

In Camden County, southern New Jersey, and metropolitan Philadelphia, the consumer market is encouraging more agricultural-related businesses and local food producers. The CCADB welcomes the opportunity to work with the Camden County Improvement Authority and other economic development organizations to include agriculture and related businesses in economic development planning.

## **6.2.4 Research and Innovation: New Trends**

### *Promote Agricultural Management Practices*

By encouraging agricultural management practices and assisting farmers with the development and implementation of conservation plans, municipalities can encourage profitable farming operations while protecting their valuable natural resources (Hopewell Township, Cumberland County).

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

Agricultural land can be used appropriately for the recycling of nonfarm-generated biodegradable and organic materials (Hopewell Township, Cumberland County). 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. For livestock, organic signifies that the animals did not receive growth hormones or antibiotics. Organic farming can be encouraged to simultaneously meet growing consumer demand and improve the environment through sustainable farming practices. The affluent market in New Jersey and surrounding metropolitan areas provides a huge market for organic products, particularly locally grown ones.

The NJDA recommends the branding of *Jersey Organic* to promote the higher value of locally grown organic food (NJDA *Economic Development Strategies 2007*). The USDA regulates the certification of organic products, and farms in New Jersey may receive USDA organic certification through NOFA-NJ, as previously described. There are federal funds available through the USDA to help farmers offset the cost of certification by up to 75%. 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 program that can label products “transitional sustainable” so farmers can begin benefiting from the higher market value of organic foods. According to NOFA-NJ, as of October 2007, four farms in Camden County had organic certification: Rosedale Blueberry Farm, Rowand Mill Farm, Alhambra Organic Farm, and the Winslow Farms Conservancy.

### *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. There are current efforts in the State to construct an ethanol plant and biodiesel production facility, which would open major markets for corn and soybean production and increase the selling price for these commodities (NJDA *Economic Development Strategies 2007*). The potential for wind or solar energy production on agricultural land could also be explored.

## **6.3 Camden County’s Economic Development Actions**

The agricultural industry should be incorporated in the economic development plans of 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 County’s Economic Development Committee could help promote the importance of agriculture as an economic development engine. An initial step would be to include farmers on the committee.

## **7.0 NATURAL RESOURCES CONSERVATION IN CAMDEN COUNTY**

### **7.1 Natural Resources Protection Coordination**

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

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

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

NRCS's assistance is fitted to the natural resource needs of the farmer. Staff members are available to work with farmers to help identify their conservation goals and then craft appropriate conservation plans to meet those goals. NRCS also provides cost sharing and financial incentives for programs, such as the Wildlife Habitat Incentive program (WHIP) and the Environmental Quality Incentive program (EQIP), both of which are discussed below.

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

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

The State Soil Conservation Committee (SSCC), a part of the New Jersey Department of Agriculture's Division of Agriculture and Natural Resources, is another relevant organization. It strives to increase voluntary conservation practices among farmers, ranchers, and other land users. Among other responsibilities, the SSCC administers natural resource conservation programs and provides technical information on best management practices for farmers, ranchers, and other conservation-minded agricultural producers. The programs are implemented by local Soil Conservation Districts. These are special-purpose political subdivisions of the State charged with implementing natural resource conservation and assistance programs. The Districts' jurisdictions follow county boundaries; however, they are not county government agencies.

The role of the Soil Conservation District in Camden 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. The Camden County Soil Conservation District also assists with regional stormwater management plans, advocates for agricultural conservation, and promotes conservation education in classroom presentations.

According to SADC's standard deed of easement, a landowner of a preserved farm must have a conservation plan approved and in place by the Camden County Soil Conservation District within one year of signing the deed. No activities on a preserved farm should detrimentally damage flood control, drainage, water conservation, erosion control, or soil conservation.

## **7.2 Federal and State Conservation Programs for Farmers**

Several financial and economic incentive programs and technical assistance are available to help farmers plan and use conservation practices on their farms. 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 retired land, easement payments, and cost sharing – up to 100% for some programs – to develop and follow conservation plans. See **Appendix B: Federal and State Conservation Programs for Farmers** for a complete listing and descriptions of these programs.

Many of the conservation programs were funded under the 2002 Farm Bill. It is uncertain if they will retain funding in some cases under the proposed 2007 Farm Bill. At this time the fate of the 2007 farm bill itself is in question. If not ratified by Congress, funding may continue under the 2002 Farm Bill's guidelines or under another structure.

## **7.3 Water Resources**

The protection of water resources is a fundamental issue for agriculture and farmland preservation. Without a consistent, plentiful, and relatively clean water source, agriculture is simply not viable. Farms, due to their high surface area and limited impermeable surface cover, are also critical in maintaining aquifer recharge. Steps can be taken at the farm level to preserve water quality. These include:

- Minimizing the use of synthetic chemicals, such as fertilizers, herbicides, pesticides, and fungicides, so as to lessen impacts to groundwater. Likewise, practicing appropriate timing of chemical application 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 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, like smaller scale vegetable and fruit operations.

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

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

Farmers must obtain water allocation permits through the NJDEP Division of Water Supply and the County Agricultural Extension Agent, if they extract more than 100,000 gallons per day over 30 days over the course of year. Permits may be either harder or more expensive to get in Camden County as farmers compete with development and industrial uses of groundwater. It is in the farmer’s best interest to practice water conservation and employ drip irrigation to irrigate farm fields.

## **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). AFO’s 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 doesn’t reach this size threshold, can also be considered a CAFO if it discharges waste into State waters or ecologically sensitive areas. CAFOs are more likely to cause water pollution than other types of operations by their very definition.

In New Jersey, CAFOs are required to obtain a stormwater permit from NJDEP’s Bureau of Nonpoint Pollution Control. NJDEP also defines CAFOs differently: a CAFO is an operation with more than 300 nondairy cattle, 200 dairy cattle, 750 swine, 150 horses, 3,000 sheep or lambs, 16,500 turkeys, 9,000 laying hens or broilers, 1,500 ducks, or 300 other types of animal units over 1,000 pounds each. The New Jersey Pollution Discharge Elimination System

(NJPDES) permit requires AFOs/CAFOs to comply with federal effluent limitation guidelines that prohibit discharge to State waters, except in chronic or catastrophic storm events. Permitted operations are required to prepare a Comprehensive Waste Management Plan in accordance with NRCS standards and submit to the county soil conservation district for review. In Camden County, there are no CAFOs that meet the size specifications listed above.

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

#### **7.4.2 Recycling**

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

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

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

The New Jersey Department of Agriculture administers a nursery and greenhouse film recycling program. Film is accepted at two regional collection sites, each with their 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.

<http://www.nj.gov/agriculture/divisions/md/prog/filmsites.html>

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

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

<http://www.nj.gov/agriculture/divisions/md/prog/dirtyplastics.html>

##### *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.

<http://www.nj.gov/agriculture/divisions/md/prog/nurserypotlist.html>

#### *Pesticide Containers*

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

Nonrefillable, high-density polyethylene # 2 (HDPE #2) containers used by agricultural, professional, and commercial pesticide applicators are accepted at the collection sites. Containers must be no larger than 55 gallons and 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. <http://www.nj.gov/agriculture/divisions/md/prog/recycling.html#3>

#### **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 U.S. Department of Energy's *Solar Energy Technology Program* and the New Jersey Board of Utilities' *Solar Energy for New Jersey Agriculture Program*. <http://www1.eere.energy.gov/solar/> and <http://www.njcleanenergy.com/renewable-energy/home/home>

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

[http://www.eere.energy.gov/afdc/progs/ind\\_state\\_laws.php/NJ/BIOD](http://www.eere.energy.gov/afdc/progs/ind_state_laws.php/NJ/BIOD)

*Biomass Research and Development Initiative Grants* are provided by the U.S. Department of Agriculture. These grants seek to foster research, development, and demonstrations of bio-based products, biofuels, and bioenergy, with the ultimate goal to make biomass a more competitive energy source. <http://www.rurdev.usda.gov/rbs/>

The *Renewable Energy Systems and Energy Efficient Improvements Program* is 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 for 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.” [http://attra.ncat.org/guide/n\\_z/renewable.html](http://attra.ncat.org/guide/n_z/renewable.html)

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. [www.njsmartstartbuildings.com](http://www.njsmartstartbuildings.com)

SADC has no official policy regulating or guiding solar and wind energy generation on preserved farms. SADC encourages the generation of renewable energy on preserved farms if it is used to support the agricultural operation and does not hinder the agricultural viability of the property.

## **7.5 Outreach and Incentives**

The CCADB will continue to promote conservation enhancement programs that are available through the Natural Resource Conservation Service and the New Jersey Agriculture Department, including the Conservation Reserve Enhancement Program (CREP) and the Wildlife Habitat Incentives Program (WHIP).

## **8.0 CAMDEN COUNTY'S PLAN FOR A SUSTAINABLE AGRICULTURAL INDUSTRY**

The *Camden County Open Space and Farmland Preservation Plan (2004)* describes past and current efforts to protect the remaining farmland within Camden County and to support agriculture in the future. The decline of the farming industry is systemic of many local, national, and global changes. For farming to continue in Camden County, administrative and financial policies at all levels of government need to change, and County residents need to make behavioral changes. The CCADB has identified several problems and strategies that the State, County, or municipalities should work to implement.

### **8.1 Existing Agricultural Industry Support**

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

Right-to-farm laws protect farmers from nearby residents who may feel disturbed by normal farming operations and unnecessary ordinances or regulations that may restrict farming operations. The State of New Jersey adopted the Right-to-Farm Act in 1983 and amended it in 1998. Camden County has not had many right-to-farm cases because many issues are resolved on the municipal level. However, some municipalities may not be overly supportive or encouraging of farming operations. For example, in many communities, farmers may have to go to the local planning board for approval of deer fencing. The farmers will suffer from lost time and lost crops and may incur fees for legal representation at board hearings. Some municipalities may have difficulty interpreting local codes, including the Right-to-Farm Act, as they apply to a farm.

Municipal leadership needs to understand the value of farming to urban, suburban, and rural communities and the cost of farming to individual farmers. While many of USDA and NJDA's programs are aimed at supporting farmers through education, local planning and zoning boards need to be exposed to the challenges farmers face in operating a farm, especially in urban and suburban communities. Because farms require a lot of manual labor, productivity can be lost to onerous administrative tasks.

Additionally, the CCADB administers the County's Agricultural Mediation Program.

#### **8.1.2 Agricultural Mediation Programs**

The CCADB offers an agricultural mediation program. The program is informal. Parties contact the CCADB or the CCADB administrator for help in resolving an issue. Many times the administrator and a CCADB member will work directly with the complainant and the municipal officials to resolve the issue quickly.

#### **8.1.3 Farmland Assessment**

New Jersey's farmland assessment program was established in 1964 to reduce the property tax burden for the State's farmers. However, New Jersey farmers pay more in taxes than any other states' farmers, even after farmland assessment, as property taxes are highest in New Jersey.

Through many of its recent publications and programs, the NJDA sees increased retail and direct sales as a key opportunity to strengthen the State's agricultural industry. However, struggling farmers can be penalized with increased taxes and local zoning requirements for adding commercial properties like farm stores. For example, a farm store with an adjoining greenhouse may be required to provide acres of parking for customers. Acres employed in agriculture would be lost to parking and changed from preferential farmland assessment to commercial assessment.

Because farming is a risky entrepreneurial business, the State and local municipalities should consider offering tax abatements to farmers who are interested in starting retail operations or expanding land holdings for more direct sales crop production.

## **8.2 Other Strategies**

### **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, Pennsylvania has established agricultural vehicle movement routes and identified these routes with highly noticeable road markers. Most farm vehicles, like harvesters and tractors, do not travel faster than 40 miles per hour. Therefore, they can add congestion during peak driving times. Like wildlife crossings or school zones, vehicular movement route signs can alert drivers to drive slower or pass with care.

### **8.2.2 Wildlife Management Strategies**

The New Jersey Agricultural Experiment Station estimates that deer alone account for \$5 to \$10 million of annual crop losses. This past year, Springdale Farms in Cherry Hill lost nearly 80% of crop harvests to deer.

### **8.2.3 Agricultural Education and Promotion**

The Camden County Agricultural Development Board has been involved in the following activities designed to promote the County's agricultural industry:

- Provision of technical assistance to farmers on right-to-farm and land use matters;
- Referral of farmers to appropriate agricultural agencies and professionals for stewardship and management issues;
- Organization of educational forums and presentations on agricultural issues and farmland preservation opportunities;
- Promotion of comprehensive and coordinated planning; and
- Support of the Camden County Open Space and Farmland Preservation Program.

The task of ensuring that farming continues in Camden County falls on all Camden County residents. Many times, the best means of enhancing and supporting the farm industry in the County 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 the development of literature that highlights the importance of farming historically as well as currently in the County. A pamphlet, aimed especially at new residents to Waterford and Winslow townships, can promote the recognition that these municipalities are farming communities and address some of the coexistence issues that are most difficult for farmers. The pamphlet and a statement of recognition of the right-to-farm for purchasers to sign would be distributed when home sales occur, along with the certificate of occupancy. Other educational approaches can include publication of periodic articles in the County and townships' newsletters and in local newspapers on farming topics and economics.

Although 4-H programs are strong in surrounding rural counties and very active in Camden County, the Future Farmers of America program no longer exists at the high school level and is unlikely to be reestablished. Nevertheless, County educational efforts could involve the encouragement of farming-related programs within schools. A community-sponsored farm festival is another option that is being planned.

An important step that the County will take is the incorporation of farming industry promotion into its economic planning. Although most current farmers are not serving local markets, there may be actions that the County could take that would improve marketing or operations of current or future farmers.





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## **APPENDICES**

### **A. Agricultural Support and Service Businesses in Southern New Jersey**

1. Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties
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## APPENDIX A: Agricultural Support and Service Businesses in Southern New Jersey

### Appendix A-1: Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties

Name	Location	County	Phone
Amazon Produce Network	809 Kings Croft, Cherry Hill	Camden	(856) 321-3400
Atlantic County Provision Buena Vista	789 Harding Hwy, Newfield	Gloucester	(856) 697-1840
B & B Produce Inc	11 Seth Dr, Hammonton	Atlantic	(609) 561-8835
B & B Produce 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 LLC	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 LLC	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

Name	Location	County	Phone
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
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 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



**Appendix A-2: Agricultural Support Businesses in Cumberland, Gloucester and Salem Counties**

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

Supplier	Address	Town	County	Phone
Jesco Inc	1275 Bloomfield Avenue Suite 5	Fairfield, NJ 07004-2736	Cumberland	(973) 227-2221
John Deere Dealership	670 Route 40	Elmer, NJ 08318	Salem	(856) 358-2880
Lakeside Service & Supply LLC	325 South Main Street	Elmer, NJ 08318-2251	Salem	(856) 358-2444
Lawns by Walt		Elmer, NJ 08318	Salem	(856) 358-6741
Lee Rain Inc	2079 East Wheat Road	Vineland, NJ 08361-2552	Cumberland	(856) 691-4030
Lee Tractor Co	1 Old Deerfield Pike	Bridgeton, NJ 08302-3744	Cumberland	(856) 451-8376
Leslie G Fogg Inc	563 Stow Creek Road	Bridgeton, NJ 08302-6561	Cumberland	(856) 451-2727
Nicholsons Farm Supplies	Glassboro Aura Rd	Monroeville, NJ 08343	Salem	(856) 881-8719
Nu Rain Irrigation Llc	4251 Genoa Avenue	Vineland, NJ 08361-7918	Cumberland	(856) 794-3054
Packaging Corps of America	217 West Peach Street	Vineland, NJ 08360-3650	Cumberland	(609) 561-2410
Pole Tavern Equipment Sales Corp	1880 North Delsea Drive	Vineland, NJ 08360-1980	Cumberland	(856) 696-9398
Quartermill Farm & Supply	2325 W Main St	Millville, NJ 08332	Cumberland	(856) 825-5244
Rainman	539 Watsons Mill Road	Elmer, NJ 08318-2910	Salem	(856) 769-3989
Reuben JJ	Grant Avenue & Main	Vineland, NJ 08360	Cumberland	(856) 692-4308
Rook's Farm Supply Inc	163 Route 77	Elmer, NJ 08318-2662	Salem	(856) 358-3100
Schalick Mills Inc	100 Front Street	Elmer, NJ 08318-2139	Salem	(856) 358-2323
Schaper Bros and Farms Supplies	913 Landis Avenue	Elmer, NJ 08318-4048	Salem	(856) 455-1640
Select Sire Power		Elmer, NJ 08318	Salem	(856) 358-3933
South Jersey Farmers Exchange	101 East Avenue	Woodstown, NJ 08098-1318	Salem	(856) 769-0062
South Jersey Sprinkler Irrigation		Glassboro, NJ 08028	Gloucester	(856) 863-0680
Tanger Chas W Feed	1577 Hurffville Rd	Sewell, NJ 08080	Gloucester	(856) 227-0436
Tractor Supply Company	3095 S Delsea Dr	Vineland, NJ 08360	Cumberland	(856) 691-3101
Tri County Equipment	US Highway 40 & Stat	Vineland, NJ 08360	Cumberland	(856) 697-1414
Turner Walt Farm	539 Watsons Mill Road	Elmer, NJ 08318-2910	Salem	(856) 769-3989
V Puzio Dairy Inc	480 US Highway 46	Fairfield, NJ 07004-1906	Cumberland	(973) 808-0400

Supplier	Address	Town	County	Phone
W & W Farm Supply Inc	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Walt's Dixie Chopper	539 Watsons Mill Road	Woodstown, NJ 08098-2057	Salem	(856) 358-6741
Ward Bishop Farms & Feeds	16 Pine Tavern Rd	Elmer, NJ 08318	Salem	(856) 358-3923
Warren's Hardware and Heating Service	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Williamson J W Co	Aura-Hardingville Road	Monroeville, NJ 08343	Salem	(856) 881-3267
Woodstown Farm Supply	110 East Grant Street	Woodstown, NJ 08098	Salem	(856) 769-1800
Woodstown Ice & Coal Co	50 East Grant Street	Woodstown, NJ 08098-1416	Salem	(856) 769-0069

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

**Appendix A-3: Food Products Distributors and Brokers in Burlington, Camden, Cumberland, Gloucester, and Salem Counties**

<b>Name</b>	<b>Location</b>	<b>County</b>
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 Corp	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 Road, Sewell, NJ 08080	Gloucester
Katz's	410 Kaighns Ave, Camden, NJ 08103	Camden
M Zukerman & Co	270 N Delsea Dr, Vineland, NJ 08360	Cumberland
Mamacita Inc	2851 Industrial Way, Vineland, NJ 08360	Cumberland
Marketing Specialists Corp	5880 Magnolia Ave, Merchantville, NJ 08109	Camden
Milano Foods Inc	824 E Gate Dr # D, Mt Laurel, NJ 08054	Burlington
Mil-Ray Food Co	26 Cedar Hill Dr, Sicklerville, NJ 08081	Camden
MV Foods	300 Heron Dr, Logan Township, NJ 08085	Gloucester
Orrs Specialty Foods LLC	169 Wolfert Station Rd, Mullica Hill, NJ 08062	Gloucester
Pace Foods Inc	1 Campbell Pl, Camden, NJ 08103	Camden
Pace Target Brokerage	716 Clayton Rd, Williamstown, NJ 08094	Gloucester
Pennant Foods	280 Jessup Rd, Thorofare, NJ 08086	Gloucester
Philadelphia Brokerage Co	2201 Route 38 # 616, Cherry Hill, NJ 08002	Camden
Pride Marketing Assoc Inc	Franklinville, NJ 08322	Gloucester
Progresso Quality Foods	500 E Elmer Rd, Vineland, NJ 08360	Cumberland
Puratos Corp	8030 National Hwy, Pennsauken, NJ 08110	Camden
QSI Enterprises Inc	1001 Lower Landing Rd # 307, Blackwood, NJ 08012	Camden
Quality Brokerage	15 Willow St Blackwood, NJ 08012	Camden
Relative Foods	496 E Weymouth Rd, Vineland, NJ 08360	Cumberland
SK Wholesale Food Distributors	628 Whig Lane Road, Monroeville, NJ 08343	Salem
Southside Food Service	7300 S Crescent Blvd, Merchantville, NJ 08109	Camden

Name	Location	County
Stavola Foods	Frontage Rd & Route 47, Westville, NJ 08093	Gloucester
Tokyo House	7550 S Crescent Blvd, Merchantville, NJ 08109	Camden
Utz Quality Foods Inc	1570 Grandview Ave, Paulsboro, NJ 08066	Gloucester
Wagner Provisions Co	54 East Broad Street, Gibbstown, NJ 08027	Gloucester
WCLD	701 North Broadway, Gloucester City, NJ 08030	Camden

Source: *YellowPages.com*

**Appendix A-4: Cold Storage Warehouses in Atlantic, Camden, Cumberland, Gloucester, and Salem Counties**

<b>Name</b>	<b>Location</b>	<b>County</b>	<b>Phone</b>
C R England & Sons	403 Dultys Ln, Burlington	Burlington	(609) 386-8034
Cumberland Cold Storage Compressor Room	85 Finley Rd, Bridgeton	Cumberland	(856) 455-1499
Cumberland Freezers	6 N Industrial Blvd, Bridgeton	Cumberland	(856) 451-8300
Davy Cold Storage LLC	2055 Demarco Dr, Vineland	Cumberland	(856) 205-9490
Dockside Refrigerated Warehouse of Philadelphia	8 Oregon Ave, Cherry Hill	Camden	(215) 271-3021
Doughty S Furniture Distribution Center	3665 N Mill Rd, Vineland	Cumberland	(856) 692-9550
Eastern Pro Pak	800 Ellis Mill Rd, Glassboro	Gloucester	(856) 881-3553
First Choice Freezer & Cold Storage	396 N Mill Rd, Vineland	Cumberland	(856) 696-8878
Four Seasons Cold Storage 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 LLC	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, Roebling	Burlington	(609) 499-3810
Light Impact US	600 Columbia Ave Ste A, Millville	Cumberland	(856) 327-2555
Lucca Cold Freezer	2321 Industrial Way, Vineland	Cumberland	(856) 563-1246
Luccas Freezer & Cold Storage	181 Pine Rd, Hammonton	Atlantic	(609) 561-3100
Lucca's Freezer & Cold Storage	2321 Industrial Way, Vineland	Cumberland	(856) 692-3202
Mid Eastern Cold Storage 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 LLC	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

<b>Name</b>	<b>Location</b>	<b>County</b>	<b>Phone</b>
South Jersey Cold Storage	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 223-1882
South Jersey Cold Storage	100 Dartmouth Dr, Swedesboro	Gloucester	(856) 241-2004
Store Rite Freezer Storage	215 N Mill Rd, Vineland	Cumberland	(856) 696-0055
Timberline Cold Storage Inc	55 Commerce Ave, Pitman	Gloucester	(856) 589-3130
United States Cold Storage 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*



## APPENDIX B: Federal and State Conservation Programs for Farmers

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

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

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

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

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 the New Jersey Department of Environmental Protection's Division of Fish and Wildlife Endangered Nongame Species Program. Participating landowners receive both technical and financial assistance through this competitive grant program. Generally, a five-year minimum commitment is required and longer terms are preferred. A 25% cost share is required of the landowner. While the LIP is seeking funding for additional habitat protection projects, it may be another year before grants are available. To learn more about the program in general, visit the website: [http://www.state.nj.us/dep/fgw/ensp/lip\\_prog.htm](http://www.state.nj.us/dep/fgw/ensp/lip_prog.htm)

The **State Agricultural Development Committee (SADC) in New Jersey** has made soil and water conservation grants available as part of the Farmland Preservation Program. The grants give landowners up to 50% of the costs associated with 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: <http://www.state.nj.us/agriculture/sadc/sadc.htm> for additional details.

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

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

The **Conservation Security Program (CSP)** is a voluntary program administered by the NRCS and authorized by the Farm Bill of 2002. This program is intended to promote conservation and improvement of soil, water, air, energy, plant, and animal life, etc. on tribal and private working

lands. Working lands refer to a variety of land types, including crop land, grass land, prairie land, improved pasture, and range land. In some cases, forested lands would also be included in this category. CSP is available in 50 states, as well as the Caribbean and Pacific Basin areas, and provides equal access to funding. For more information, please visit the website:

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

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

[www.stateforesters.org](http://www.stateforesters.org)

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 authorized by the Farm Bill of 2002 and is managed by the NRCS. Conservation easements are purchased by the state, tribal, or local entity. Participating landowners agree not to convert their land to nonagricultural uses, as well as to develop a conservation plan for any highly 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/farbill/2002/](http://www.nrcs.usda.gov/programs/farbill/2002/) and search for the Farm and Ranch Lands Protection Program.



## **Appendix C: Mullica River Project Area Summary Form**





## County Planning Incentive Grant PROJECT AREA SUMMARY FORM

Project Area: Mullica River Project Area  
Municipality: Waterford Township  
County: Camden

**1. PROJECT AREA INVENTORY:** *(See N.J.A.C. 2:76-17.5(a)1)*

**i. Targeted Farms**  
*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Bridge Avenue Farms, Inc.	Waterford	0435	150	17	68.5
Bridge Avenue Farms	Waterford	0435	150	18	43.3
Bridge Avenue Farms	Waterford	0435	150	19	76.3
Bridge Avenue Farms	Waterford	0435	247	1	4.8
Bridge Avenue Farms	Waterford	0435	247	2	4.9
Bridge Avenue Farms	Waterford	0435	247	3	4.7
Bridge Avenue Farms	Waterford	0435	247	4	8.1
Bridge Avenue Farms	Waterford	0435	247	6	83.3
Lee	Waterford	0435	150	3	1.9
Lee	Waterford	0435	150	4	1.3
Lee	Waterford	0435	150	5	63.7
Lee	Waterford	0435	150	6	2.5
Lee	Waterford	0435	150	7	2.3
Lee	Waterford	0435	150	8	1.8
Lee	Waterford	0435	150	9	7.7
Lee	Waterford	0435	150	15	83.4
Lee	Waterford	0435	245	47	9.2
Lee	Waterford	0435	245	48	4.8
Lee	Waterford	0435	245	49	2.5
Lee	Waterford	0435	245	50	4.9
Lee	Waterford	0435	245	51	2.0
Lee	Waterford	0435	246	4	17.0
Lee	Waterford	0435	246	8	10.1
Lee	Waterford	0435	246	10	27.6

Total Acreage of Targeted Farms:

536.7

**ii. Farms with Municipal, County and/or SADC Final Approval:**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Farms with Municipal, County or SADC Final Approval: 0

**iii. Preserved Farmland**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
NJDEP	Waterford	0435	150	10	0.7
NJDEP	Waterford	0435	150	11	1.1
NJDEP	Waterford	0435	150	12	1.8

Total Acreage of Preserved Farmland: 3.6

**iv. Other Deed Restricted Farmland**

*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres

Total Acreage of Other Deed Restricted Farmland: 0

**v. Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program: 0

**vi. Other Preserved Open Space Compatible with Agriculture**

*Add additional rows as needed.*

Owner	Municipality	Municipal Code	Block	Lot	Acres	Description of Use
Camden County	Waterford	0435	240.01	29	18.0	Tusco Musco Branch Conservation Lands
Camden County	Waterford	0435	241.04	17	9.0	Mullica River Conservation Lands



Camden County	Waterford	0435	146	14	20.2	Mullica River Conservation Lands
Camden County	Waterford	0435	146	42	4.5	Mullica River Conservation Lands
Camden County	Waterford	0435	150	1	29.5	Mullica River Conservation Lands
NJDEP	Waterford	0435	150	24	8.7	Mullica River Conservation Lands
NJDEP	Waterford	0435	150	13	5.3	Mullica River Conservation Lands
NJDEP	Waterford	0435	150	14	3.4	Mullica River Conservation Lands
NJDEP	Waterford	0435	150	16	51.9	Mullica River Conservation Lands
NJDEP	Waterford	0435	150	21	2.8	Mullica River Conservation Lands
NJDEP	Waterford	0435	150	22	2.7	Mullica River Conservation Lands
NJDEP	Waterford	0435	150	23	2.5	Mullica River Conservation Lands
State of New Jersey	Waterford	0435	150	25	2.9	Mullica River Conservation Lands
State of New Jersey	Waterford	0435	313	1	22.0	Part of Wharton State Forest
Waterford Township	Waterford	0435	146.01	1	1.2	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	2	0.3	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	3	0.3	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	4	0.4	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	5	0.4	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	6	0.4	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	7	0.3	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	8	0.3	Mullica River Conservation Lands
Waterford Township	Waterford	0435	146.01	9.01	0.1	Mullica River Conservation Lands
Waterford Township	Waterford	0435	148	9	5.4	Conservation Lands
Waterford Township	Waterford	0435	150	20	3.4	Mullica River Conservation Lands
Waterford Township	Waterford	0435	241.04	18	2.2	Conservation Lands
Waterford Township	Waterford	0435	241.04	19	0.0	Conservation Lands
Waterford Township	Waterford	0435	245	46	19.2	Conservation Lands
Waterford Township	Waterford	0435	245	84	0.3	Conservation Lands
Waterford Township	Waterford	0435	245	98	0.3	Conservation Lands
Waterford Township	Waterford	0435	246	5	14.6	Conservation Lands
Waterford Township	Waterford	0435	246	6	4.8	Conservation Lands

Waterford Township	Waterford	0435	246	7	4.9	Conservation Lands
Waterford Township	Waterford	0435	248	1	0.8	Conservation Lands
Waterford Township	Waterford	0435	249	4	0.6	Conservation Lands

Total Acreage of Other Preserved Open Space Compatible with Agriculture: 243.5

**TOTAL ACREAGE OF i., ii., iii., iv., v. & vi. 783.8**

**2. AGGREGATE SIZE OF THE PROJECT AREA: 1,241.8 Acres**

*(See N.J.A.C. 2:76-17.5(a)2)*

**3. DENSITY OF THE PROJECT AREA: *(See N.J.A.C. 2:76-17.5(a)3)***

Density Formula:

$(\text{Sum of ii., iii., iv., v. \& vi.}) / (\text{Aggregate size of the Project Area})$

$$\text{Density} = 247.1 / 1,241.8 = 19.9 \%$$

**4. TARGETED FARM SOIL PRODUCTIVITY: *(See N.J.A.C. 2:76-17.5(a)4)***

Soil Productivity Formula:

$(\text{Total area of important farmland soils on targeted farms}) / (\text{Total area of the targeted farms})$

$$\text{Soil Productivity} = 45.4 / 536.7 = 8.4 \%$$

*Note:*

- *Important farmland soils are prime, statewide and unique soils*
- *Unique soils will only be considered if they are being used for special crops*
- *Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.*

Total area of the targeted farms: 536.7 acres

Area of prime soils on targeted farms: 0 acres; 0 % of total area

Area of statewide soils on targeted farms: 0 acres; 0 % of total area

Area of unique soils on targeted farms: 45.4 acres; 8.4 % of total area

**5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS: *(See N.J.A.C. 2:76-17.5(a)5)***

*The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)*

*Add additional rows as needed.*

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share ___%	Estimated County Cost Share ___%	Estimated State Cost Share ___%	Estimated Cost Share ___% from Other Sources
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Bridge Avenue Farms	0435	293.9	3500	1,029,000	0	411,600	617,400	0
Lee	0435	242.8	3500	850,000	0	340,000	510,000	0

**TOTALS**

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
536.7	1,879,000	0	751,600	1,127,400	0

**6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:**

*(See N.J.A.C.2:76-17.5(a)6)*

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	0						
2	242.8	850,000	0	340,000		510,000	850,000
3	0						
4	0						
5	293.9	1,029,000		411,600	617,400	0	1,028,650
6	0						
7	0						
8	0						
9	0						
10	0						



**Appendix D: Great Egg Harbor Project Area Summary Form**





## County Planning Incentive Grant PROJECT AREA SUMMARY FORM

Project Area: Great Egg Harbor PA  
Municipality: Winslow Township  
County: Camden

**1. PROJECT AREA INVENTORY:** *(See N.J.A.C. 2:76-17.5(a)1)*

**i. Targeted Farms**

*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Ander	Winslow	0436	1603	23	10.4
Bringhurst	Winslow	0436	1603	2	28.9
Cappuccio	Winslow	0436	1601	12	11.8
Del Barro	Winslow	0436	701	2.02	10.9
GSK Parcel, LLC	Winslow	0436	1502	10	28.9
Komito	Winslow	0436	1502	18	21.7
Lucca	Winslow	0436	801	23	12.7
McMullen	Winslow	0436	801	8	18.7
Stella Farms	Winslow	0436	702	14	1.9
Stella Farms	Winslow	0436	702	20	34.1
Stella Farms	Winslow	0436	702	31	0.4
Stella Farms	Winslow	0436	801	3	50.8
Stella Farms	Winslow	0436	801	13	6.6
Stella Farms	Winslow	0436	801	17	1.6
Stella Farms	Winslow	0436	1701	1	9.1
Stella Farms	Winslow	0436	1701	13	9.7
Stella, Ed & Karen	Winslow	0436	801	15	5.3
Stella, Ed & Karen	Winslow	0436	801	16	25.0
Stella, Ed & Karen	Winslow	0436	801	19	10.1
Stella, Ed & Karen	Winslow	0436	801	20	13.0
Stella, Edward	Winslow	0436	702	15	2.0
Stella, Edward	Winslow	0436	702	16	2.8

Total Acreage of Targeted Farms:

316.2

**ii. Farms with Municipal, County and/or SADC Final Approval:**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Farms with Municipal, County or SADC Final Approval: 0

**iii. Preserved Farmland**  
*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
Auwarter	Winslow	0436	1601	1	35.6
Auwarter	Winslow	0436	1601	1.02	3.2
Auwarter	Winslow	0436	1601	4.01	10.8
Five-R Farms (John Rigolizzo)	Winslow	0436	1502	1	3.0
Five-R Farms (John Rigolizzo)	Winslow	0436	1502	2	0.1
Five-R Farms (John Rigolizzo)	Winslow	0436	1502	3	0.4
Five-R Farms (John Rigolizzo)	Winslow	0436	1502	6.01	1.7
Five-R Farms (John Rigolizzo)	Winslow	0436	1502	6.02	0.2
Five-R Farms (John Rigolizzo)	Winslow	0436	1502	7.01	4.7
Five-R Farms (John Rigolizzo)	Winslow	0436	1502	8	5.1
Michael	Winslow	0436	801	1	30.7

Total Acreage of Preserved Farmland: 95.6

**iv. Other Deed Restricted Farmland**  
*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Five-R Farms (John Rigolizzo)	Winslow	436	702	21	62.1

Total Acreage of Other Deed Restricted Farmland: 62.1

**v. Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**  
*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program: 0

**vi. Other Preserved Open Space Compatible with Agriculture**  
*Add additional rows as needed.*

Owner	Municipality	Municipal Code	Block	Lot	Acres	Description of Use
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Twp of Winslow	Winslow	0436	701	3	13.5	Tinkers Branch Conservation Lands
Twp of Winslow	Winslow	0436	701	15	0.1	Tinkers Branch Conservation Lands
Twp of Winslow	Winslow	0436	702	39	1.3	Conservation Lands
Twp of Winslow	Winslow	0436	704	22	1.4	Conservation Lands
Twp of Winslow	Winslow	0436	801	37	0.5	Conservation Lands
Twp of Winslow	Winslow	0436	801	39	3.3	Conservation Lands
Twp of Winslow	Winslow	0436	1601	6	3.5	New Freedom Park
Twp of Winslow	Winslow	0436	2502	1	0.2	Conservation Lands
NJDEP	Winslow	0436	101	7.01	16.2	Great Egg Harbor Greenway
NJDEP	Winslow	0436	801	18	126.3	Great Egg Harbor Greenway
NJDEP	Winslow	0436	801	22	7.1	Great Egg Harbor Greenway

Total Acreage of Other Preserved Open Space Compatible with Agriculture: 173.4

**TOTAL ACREAGE OF i., ii., iii., iv., v. & vi. 647.3**

**2. AGGREGATE SIZE OF THE PROJECT AREA: 1365.2 Acres**

*(See N.J.A.C. 2:76-17.5(a)2)*

**3. DENSITY OF THE PROJECT AREA: *(See N.J.A.C. 2:76-17.5(a)3)***

Density Formula:

$(\text{Sum of ii., iii., iv., v. \& vi.}) / (\text{Aggregate size of the Project Area})$

$$\text{Density} = 331.1 / 1365.2 = 24.2 \%$$

**4. TARGETED FARM SOIL PRODUCTIVITY: *(See N.J.A.C. 2:76-17.5(a)4)***

Soil Productivity Formula:

$(\text{Total area of important farmland soils on targeted farms}) / (\text{Total area of the targeted farms})$

$$\text{Soil Productivity} = 276.0 / 331.1 = 87.3 \%$$

*Note:*

- *Important farmland soils are prime, statewide and unique soils*
- *Unique soils will only be considered if they are being used for special crops*
- *Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.*

Total area of the targeted farms: 316.2 acres

Area of prime soils on targeted farms: 66.8 acres; 21.1 % of total area

Area of statewide soils on targeted farms: 203.7 acres; 64.4 % of total area

Area of unique soils on targeted farms: 5.4 acres; 1.7 % of total area

**5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:** (See N.J.A.C. 2:76-17.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)  
Add additional rows as needed.

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share ___%	Estimated County Cost Share ___%	Estimated State Cost Share ___%	Estimated Cost Share ___% from Other Sources
Ander	0436	10.4	\$15,000	156,000	\$0	62,400	93,600	\$0
Bringhurst	0436	28.9	\$15,000	433,500	\$0	173,400	260,100	\$0
Cappuccio	0436	11.8	\$15,000	177,000	\$0	70,800	106,200	\$0
Del Barro	0436	10.9	\$10,000	109,000	\$0	43,600	65,400	\$0
GSK Parcel	0436	28.9	\$70,000	2,023,000	\$0	809,200	1,213,800	\$0
Komito	0436	21.7	\$70,000	1,519,000	\$0	607,600	911,400	\$0
Lucca	0436	12.7	\$10,000	127,000	\$0	50,800	76,200	\$0
McMullen	0436	18.7	\$10,000	187,000	\$0	74,800	112,200	\$0
Stella	0436	167.5	\$10,000	\$1,675,000	\$0	670,000	1,005,000	\$0

**TOTALS**

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
316.2	6,406,500	0	2,562,600	3,843,900	6,406,500

**6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:**

(See N.J.A.C.2:76-17.5(a)6)

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	201.1	2,108,500	0			0	2,108,500
2	0						
3	0						
4	0						
5	61.1	3,698,000	0			0	3,698,000
6	30.5	364,000	0			0	364,000

7	12.7	127,000	0			0	127,000
8	11.8	109,000	0			0	109,000
9							
<b>10</b>							



## **APPENDIX E: Farm Belt Project Area Summary Form**





## County Planning Incentive Grant PROJECT AREA SUMMARY FORM

Project Area: Farm Belt Project Area  
Municipality: Waterford & Winslow Twps  
County: Camden

**1. PROJECT AREA INVENTORY:** *(See N.J.A.C. 2:76-17.5(a)1)*

**i. Targeted Farms**  
*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Angelino, Augustine	Waterford	0435	276	10	22.1
Crowley	Winslow	0436	5604	3.01	19.2
Decicco & Calabrese	Winslow	0436	5503	4	30.0
DePasquale	Waterford	0435	278	14	49.1
DePasquale	Winslow	0436	6105	3	8.5
Frederico	Winslow	0436	6201	1	12.9
Frederico	Winslow	0436	6202	1	17.7
Grasso, Anthony Sr.	Winslow	0436	6101	1	35.2
Grasso, Anthony Sr.	Winslow	0436	6102	1	6.4
Grasso, Anthony Sr.	Winslow	0436	6103	1	7.1
Grasso, John	Winslow	0436	5503	16	18.6
Iannaco	Waterford	0435	281	8	27.1
Iuliucci	Winslow	0436	5406	6	4.8
Iuliucci	Winslow	0436	5406	7	5.3
Iuliucci	Winslow	0436	5406	8	7.3
Maiese	Winslow	0436	5602	11	14.3
Maiese	Winslow	0436	5604	6	12.4
Maressa	Waterford	0435	278	1	16.6
Maressa	Waterford	0435	278	1.01	13.6
Maressa	Waterford	0435	284	3	16.9
Maressa	Waterford	0435	284	10	3.9
May	Waterford	0435	278	7.01	27.3
McDermott	Waterford	0435	285	5	23.5
Minchak	Waterford	0435	278	5.01	21.4
Pawlowic	Winslow	0436	5604.01	11	34.0
Price	Winslow	0436	5706	4	7.3
Price	Winslow	0436	6312	1.01	14.5

Williams	Waterford	0435	278	10.01	17.7
Williams	Waterford	0435	278	11	15.8

Total Acreage of Targeted Farms: 510.3

**ii. Farms with Municipal, County and/or SADC Final Approval:**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres

Total Acreage of Farms with Municipal, County or SADC Final Approval: 0

**iii. Preserved Farmland**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
Curcio, Anthony & Patricia	Winslow	0436	5715	3	25.6
Curcio, Anthony & Patricia	Winslow	0436	5602	10.01	0.9
Curcio, Anthony & Patricia	Winslow	0436	5602	10	14.4
Curcio, Anthony & Patricia	Winslow	0436	5604	1	27.0
Curcio, Anthony & Patricia	Winslow	0436	5715	3.01	1.3
Curcio, Anthony & Patricia	Winslow	0436	5604	4	6.4
Curcio, Anthony & Patricia	Winslow	0436	5715	2	31.5
Curcio, Anthony & Patricia	Winslow	0436	5718	1	7.6
Curcio, Anthony & Patricia	Winslow	0436	5604	5	9.5
Curcio, Anthony & Patricia	Winslow	0436	5604	8.02	0.3
Curcio, Michael	Winslow	0436	5706	6	35.0
Greenwood Cemetery	Winslow	0436	5718	3	2.3
Iuliucci	Winslow	0436	5406	9	40.3

Total Acreage of Preserved Farmland: 202.1

**iv. Other Deed Restricted Farmland**

*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Schleinkofer	Waterford	0435	281	7	36.1
Sofield	Winslow	0436	5503	7.01	11.3
Sofield	Winslow	0436	5503	7	30.6

Total Acreage of Other Deed Restricted Farmland: 78.0

**v. Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**

*Add additional rows as needed.*



Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program: 0

**vi. Other Preserved Open Space Compatible with Agriculture**  
*Add additional rows as needed.*

Owner	Municipality	Municipal Code	Block	Lot	Acres	Description of Use
NJ Dept of Conservation	Winslow	0436	5405	2	4.6	Wharton State Forest
NJ Dept of Conservation	Winslow	0436	6105	2	131.0	Wharton State Forest
NJDEP	Waterford	0435	278	16	4.3	Wharton State Forest
NJDEP	Winslow	0436	6102	4	1.9	Wharton State Forest
NJDEP	Winslow	0436	6104	2	3.9	Wharton State Forest
NJDEP	Winslow	0436	6203	12	2.2	Wharton State Forest
State of New Jersey	Waterford	0435	265	6	0.0	Wharton State Forest
State of New Jersey	Waterford	0435	277	1	30.7	Wharton State Forest
State of New Jersey	Waterford	0435	277	2	2.7	Wharton State Forest
State of New Jersey	Waterford	0435	277	3	3.2	Wharton State Forest
State of New Jersey	Waterford	0435	278	6	66.9	Wharton State Forest
State of New Jersey	Waterford	0435	278	9	26.5	Wharton State Forest
State of New Jersey	Waterford	0435	281	1	18.2	Wharton State Forest/Clark Branch Greenway
State of New Jersey	Waterford	0435	281	3	9.4	Wharton State Forest/Clark Branch Greenway
State of New Jersey	Waterford	0435	281	9	4.0	Wharton State Forest/Clark Branch Greenway
State of New Jersey	Waterford	0435	281	18	7.2	Wharton State Forest/Clark Branch Greenway
State of New Jersey	Waterford	0435	281	23	1.5	Wharton State Forest/Clark Branch Greenway
State of New Jersey	Waterford	0435	284	4	9.2	Wharton State Forest
State of New Jersey	Waterford	0435	285	7	3.2	Wharton State Forest
State of New Jersey	Waterford	0435	286	3	2.6	Wharton State Forest
State of New Jersey	Waterford	0435	287	1	0.6	Wharton State Forest
Waterford Twp	Waterford	0435	286	5	1.4	Wharton State Forest
Winslow Twp	Winslow	0436	4901	18	20.0	Conservation Lands
Winslow Twp	Winslow	0436	5007	12	0.7	Town Branch Greenway
Winslow Twp	Winslow	0436	5402	30	12.3	Agricultural Buffer Lands
Winslow Twp	Winslow	0436	6105	1	6.3	Adjacent to Wharton State Forest
Winslow Twp	Winslow	0436	6203	6	7.9	Agricultural Buffer Lands/Albertson Branch Greenway

Total Acreage of Other Preserved Open Space Compatible with Agriculture: 382.3

**TOTAL ACREAGE OF i., ii., iii., iv., v. & vi.**

**1,172.7**

**2. AGGREGATE SIZE OF THE PROJECT AREA:** 4380.8 Acres

*(See N.J.A.C. 2:76-17.5(a)2)*

**3. DENSITY OF THE PROJECT AREA:** *(See N.J.A.C. 2:76-17.5(a)3)*

Density Formula:

$(\text{Sum of ii., iii., iv., v. \& vi.}) / (\text{Aggregate size of the Project Area})$

$$\text{Density} = 662.4 / 4380.8 = 15.1 \%$$

**4. TARGETED FARM SOIL PRODUCTIVITY:** *(See N.J.A.C. 2:76-17.5(a)4)*

Soil Productivity Formula:

$(\text{Total area of important farmland soils on targeted farms}) / (\text{Total area of the targeted farms})$

$$\text{Soil Productivity} = 455.2 / 510.3 = 89.2 \%$$

*Note:*

- *Important farmland soils are prime, statewide and unique soils*
- *Unique soils will only be considered if they are being used for special crops*
- *Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.*

Total area of the targeted farms: 510.3 acres

Area of prime soils on targeted farms: 233.7 acres; 45.8 % of total area

Area of statewide soils on targeted farms: 209.33 acres; 41.0 % of total area

Area of unique soils on targeted farms: 12.2 acres; 2.4 % of total area

**5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:** *(See N.J.A.C. 2:76-17.5(a)5)*

*The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)*

*Add additional rows as needed.*

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share ___%	Estimated County Cost Share ___%	Estimated State Cost Share ___%	Estimated Cost Share ___% from Other Sources
Angelino, Augustine	0435	22.1	\$3,500	\$77,000	0	\$30,800	\$46,200	0
Crowley	0436	19.2	\$4,500	\$86,000	0	\$34,400	\$51,600	0
Decicco & Calabrese	0436	30.0	\$4,500	\$135,000	0	\$54,000	\$81,000	0
DePasquale	0435	57.6	\$3,650	\$210,000	0	\$84,000	\$126,000	0
Frederico	0436	30.6	\$4,500	138,000.0	0	\$55,200	\$82,800	0

Grasso, Anthony Sr.	0436	48.7	\$4,500	\$219,000	0	\$87,600	\$131,400	0
Grasso, John	0436	18.6	\$4,500	\$84,000	0	\$33,600	\$50,400	0
Iannaco	0435	27.1	\$3,500	\$95,000	0	\$38,000	\$57,000	0
Iuliucci	0436	17.5	\$4,500	\$79,000	0	\$31,600	\$47,400	0
Maiese	0436	26.8	\$4,500	\$120,000	0	\$48,000	\$72,000	0
Maressa	0435	50.9	\$3,500	\$178,000	0	\$71,200	\$106,800	0
May	0435	27.3	\$3,500	\$96,000	0	\$38,400	\$57,600	0
McDermott	0435	23.5	\$3,500	\$82,000	0	\$32,800	\$49,200	0
Minchak	0435	21.4	\$3,500	\$75,000	0	\$30,000	\$45,000	0
Pawlowic	0436	34.0	\$4,500	\$153,000	0	\$61,200	\$91,800	0
Price	0436	21.8	\$4,500	\$98,000	0	\$39,200	\$58,800	0
Williams	0435	33.5	\$3,500	\$117,000	0	\$46,800	\$70,200	0

**TOTALS**

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
510.3	\$2,042,000	0	\$816,800	\$1,225,200	0

**6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:**

*(See N.J.A.C.2:76-17.5(a)6)*

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	0	0	0	0	0	0	0
2	57	\$258,000	0	\$103,200	\$154,800	0	\$258,000
3	120	\$542,000	0	\$216,800	\$325,200	0	\$542,000
4	48.9	\$193,000	0	\$77,200	\$115,800	0	\$193,000
5	47.4	\$214,000	0	\$85,600	\$128,400	0	\$214,000
6	43.4	\$152,000	0	\$60,800	\$91,200	0	\$152,000
7	91.1	\$327,000	0	\$130,800	\$196,200	0	\$327,000
8	50.9	\$178,000	0	\$71,200	\$106,800	0	\$178,000

9	27.3	\$96,000	0	\$38,400	\$57,600	0	\$96,000
<b>10</b>	23.5	\$82,000	0	\$32,800	\$49,200	0	\$82,000

**APPENDIX F: Winslow WMA Expansion Project Area Summary Form**





## County Planning Incentive Grant PROJECT AREA SUMMARY FORM

Project Area: Winslow WMA PA  
Municipality: Winslow Township  
County: Camden

**1. PROJECT AREA INVENTORY:** *(See N.J.A.C. 2:76-17.5(a)1)*

**i. Targeted Farms**  
*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Capasso	Winslow	0436	6902	9	18.2
Depalma	Winslow	0436	6901	9	21.3
DiGeralamo	Winslow	0436	6904	9	20.2
Fuller	Winslow	0436	6902	3	22.3
Giannascoli	Winslow	0436	7005	8	22.1
Lambe	Winslow	0436	5903	3	53.5
Raso	Winslow	0436	6902	4	4.0
Raso	Winslow	0436	6902	5	8.0
Raso	Winslow	0436	7005	10	4.6
Raso	Winslow	0436	7005	11	24.3
Steen	Winslow	0436	6902	1	16.4
Talarowski	Winslow	0436	6904	3	8.0
Talarowski	Winslow	0436	6904	5	18.5

Total Acreage of Targeted Farms: 241.7

**ii. Farms with Municipal, County and/or SADC Final Approval:**  
*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
Hennessey	Winslow	0436	6401	1	53.2

Total Acreage of Farms with Municipal, County or SADC Final Approval: 53.2

**iii. Preserved Farmland**  
*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Preserved Farmland: 0

**iv. Other Deed Restricted Farmland**  
*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Other Deed Restricted Farmland: 0

**v. Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**  
*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
None					

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program: 0

**vi. Other Preserved Open Space Compatible with Agriculture**  
*Add additional rows as needed.*

Owner	Municipality	Municipal Code	Block	Lot	Acres	Description of Use
Twp of Winslow	Winslow	0436	5902	10	0.0111	Winslow WMA (part of larger parcel)
Twp of Winslow	Winslow	0436	7004	1	1.3702	Winslow WMA (part of larger parcel)
NJDEP	Winslow	0436	5902	3	4.0374	Winslow WMA (part of larger parcel)
NJDEP	Winslow	0436	6503	5	21.2978	Winslow WMA (part of larger parcel)
NJDEP	Winslow	0436	6503	3	14.0555	Winslow WMA (part of larger parcel)
NJ Dept of Conservation	Winslow	0436	7003	17	33.1462	Winslow WMA
NJ Dept of Conservation	Winslow	0436	6403	1	0.1032	Winslow WMA (part of larger parcel)

Total Acreage of Other Preserved Open Space Compatible with Agriculture: 74.0

**TOTAL ACREAGE OF i., ii., iii., iv., v. & vi. 368.9**



**2. AGGREGATE SIZE OF THE PROJECT AREA:** 1,225 Acres

(See N.J.A.C. 2:76-17.5(a)2)

**3. DENSITY OF THE PROJECT AREA:** (See N.J.A.C. 2:76-17.5(a)3)

Density Formula:

(Sum of ii., iii., iv., v. & vi.) / (Aggregate size of the Project Area)

$$\text{Density} = 127.2 / 1225 = 10.4 \%$$

**4. TARGETED FARM SOIL PRODUCTIVITY:** (See N.J.A.C. 2:76-17.5(a)4)

Soil Productivity Formula:

(Total area of important farmland soils on targeted farms) / (Total area of the targeted farms)

$$\text{Soil Productivity} = 234.0 / 241.7 = 96.8 \%$$

Note:

- Important farmland soils are prime, statewide and unique soils
- Unique soils will only be considered if they are being used for special crops
- Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.

Total area of the targeted farms: 234.0 acres

Area of prime soils on targeted farms: 185.4 acres; 76.7 % of total area

Area of statewide soils on targeted farms: 44.2 acres; 18.3 % of total area

Area of unique soils on targeted farms: 4.4 acres; 1.8 % of total area

**5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:** (See N.J.A.C. 2:76-17.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)

Add additional rows as needed.

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share ____%	Estimated County Cost Share ____%	Estimated State Cost Share ____%	Estimated Cost Share ____% from Other Sources
Capasso	0436	18.3	\$4,500	\$82,000	\$0	\$32,800	\$49,200	\$0
Depalma	0436	21.3	\$4,500	\$96,000	\$0	\$38,400	\$57,600	\$0
DiGeralamo	0436	20.2	\$4,500	\$91,000	\$0	\$36,400	\$54,600	\$0
Fuller	0436	22.3	\$4,500	\$100,000	\$0	\$40,000	\$60,000	\$0
Giannascoli	0436	21.1	\$10,000	\$221,000	\$0	\$88,400	\$132,600	\$0
Lambe	0436	53.5	\$70,000	\$3,744,000	\$0	\$1,497,600	\$2,246,400	\$0
Raso	0436	41.0	\$4,500	\$18,000	\$0	\$7,200	\$10,800	\$0
Steen	0436	16.4	\$4,500	\$36,000	\$0	\$14,400	\$21,600	\$0
Talarowski	0436	26.6	\$70,000	\$322,000	\$0	\$128,800	\$193,200	\$0

**TOTALS**

<b>Total Acreage</b>	<b>Total Estimated Cost for Targeted Farm Easement Purchase</b>	<b>Total Estimated Municipal Funding</b>	<b>Total Estimated County Funding</b>	<b>Total Estimated State Funding</b>	<b>Total Estimated Funding from Other Sources</b>
241.7	5,147,000	0	2,058,400	3,087,600	0

**6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:***(See N.J.A.C.2:76-17.5(a)6)*

<b>Year</b>	<b>Acres</b>	<b>Estimated Cost</b>	<b>Municipal Funds</b>	<b>County Funds</b>	<b>State Funds</b>	<b>Other Funding Sources</b>	<b>Total Estimated Funding</b>
<b>1</b>							
<b>2</b>							
<b>3</b>							
<b>4</b>							
<b>5</b>	53.5	\$3,744,000	0	\$1,497,600	\$2,246,000	0	\$3,744,000
<b>6</b>	22.1	\$221,000	0	\$88,400	\$132,600	0	\$221,000
<b>7</b>	41.0	\$620,000	0	\$247,600	\$371,400	0	\$620,000
<b>8</b>	16.4	\$74,000	0	\$29,600	\$44,400	0	\$74,000
<b>9</b>	26.6	\$119,000	0	\$47,600	\$71,400	0	\$119,000
<b>10</b>	82.1	\$369,000	0	\$147,600	\$221,400	0	\$369,000

**APPENDIX G: Great Swamp Project Area Summary Form**





## County Planning Incentive Grant PROJECT AREA SUMMARY FORM

Project Area: Great Swamp Project Area  
Municipality: Waterford & Winslow Twps  
County: Camden

**1. PROJECT AREA INVENTORY:** *(See N.J.A.C. 2:76-17.5(a)1)*

**i. Targeted Farms**  
*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Bates Run Farms	Winslow	0436	8201	1	18.7
Bates Run Farms	Winslow	0436	8305	5	37.2
Cheung & Lam	Winslow	0436	7103	1	87.7
Cheung & Lam	Winslow	0436	7103	2	6.2
Correia, Alberto	Winslow	0436	8701	3	28.8
Correia, Alberto	Winslow	0436	8701	4	3.4
Correia, Alberto	Winslow	0436	8702	3	20.1
Correia, Alberto	Winslow	0436	8703	3	16.7
Cruz, Luis & Karen	Winslow	0436	7305	5.04	25.9
Cruz, Luis & Karen	Winslow	0436	7305	7	6.8
DiMeglio et al.	Winslow	0436	6602	2	3.7
DiMeglio et al.	Winslow	0436	6602	4	2.3
DiMeglio et al.	Winslow	0436	6702	3	7.6
DiMeglio et al.	Winslow	0436	7101	2	21.2
DiMeglio et al.	Winslow	0436	7201	8	23.3
DiMeglio et al.	Winslow	0436	7201	9	23.9
DiMeglio et al.	Winslow	0436	7604	1	16.7
DiMeglio et al.	Winslow	0436	7606	3	42.6
DiMeglio et al.	Winslow	0436	8201	3	29.8
DiMeglio et al.	Winslow	0436	8304	2	10.4
Donio Family	Winslow	0436	7804	1	6.7
Donio Family	Winslow	0436	7901	15	8.0
Donio Family	Winslow	0436	8201	9	35.2
Donio Family	Winslow	0436	8305	7	16.9
Donio Family	Winslow	0436	8306	2	10.4
Donio Family	Winslow	0436	8601	1	29.5

Duble, Joseph & Sharon	Winslow	0436	8305	1	16.5
Duble, Joseph & Sharon	Winslow	0436	8305	3	9.7
Elfull, Ez & Hoda	Winslow	0436	8008	6	14.0
Elfull, Ez & Hoda	Winslow	0436	8008	7	15.0
Garden State Vegetable Co, Inc.	Winslow	0436	6601	19.03	5.8
Garden State Vegetable Co, Inc.	Winslow	0436	6601	19.05	7.6
Garden State Vegetable Co, Inc.	Winslow	0436	6601	22.01	1.8
Garden State Vegetable Co, Inc.	Winslow	0436	6601	41.02	18.6
Garden State Vegetable Co, Inc.	Winslow	0436	6601	42.02	3.4
Garden State Vegetable Co, Inc.	Winslow	0436	6601	42.04	4.1
Grasso, Anthony Jr.	Winslow	0436	290	9	15.0
Grasso, Anthony Sr.	Winslow	0436	298	5.01	13.8
Grasso, Anthony Sr.	Winslow	0436	6601	48	19.0
Grasso, Anthony Sr.	Winslow	0436	6602	3	5.4
Grasso, Anthony Sr.	Winslow	0436	6602	3.01	2.0
Grasso, Anthony Sr.	Winslow	0436	6702	7	52.0
Grasso, Anthony Sr.	Winslow	0436	7101	1	36.3
Grasso, Anthony Sr.	Winslow	0436	7101	1.01	10.3
Grasso, Anthony Sr.	Winslow	0436	7101	4	12.5
Grasso, Anthony Sr.	Winslow	0436	7105	1	9.0
Grasso, Anthony Sr.	Winslow	0436	7606	13	7.3
Iron Man, LLC	Winslow	0436	7607	12	34.6
Pagano, John	Winslow	0436	8201	5	26.1
Pastore, et al	Winslow	0436	7101	6.01	0.9
Pastore, et al	Winslow	0436	7102	10	20.0
Pastore, et al	Winslow	0436	7103	3	1.7
Pastore, et al	Winslow	0436	7606	6	25.4
Pastore, et al	Winslow	0436	7606	12	13.6
Pastore, et al	Winslow	0436	7606	18	5.9
Pastore, et al	Winslow	0436	7607	11	9.0
Pastore, et al	Winslow	0436	8207	3	18.4
Pastore, et al	Winslow	0436	8207	4	26.3
Sacco, Anthony	Winslow	0436	8601	9	32.8
Scordo Family	Winslow	0436	7901	10	3.5
Scordo Family	Winslow	0436	7902	6	1.2
Scordo Family	Winslow	0436	7904	1	2.6
Scordo Family	Winslow	0436	7905	1	15.3
Scordo Family	Winslow	0436	8401	1.03	8.0
Scordo Family	Winslow	0436	8401	4	3.8
Scordo Family	Winslow	0436	8401	6	7.3
Scordo Family	Winslow	0436	8402	2	6.4
Scordo Family	Winslow	0436	8403	1	26.9
Scordo Family	Winslow	0436	8403	7	18.3

Scordo Family	Winslow	0436	8504	1	17.9
Scordo Family	Winslow	0436	8504	2	24.1
Scordo Family	Winslow	0436	8504	3	12.9
Tomasello, Charles Sr.	Winslow	0436	7604	4	24.2
Tomasello, Charles Sr.	Winslow	0436	7703	4	21.3
Tотора, Samuel	Winslow	0436	8601	2	23.5
Winslow Farms Conservancy, Inc.	Winslow	0436	6105	4	38.3
Winslow Farms Conservancy, Inc.	Winslow	0436	6208	1	20.3
Winslow Farms Conservancy, Inc.	Winslow	0436	6208	2	16.2
Winslow Farms Conservancy, Inc.	Winslow	0436	6601	1	28.6
Winslow Farms Conservancy, Inc.	Winslow	0436	6706	1	61.8
Winslow Farms Conservancy, Inc.	Winslow	0436	7201	1	203.7
Winslow Farms Conservancy, Inc.	Winslow	0436	7201	3	35.1
Winslow Farms Conservancy, Inc.	Winslow	0436	7201	6	10.7
Winslow Farms Conservancy, Inc.	Winslow	0436	7201	7	1.0
Winslow Farms Conservancy, Inc.	Winslow	0436	7309	1	72.3
Winslow Farms Conservancy, Inc.	Winslow	0436	7802	1	18.6
Winslow Farms Conservancy, Inc.	Winslow	0436	7803	1	37.8
Winslow Farms Conservancy, Inc.	Winslow	0436	7901	12	10.1
Winslow Farms Conservancy, Inc.	Winslow	0436	7901	13	6.3
Witcraft, Mary Lou	Winslow	0436	297	6	47.0
Witcraft, Mary Lou	Winslow	0436	297	6.01	5.3

Total Acreage of Targeted Farms:

1,863.8

**ii. Farms with Municipal, County and/or SADC Final Approval:**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
Matro	Winslow	0436	6601	43	16.6
Matro	Winslow	0436	6601	45	16.7
Matro	Winslow	0436	6602	5	1.1
Matro	Winslow	0436	7601	2	14.9
Matro	Winslow	0436	7703	1	146.3
Matro	Winslow	0436	7703	2	33.9
Matro	Winslow	0436	8304	1	3.0

Matro	Winslow	0436	8304	3.01	5.6
Matro	Winslow	0436	8304	4.01	6.0
Matro	Winslow	0436	8304	5	0.7
Matro	Winslow	0436	8304	6	9.4

Total Acreage of Farms with Municipal, County or SADC Final Approval:

254.2

**iii. Preserved Farmland**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
Augustine	Winslow	0436	6601	44	67.9
Betts & Betts, LLC	Waterford	0435	297	9	33.0
Rhee & Young	Waterford	0435	292	1	0.6
Rhee & Young	Waterford	0435	293	1	1.4
Rhee & Young	Waterford	0435	294	3	1.7
Rhee & Young	Waterford	0435	297	1	21.6
Rhee & Young	Waterford	0435	297	3	29.8
Rhee & Young	Winslow	0436	6602	7	0.9
Rhee & Young	Winslow	0436	7101	5	20.0
Rhee & Young	Winslow	0436	7101	15	8.8
Rhee & Young	Winslow	0436	7104	1	3.9

Total Acreage of Preserved Farmland:

189.5

**iv. Other Deed Restricted Farmland**

*Add additional rows as needed.*

Owner / Farm Name (if known)	Municipality	Municipal Code	Block	Lot	Acres
Betts & Betts, LLC	Waterford	0435	297	10	54.1
Betts & Betts, LLC	Waterford	0435	297	11	29.4
Betts & Betts, LLC	Waterford	0435	298	1	28.6
Betts & Betts, LLC	Waterford	0435	298	2	9.7
Betts & Betts, LLC	Waterford	0435	298	3	32.2
Betts & Betts, LLC	Waterford	0435	298	4	19.4
Betts & Betts, LLC	Waterford	0435	298	6	7.9
Betts & Betts, LLC	Waterford	0435	298	7	3.4
Betts & Betts, LLC	Waterford	0435	298	8	3.0
Betts & Betts, LLC	Waterford	0435	299	1	18.4
Betts & Betts, LLC	Waterford	0435	299	2	27.7
Betts & Betts, LLC	Waterford	0435	299	3	9.9
Betts & Betts, LLC	Waterford	0435	299	4	9.4
DelGuercio	Winslow	0436	7102	5.01	9.1
DiMeglio	Winslow	0436	7201	5.01	10.7
Donio	Winslow	0436	8206	1	11.6
Donio	Winslow	0436	8206	4	20.1
Donio	Winslow	0436	8206	4.01	21.7



Donio	Winslow	0436	8206	4.02	10.1
Donio	Winslow	0436	8306	4	31.6
Donio	Winslow	0436	8402	4	3.8
Donio	Winslow	0436	8402	5	5.8
Kruckner	Winslow	0436	8402	20	6.1
Peters & Shendock	Winslow	0436	7102	12	16.5
Rendina & Sauser	Winslow	0436	7806	6	6.6
Rendina & Sauser	Waterford	0435	297	4	0.1
Rendina & Sauser	Waterford	0435	297	5	4.4
Thompson & Twesten	Winslow	0436	7104	2	21.5

Total Acreage of Other Deed Restricted Farmland:

559.7

**v. Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**

*Add additional rows as needed.*

Owner / Farm Name	Municipality	Municipal Code	Block	Lot	Acres
Bates Run Farms	Winslow	0436	8201	1	24.2
Bates Run Farms	Winslow	0436	8305	5	21.3
Grasso, Anthony Jr.	Waterford	0435	290	9	18.7
Tomasello	Winslow	0436	7604	4	37.2
Tomasello	Winslow	0436	7703	4	21.3

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program:

116.3

**vi. Other Preserved Open Space Compatible with Agriculture**

*Add additional rows as needed.*

Owner	Municipality	Municipal Code	Block	Lot	Acres	Description of Use
Camden County	Winslow	0436	7808	1.01	1.5	County gravel pit
NJ Dept of Conservation	Winslow	0436	6105	2	13.4	Winslow WMA (partial)
NJ Dept of Conservation	Winslow	0436	6601	2	51.0	Winslow WMA (partial)
NJ Dept of Conservation	Winslow	0436	6601	8	2.2	Winslow WMA
NJ Dept of Conservation	Winslow	0436	6601	9	0.4	Winslow WMA
NJ Dept of Conservation	Winslow	0436	8701	2	9.0	Winslow WMA (partial)
NJ Dept of Conservation	Winslow	0436	8703	1.02	5.3	Winslow WMA
NJ Dept of Conservation	Winslow	0436	8802	2	9.6	Winslow WMA (partial)
NJ Dept of Conservation	Winslow	0436	8902	1	2.9	Winslow WMA (partial)
NJ Natural Lands Trust	Winslow	0436	7403	14.01	6.2	Natural Preserve
NJ Natural Lands Trust	Winslow	0436	7901	1	185.9	Natural Preserve
NJ Natural Lands Trust	Winslow	0436	8011	1	0.0	Natural Preserve
NJ Natural Lands Trust	Winslow	0436	8013	1	119.9	Natural Preserve
NJ Natural Lands Trust	Winslow	0436	8602	1	64.9	Natural Preserve
NJDEP	Winslow	0436	8101	1	3.9	Winslow WMA (partial)
NJDEP	Winslow	0436	8701	9	3.7	Winslow WMA
NJDEP	Winslow	0436	8702	2.01	16.3	Winslow WMA

State of New Jersey	Winslow	0436	290	4	0.3	Wharton State Forest (partial)
State of New Jersey	Winslow	0436	290	5	4.4	Wharton State Forest (partial)
State of New Jersey	Winslow	0436	290	10	5.6	Wharton State Forest (partial)
State of New Jersey	Winslow	0436	297	12	6.2	Wharton State Forest (partial)
State of New Jersey	Winslow	0436	298	5	25.6	Wharton State Forest
State of New Jersey	Winslow	0436	299	5	5.6	Wharton State Forest
State of New Jersey	Winslow	0436	299	6	14.7	Wharton State Forest
State of New Jersey	Winslow	0436	299	7	21.5	Wharton State Forest (partial)
State of New Jersey	Winslow	0436	299	11	1.7	Wharton State Forest (partial)
State of New Jersey	Winslow	0436	299	14	4.6	Wharton State Forest (partial)
Winslow Twp	Winslow	0436	6601	13	0.4	Adjacent to Wharton State Forest
Winslow Twp	Winslow	0436	6601	38.01	0.2	Adjacent to Wharton State Forest
Winslow Twp	Winslow	0436	6601	39	0.3	Adjacent to Wharton State Forest
Winslow Twp	Winslow	0436	6701.01	51	0.3	Adjacent to Wharton State Forest
Winslow Twp	Winslow	0436	7308	4	0.5	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7402	9	9.4	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7402	15	0.6	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7402	16	0.1	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7402	51	1.0	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7403	15	0.6	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7405	11	4.6	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7405	13	4.4	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7601	3	1.0	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7602	2	2.2	Conservation Lands
Winslow Twp	Winslow	0436	7602	3	37.4	Conservation Lands
Winslow Twp	Winslow	0436	7602	25	13.3	Conservation Lands
Winslow Twp	Winslow	0436	7607	2	1.2	Conservation Lands
Winslow Twp	Winslow	0436	7702	1	32.4	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7703	3	0.9	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7801	1	19.5	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7802	11	4.2	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	7803	10	19.3	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	8008	17	1.8	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	8008	26	1.2	Conservation/Buffer Lands
Winslow Twp	Winslow	0436	8404	1	19.7	Conservation Lands
Winslow Twp	Winslow	0436	8601	3	90.9	Conservation Lands
Winslow Twp	Winslow	0436	8601	7	13.6	Conservation Lands

Total Acreage of Other Preserved Open Space Compatible with Agriculture:

867.3

**TOTAL ACREAGE OF i., ii., iii., iv., v. & vi.**

**3,850.3**

**2. AGGREGATE SIZE OF THE PROJECT AREA: 6902.8 Acres**

*(See N.J.A.C. 2:76-17.5(a)2)*

**3. DENSITY OF THE PROJECT AREA:** (See N.J.A.C. 2:76-17.5(a)3)

Density Formula:

(Sum of ii., iii., iv., v. & vi.) / (Aggregate size of the Project Area)

$$\text{Density} = 1987 / 6902.8 = 28.8 \%$$

**4. TARGETED FARM SOIL PRODUCTIVITY:** (See N.J.A.C. 2:76-17.5(a)4)

Soil Productivity Formula:

(Total area of important farmland soils on targeted farms) / (Total area of the targeted farms)

$$\text{Soil Productivity} = 1672.9 / 1836.8 = 89.8 \%$$

Note:

- Important farmland soils are prime, statewide and unique soils
- Unique soils will only be considered if they are being used for special crops
- Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.

Total area of the targeted farms: 1863.8 acres

Area of prime soils on targeted farms: 406.3 acres; 21.8 % of total area

Area of statewide soils on targeted farms: 1,185.6 acres; 63.6 % of total area

Area of unique soils on targeted farms: 80.9 acres; 4.3 % of total area

**5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:** (See N.J.A.C. 2:76-17.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)  
Add additional rows as needed.

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share ____%	Estimated County Cost Share ____%	Estimated State Cost Share ____%	Estimated Cost Share ____% from Other Sources
Bates Run Farms	0435	55.8	\$4,500	\$251,000	\$0	\$100,400	\$150,600	\$0
Cheung & Lam	0436	93.9	\$3,500	\$335,000	\$0	\$134,000	\$201,000	\$0
Correia	0436	69.0	\$40,000	\$2,760,000	\$0	\$1,104,000	\$1,656,000	\$0
Cruz	0436	32.7	\$10,000	\$327,000	\$0	\$130,800	\$196,200	\$0
DiMeglio et al.	0436	181.6	\$4,500	\$818,000	\$0	\$327,200	\$490,800	\$0
Donio Family	0436	106.7	\$6,000	\$642,000	\$0	\$256,800	\$385,200	\$0
Duble	0436	26.3	\$4,500	\$118,000	\$0	\$47,200	\$70,800	\$0
Elfull	0436	29.0	\$10,000	\$289,000	\$0	\$115,600	\$173,400	\$0
Garden State Vegetable Co, Inc.	0436	41.3	\$4,500	185,000.0	\$0	\$74,000	\$111,000	\$0

Grasso, Anthony Jr.	0435	15.0	\$3,500	\$52,000	\$0	\$20,800	\$31,200	\$0
Grasso, Anthony Sr.	0436	167.7	\$4,500	739,000.0	\$0	\$295,600	\$443,400	\$0
Iron Man, LLC	0436	34.6	\$4,500	\$156,000	\$0	\$62,400	\$93,600	\$0
Pagano, John	0436	26.1	\$4,500	\$178,000	\$0	\$71,200	\$106,800	\$0
Pastore, et al	0436	121.1	\$4,500	545,000.0	\$0	\$218,000	\$327,000	\$0
Sacco, Anthony	0436	32.8	\$10,000	\$328,000	\$0	\$131,200	\$196,800	\$0
Scordo Family	0436	148.2	\$4,500	667,000.0	\$0	\$266,800	\$400,200	\$0
Tomasello, C.	0436	45.5	\$4,500	205,000.0	\$0	\$82,000	\$123,000	\$0
Totora, Samuel	0436	23.5	\$10,000	\$235,000	\$0	\$94,000	\$141,000	\$0
Winslow Farms Conservancy, Inc.	0436	560.7	11,000.0	6,356,000.0	\$0	\$2,542,400	\$3,813,600	\$0
Witcraft, Mary Lou	0435	52.2	3,500.0	182,000.0	\$0	\$72,800	\$109,200	\$0

**TOTALS**

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
1,863.8	15,368,000	0	6,147,200	9,220,800	0

**6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:**

*(See N.J.A.C.2:76-17.5(a)6)*

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	560.7	6,356,000	0	2,546,400	3,813,600	0	6,356,000
2	153.8	980,000	0	392,000	588,000	0	980,000
3	153.9	872,000	0	348,800	523,200	0	872,000
4	234.9	973,000	0	389,200	583,800	0	973,000
5	139.5	970,000	0	388,000	582,000	0	970,000
6	148.2	667,000	0	266,800	400,200	0	667,000
7	207.9	936,000	0	374,400	561,600	0	936,000

8	60.7	334,000	0	133,600	200,400	0	334,000
9	41.3	185,000	0	74,000	111,000	0	185,000
<b>10</b>	162.9	3,095,000	0	1,238,000	1,857,000	0	3,095,000



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## DELAWARE VALLEY REGIONAL PLANNING COMMISSION

### Publication Abstract

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### ABSTRACT

This publication is both the *Camden County Farmland Preservation Plan* and an application to the New Jersey State Agriculture Development Committee for a New Jersey Planning Incentive Grant for farmland preservation. The Plan provides information on existing preserved farmland in the County, the last County Planning Incentive Grant awarded in 2005, lists the County's goals for preserving farmland, explores strategies to support the farming industry in both the County and southern New Jersey, and describes farming trends in the County. Five farmland preservation Project Areas, located in Waterford and Winslow townships, are identified and described through text, tables, and maps. Specific farms within those areas are identified as Target Farms by possible easement year. A multi-year funding plan for preservation of these farms is outlined, along with general recommendations for actions by the municipalities and the county.

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