

# Township of Pittsgrove

SALEM COUNTY



## FARMLAND PRESERVATION PLAN

DELAWARE VALLEY  
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2009





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# ACKNOWLEDGEMENTS

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This Farmland Preservation Plan was guided in its development by members of the Agricultural Advisory Committee, the township Planning Board, and the Pittsgrove Township Committee. Pittsgrove Township staff members, especially Township Administrator Deborah Turner-Fox, were key in providing critical information and assistance under great time pressure.

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*Source: Charles Jansky*

*The Hall Farm*

# INTRODUCTION

Pittsgrove Township sits at the center of the agricultural industry in southern New Jersey. Located on the eastern side of Salem County, it is flanked by the farm belt of Gloucester County on the north and Cumberland County to the east and south. It is among the top-20 municipalities in New Jersey in terms of its concentration of active agriculture. It is also within a short distance of an immense number of agricultural support businesses that are located in this part of the state. In addition, it is close to major population centers, including the Philadelphia market and the adjoining Vineland-Millville region.

Many farms in Pittsgrove are substantial in size. Others that are smaller are engaged in meeting some of the newer demands for food production. All are on high-value soils and many have sensitive environmental features located on their lands. Indeed, 97 percent of Pittsgrove's lands are ranked as either environmentally sensitive agricultural land or as environmentally sensitive land generally, according to the *New Jersey State Development and Redevelopment Plan*. Many areas in the township are listed as critical habitat for threatened and endangered species by the NJ Landscape Project.

Over 2,400 acres, or about 19 percent, of farmland in Pittsgrove is permanently preserved. Both farm owners and nonfarming residents have made a commitment to retain their agricultural community. The township's Open Space and Farmland Preservation Trust Fund was established in 2000 and has been increased by both direct appropriation and by an increase in the rate paid by property owners. It is now at \$.03 per \$100 of assessed value. The municipality developed its first Farmland Preservation Plan in 2004 and was awarded Planning Incentive Grant funding in the same year.

Development continues at a steady pace in Pittsgrove, despite the township's lack of public water and sewer. Smaller subdivisions are the norm, along with many minor subdivisions and single homes built along scenic roads. Since 1990, Pittsgrove has issued nearly twice as many building permits – 1,137 – as any other municipality in Salem County because of its location along the Route 55 corridor and its proximity to the Vineland-Millville region and even to Philadelphia.

It is not just the number of units being built that is important to a municipality's development, but also where they are located in the community. In Pittsgrove they are scattered across the landscape, creating further sprawl in the region, with sprawl's inherent costs to the township. Some are immediately adjacent to active agricultural land, or even within the middle of a large node of farmland. This growth has also reduced the scenic values for which Pittsgrove's roadways are noted and which were delineated for protection in its 2005 Open Space Plan.

All of these conditions, plus the enactment of new Farmland Preservation rules by the State Agriculture Development Committee (SADC) in 2007, led to decisions by Pittsgrove Township and its Agricultural Advisory Committee to revise the Farmland Preservation Plan and to reapply for a Planning Incentive Grant (PIG) in 2007. The Project Area outlined in the township's 2004 Farmland Plan was retained as the North Project Area, and a second Project Area – the East

Project Area – was added. This latter region includes many smaller farms (10 to 30 acres in size), and has owners who applied for preservation at the county level, but whose farms did not rank high enough for funding, given the large sizes of farms in Salem County with which these small farms must compete.

Application for a new municipal PIG occurred in December 2007, at which time the new Farmland Preservation Plan for Pittsgrove was submitted to the SADC. That version was amended to this 2009 version of the Plan, following review and comments from SADC received in 2008 and early 2009. The structure, much of the content, and the layout of this Plan were dictated by the “Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans,” which were adopted by the SADC in May 2007. It is hoped that this Plan will be a useful resource to Pittsgrove Township’s leadership and farmers, as well as fulfilling SADC requirements. As a Master Plan Element, this Plan reinforces the Agricultural Preservation Goal of the Master Plan and its Objectives.

Salem County also developed a new Farmland Preservation Plan in 2007, in order to qualify for state PIG funding at the county level. Only the western side of Pittsgrove was included in a County Project Area. Thus, neither of the two Pittsgrove municipal Project Areas established here will be funded directly through the County PIG. Preservation is still possible through the county for farms in these areas, however, using county and non-PIG state funding, and also through the use of Pittsgrove’s municipal PIG funding, with matching funds by Salem County. County funding is also still possible for preservation of Pittsgrove farms that are outside both the county and municipal Project Areas but are within the County Agricultural Development Area.

For Pittsgrove Township, the smaller farms of the East Project Area, taken together, are highly important in retaining viable agriculture in the town. Their produce also tends to meet current food interests, or has the potential to do so. All the targeted farms within the East Project Area (64 farms totaling 2,182 acres) are within a half-mile of Parvin State Park and other important critical habitats in Pittsgrove, including the Maurice River and many upland forests that remain in the township. All are on excellent soils. The township has been attempting to save the wildlife habitat that lies east of the park, and which sits just north of the Muddy Run as it makes its way to Rainbow Lake and beyond. This habitat is adjacent to the Project Area. Being able to preserve farms, along with adjoining forests and wetlands, would allow Pittsgrove to meet its long-term goal of protecting greenways and providing continuous wildlife habitat between nodes of forest.

Pittsgrove Township has had considerable success in implementing the Planning Incentive Grant it was awarded in 2005. A total of 728.9 acres, or 19.97 percent of the total North Project Area, has been preserved, and more is pending. It has done this with only the limited resources that rural communities often have. The township has been highly supportive of measures to protect its lands. Pittsgrove has used nearly every land management tool available to municipalities, including mandatory clustering and large farmland buffer requirements. This 2007-09 Farmland Preservation Plan outlines some additional possible steps for preservation and provides considerable information on programs that support farmers and agricultural viability generally.

# 1.0 PITTSBORO TOWNSHIP’S AGRICULTURAL LAND BASE

## 1.1 COUNTY AND TOWNSHIP AGRICULTURE

### 1.1.1 Salem County

Farm acreage and farming throughout New Jersey changed dramatically during the second half of the twentieth century. Farm acreage trends from 1954 to 1997 show a loss of 50 percent of the state’s agricultural land base. Most of that decline occurred between 1954 and 1974, when an average of 35,192 acres of farmland was lost each year. The rate of decline slowed after 1974, and from 1974 to 2002, farmland in the state declined in acreage at an average of 5,561 acres per year.

Salem County is an exception to this downward trend in farmland. According to data from the 2002 and 2007 Censuses of Agriculture conducted by the US Department of Agriculture National Agricultural Statistics Service, there has been a gradual growth in farming activity in the county from 1997 to 2007, as seen in **Table 1: Salem County Farms** below. Between 1997 and 2002, the total number of farms increased by five percent, from 716 to 753 and, by 2007, to 759. Total land in farm production increased by four percent, from 92,890 acres to 96,530 acres. Conversely, the average size of farms in Salem has decreased slightly, from 130 acres to 127 acres, a two percent drop, and the median farm size dropped from 46 to 28 acres, a 39 percent drop. This median size in Salem County is still somewhat larger than the median size for the rest of the state, which is 22 acres.

*Table 1: Salem County Farms*

	2007	2002	1997	1992	1987
<b>Number of farms</b>	759	753	716	752	697
<b>Land in farms (acres)</b>	96,530	96,238	92,890	98,256	95,265
<b>Average farm size (acres)</b>	127	128	130	131	137
<b>Median farm size (acres)</b>	28	40	46	(N)	(N)
<i>(N) Not available</i>					

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

Of Salem County’s 759 farms in 2007, 219 (38%) were 50 acres or greater in size, as seen below in **Table 2: Size of Salem County Farms**. Another 318 farms (42%) were between 10 and 49 acres, and 150 farms (20%) were less than ten acres in size.

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

	2007	2002	1997	1992	1987
<b>1-9 acres</b>	150	135	106	113	82
<b>10-49 acres</b>	318	306	229	246	213
<b>50-179 acres</b>	152	176	188	243	249
<b>180-499 acres</b>	86	88	94	110	105
<b>500 to 999 acres</b>	38	31	30	31	42
<b>1,000 or more acres</b>	15	17	13	9	6

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

According to the Salem County Farmland Preservation Plan, adopted in 2007, Salem County is home to 130,835 acres of farm-assessed property. This number is much greater than the amount of land in farms because it also includes woodland, farm structures, wetlands, and water bodies located on farms. Of that total, 21,287 acres were permanently preserved by December 2006, with another 1,201 acres pending preservation. This total of 22,488 acres constitutes 17 percent of farm-assessed land, 10 percent of all land, and 23 percent of farmland in Salem County, as identified in the 2002 Census of Agriculture.

Salem County's 96,530 acres of farms, as recorded by the 2007 Census of Agriculture, comprises about 44 percent of the county's total land area. Salem is third among New Jersey counties in its total acreage of farmland, after Burlington and Hunterdon counties. As seen in the table below, the majority of total farm acreage in the county consists of cropland (80%).

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

Category			2007	2002	1997
Total Cropland		farms	621	670	623
		acres	78,055	77,228	75,066
	<i>Harvested Cropland</i>	farms	559	592	582
		acres	71,139	66,815	65,803
	<i>Cropland used only for pasture or grazing</i>	farms	137	243	273
		acres	3,958	4,829	6,508
Total Woodland		farms	334	347	317
		acres	8,097	9,987	8,398
	<i>Woodland pastured</i>	farms	65	93	62
		acres	650	911	987
	<i>Woodland not pastured</i>	farms	295	276	282
		acres	7,747	9,076	7,411
Pastureland and rangeland (other than cropland and woodland)		farms	338	210	113
		acres	4,119	2,888	2,510

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

According to the Census of Agriculture, the average age of farmers in Salem County was 56 in 2007, slightly higher than the average age in 2002 of 54. Of principal operators in 2007, 126 (17%) were female and 633 (83%) were male. About 52 percent of principal operators consider

farming to be their primary occupation. Individuals or families, as opposed to realty investment firms or other nonfarming businesses, owned 96 percent of all farms in Salem County in 2007.

### 1.1.2 Pittsgrove Township

Pittsgrove Township covers 29,502 acres of land, of which 12,828 acres (43%) were farmland-assessed in 2007. Farmland-assessed land includes cropland and pasture, as well as nonagricultural land, such as woodland, wetlands, and farm buildings. Similar to countywide trends, Pittsgrove Township has increased slightly in its amount of farm-assessed land over the past two decades. Between 1984 and 2007, the amount of total farm-assessed land in the township increased from 12,734 to 12,828 acres, as seen below in **Table 4**. During this time period, the amount of total cropland and permanent pasture decreased, although the amount of total woodland increased somewhat.

**Table 4: Types of Farmland in Pittsgrove Township**

Category	Acreage				
	2007	2005	2001	1991	1984
Total Cropland	8,096	8,096	8,430	7,042	8,374
<i>Harvested Cropland</i>	7,729	7,896	8,249	6,810	8,086
<i>Cropland Pastured</i>	226	200	181	232	288
Total Woodland	3,748	3,979	3,330	2,646	2,381
<i>Unattached Woodland</i>	1,865	2,142	1,574	1,022	(N)
<i>Attached Woodland</i>	1,883	1,837	1,756	1,624	(N)
Permanent Pasture	42	444	279	465	329
Total for Ag Use	12,178	12,545	12,075	10,153	11,084
Total Non-Ag	650	604	694	640	1,625
<b>Total Farm Acreage</b>	<b>12,828</b>	<b>13,149</b>	<b>14,769</b>	<b>10,793</b>	<b>12,734</b>
<i>(N) Not available</i>					

Source: NJDA, 1984, 1991, 2001, 2005, 2007

## 1.2 SOILS

Pittsgrove Township's soils are very rich in agricultural value and are among the finest, most productive soils in all of New Jersey. In Pittsgrove Township, the soils consist of 22 series types and 39 variations within those series, as identified by the Soil Conservation Service. The majority of these township soils (16,301 acres, or 55%) 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.

Another 4,866 acres (16%) of Pittsgrove's soils are classified as Farmlands of Statewide Importance (S-1). These soils are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed with favorable conditions.

About 4,178 acres (14%) of Pittsgrove's soils are categorized as Farmland of Unique Importance (U-1), which can support the production of specialized crops only. A summary of the agricultural quality of soils in Pittsgrove is shown in the table below.

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

Farm Classification	Acres	Percentage of Total Land
Prime farmland (P-1)	16,301	55%
Farmland of statewide importance (S-1)	4,866	16%
Farmland of unique importance (U-1)	4,178	14%
Not prime farmland (Local Importance)	1,767	6%
Not Rated	2,391	8%
Total	29,502	100%

Source: NJDEP, 2004

These designations of soils within Pittsgrove Township are shown on **Map 7: 2007 Project Areas – Soil Classifications**. A complete list of Pittsgrove soils is shown in **Table 6: Pittsgrove Township Soils** and all soils are shown on **Map 6: Pittsgrove Township Soils**.

**Table 6: Pittsgrove Township Soils**

Soil Type	Description	Farm Class	Acres
AhrA	Alloway silt loam, 0 to 2 percent slopes	Prime farmland	7.65
AucB	Aura loamy sand, 0 to 5 percent slopes	Prime farmland	125.37
AugB	Aura sandy loam, 2 to 5 percent slopes	Prime farmland	3,817.22
AugC	Aura sandy loam, 5 to 10 percent slopes	Statewide importance	22.63
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	Prime farmland	2,326.79
AuhC	Aura gravelly sandy loam, 5 to 10 percent slopes	Statewide importance	100.54
AupA	Aura loam, 0 to 2 percent slopes	Prime farmland	1,357.17
AupB	Aura loam, 2 to 5 percent slopes	Prime farmland	2,513.83
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	Unique importance	185.57
ChsAt	Chicone silt loam, 0 to 1 percent slopes, frequently flooded	Not prime farmland	58.18
ChtA	Chillum silt loam, 0 to 2 percent slopes	Prime farmland	161.43
ChtB	Chillum silt loam, 2 to 5 percent slopes	Prime farmland	828.16
DocB	Downer loamy sand, 0 to 5 percent slopes	Statewide importance	2,621.23
DocC	Downer loamy sand, 5 to 10 percent slopes	Statewide importance	35.92
DoeA	Downer sandy loam, 0 to 2 percent slopes	Prime farmland	613.33
DoeB	Downer sandy loam, 2 to 5 percent slopes	Prime farmland	521.92
DopB	Downer-Galestown complex, 0 to 5 percent slopes	Not prime farmland	115.58
EveB	Evesboro sand, 0 to 5 percent slopes	Not Rated	2,117.19
EveC	Evesboro sand, 5 to 10 percent slopes	Not Rated	273.52
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	Not prime farmland	39.13

Soil Type	Description	Farm Class	Acres
FodB	Fort Mott loamy sand, 0 to 5 percent slopes	Statewide importance	69.76
GabB	Galestown sand, 0 to 5 percent slopes	Unique importance	617.56
GamB	Galloway loamy sand, 0 to 5 percent slopes	Statewide importance	306.47
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	Statewide importance	167.70
HboA	Hammonton sandy loam, 0 to 2 percent slopes	Prime farmland	12.07
MakAt	Manahawkin muck, 0 to 1 percent slopes, frequently flooded	Unique importance	3,374.55
MbrA	Matapeake silt loam, 0 to 2 percent slopes	Prime farmland	10.18
MbuA	Mattapex silt loam, 0 to 2 percent slopes	Prime farmland	117.96
MbuB	Mattapex silt loam, 2 to 5 percent slopes	Prime farmland	9.55
MutA	Muttontown sandy loam, 0 to 2 percent slopes	Prime farmland	24.09
OTKA	Othello and Fallsington soils, 0 to 2 percent slopes	Statewide importance	1,501.66
OTMA	Othello, Fallsington, and Trussum soils, 0 to 2 percent slopes	Statewide importance	39.73
PEEAR	Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	Not prime farmland	881.00
PHG	Pits, sand and gravel	Not prime farmland	98.24
SacA	Sassafras sandy loam, 0 to 2 percent slopes	Prime farmland	994.02
SacB	Sassafras sandy loam, 2 to 5 percent slopes	Prime farmland	1,126.94
UR	Urban land	Not prime farmland	109.68
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	Not prime farmland	5.15
WATER	Water	Not prime farmland	460.45
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	Prime farmland	1,733.08
<b>Total</b>			<b>29,502.20</b>

Source: NJDEP, 2004

### 1.3 WATER RESOURCES

Some farmers rely solely on precipitation to nourish crops during the growing season. Others depend also on either surface water or groundwater to meet their water needs. Based on historic data from 1895 to 2007, the average precipitation rate in New Jersey is 44 inches a year and, despite some minor variation, all parts of Pittsgrove Township are near this amount.

Pittsgrove is entirely within the watershed of the Maurice River, which originates in Gloucester County as three main stream systems: Still Run, Little Ease, and Scotland Run. The first two streams come together in Franklin Township and are met by Scotland Run at Willow Grove Lake in Pittsgrove. From that point southward, the water body is referred to as the Maurice River. The main channel is joined by Muddy Run at the southernmost end of Pittsgrove. Smaller tributaries of the Maurice, such as Dry Branch, Endless Branch, and Green Branch, along with tributaries to Muddy Run such as Palatine and Indian Branches, traverse the township. The Maurice River system drains a total of 385 square miles, making it one of the largest watersheds in New Jersey, and empties into the Delaware Bay at the southern end of Cumberland County.

The township is underlain by the Kirkwood-Cohansey aquifer, 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. The water is of good quality and is utilized by Pittsgrove residents for their drinking



water. The Kirkwood-Cohansey system supports much of the protected New Jersey Pinelands and is hydrologically connected to extensive coastal wetlands in the south. The aquifer faces issues with saltwater infiltration and base flow reduction in streams that draw most of their total annual flow from ground water.

According to *The Vital Resource: New Jersey Statewide Water Supply Plan*, issued in 1998, the Kirkwood-Cohansey aquifer is estimated to be in deficit because ground water use exceeds the ground water supply, which is estimated to be 54 million gallons per day (mgd). By 2010, estimated water demand will be 72 mgd, and by 2040 this will rise to 77 mgd, resulting in a shortfall of 18 mgd and 23 mgd, respectively. The Water Supply Plan is currently being updated and will be available in 2009. These numbers may change based on more recent analyses.

### ***Irrigation***

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

According to Albert Jarrett of Penn State University, irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires three to seven gpm per acre. Farm ponds can lose 40 to 60 percent in volume through seepage and evaporation, so a farm pond requires roughly four acres of upland watershed to supply one acre-foot of usable water per year.

Water Allocation rules of the NJ DEP require that farmers obtain a water use registration or certification to withdraw surface or groundwater in large quantities for agricultural, horticultural, or aquaculture use. If an applicant has the capacity to divert and/or withdraw 100,000 gallons per day (equivalent hydraulically to 70 gallons per minute), but does not need to do so, a water use registration is required. If that amount or above is actually proposed to be withdrawn, the applicant must obtain a water use certification, which is good for five years. The forms for applying for these usages are submitted to the Rutgers Cooperative Agricultural Extension Service Agent in the County Extension Office and are forwarded to NJ DEP Bureau of Water Allocation. Annual reporting of usage is also a requirement.

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

Assistance with irrigation projects and water-quality improvements, along with preparation of conservation plans, is available through the Natural Resource Conservation Service of the US Department of Agriculture. See Section 7 for details on relevant programs.

According to 2007 farmland assessment records, Pittsgrove Township has a total of 1,388 acres of irrigated farmland (11% of total land for agricultural use). In Pittsgrove Township, 11 farms utilize water diversions requiring certifications or registrations, as the following table shows. These certifications and registrations do not reflect the number of wells or other water sources on a given farm, which may be multiple. Irrigation wells in Pittsgrove, along with household drinking water wells, tap the Kirkwood-Cohansey aquifer.

**Table 7: Water Allocation Certifications and Registrations in Pittsgrove Township**

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Effective Expiration Date
SA0147	Dubois Farm	AGC030001	Agricultural Certification - Renewal	4/1/2004	3/31/2009
SA0014	Dubois Farms	AGC070001	Agricultural Certification - Renewal	8/1/2007	7/31/2012
SA0154	Garrison Farm	AGC050001	Agricultural Certification - Renewal	4/1/2005	3/31/2010
SA0040	Garrison Farms	AGC030001	Agricultural Certification - Modification	7/1/2005	6/30/2010
SA0069	H & S Dubois	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0058	H&S Dubois Farm	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0063	H&S Dubois Farm	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0064	H&S Dubois Farm	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0065	H&S Dubois Farm	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0066	H&S Dubois Farm	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0067	H&S Dubois Farm	AGC060001	Agricultural Certification - Minor Modification	6/1/2006	9/30/2009
SA0067	H&S Dubois Farm	AGC060002	Agricultural Certification - Administrative Modification	8/1/2006	9/30/2009
SA0068	H&S Dubois Farm	AGC010001	Agricultural Certification - New	6/30/2001	6/30/2006
SA0009	Olbrich Farms	AGC060001	Agricultural Certification - Renewal	5/1/2007	4/30/2012
SA0012	Olbrich Farms	AGC050001	Agricultural Certification - Modification	11/1/2006	10/31/2011
SA0082	Parvin Farm	AGC050001	Agricultural Certification - Renewal	12/1/2006	11/30/2011
SA0123	Paulaitis Farm	AGC040001	Agricultural Certification - Renewal	1/1/2005	12/31/2009
SA0184	Robert Hluchy Farms	AGC060001	Agricultural Certification - Modification	6/1/2006	5/31/2011
SA0039	Walker Brothers Farm	AGC050001	Agricultural Certification - Modification	4/1/2006	3/31/2011
SA0176	Wegner Farm	AGC070002	Agricultural Certification - Modification	10/1/2007	9/30/2012
SA0008	Wojculewski Farm	AGC050001	Agricultural Certification - Renewal	9/1/2005	8/31/2010
SA0137	Petronglo Farm	AGC060002	Agricultural Certification - Administrative Modification	6/1/2006	3/31/2011

Source: NJDEP, 2008



*Source: Charles Jansky*

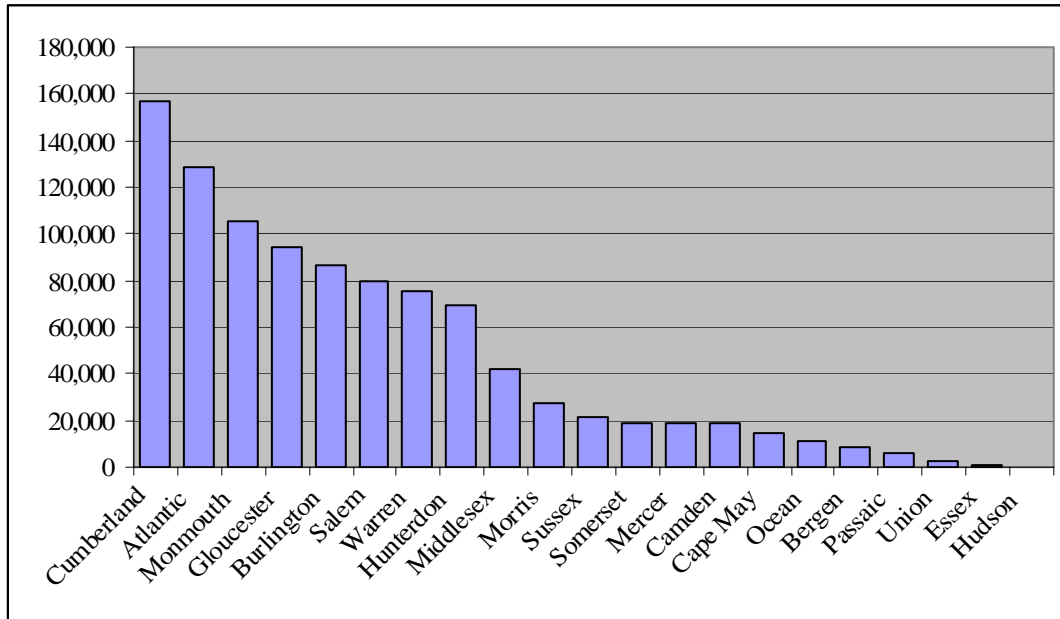
*The Hall Farm*

## 2.0 AGRICULTURAL INDUSTRY IN THE REGION

### 2.1 MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD

According to the 2007 US Census of Agriculture, the total market value of agricultural products sold in Salem County was close to \$80 million, the fifth highest in the state. As shown in the figure below, Cumberland County was the highest grossing county in the state, followed by Burlington, Monmouth, and Atlantic counties. The US Census of Agriculture provides information on the county-level only, and so agricultural market value information for Pittsgrove Township is unavailable.

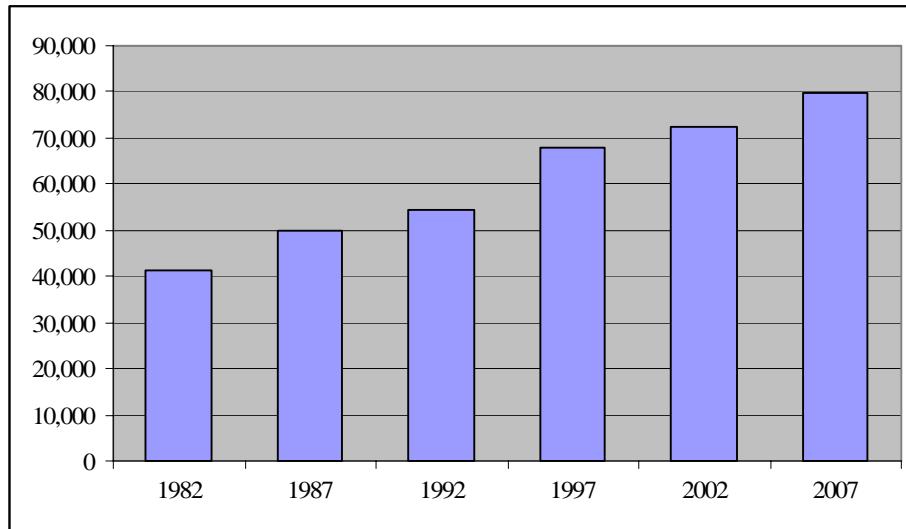
*Figure 1: Agricultural Market Value (\$1,000) in New Jersey, 2007*



Source: USDA Census of Agriculture, 2007

As shown in the following figure, the agricultural market value in Salem County has consistently risen over the past 25 years. The total agricultural market value in the county increased by 94 percent during this time period, from \$41,164,000 (\$63,524 per farm) in 1982 to \$79,962,000 (\$105,351 per farm) in 2007.

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

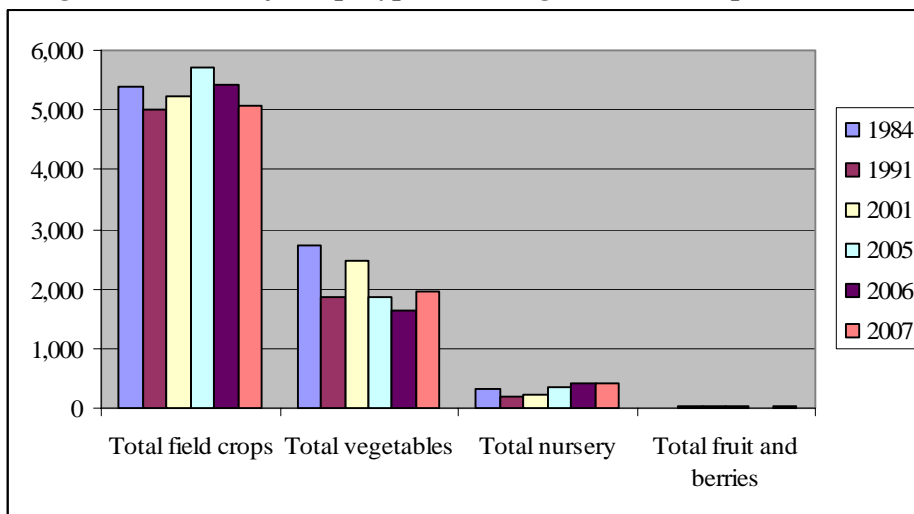


Source: USDA Census of Agriculture, 1982, 1987, 1992, 1997, 2002, 2007

## 2.2 CROP AND PRODUCTION TRENDS

The abundance of prime and high-quality soil makes Pittsgrove Township ideal for growing crops. According to farmland assessment data from tax year 2007, field crops occupy the greatest amount of acreage in the township by far, followed by vegetables, nursery, and fruit and berries, as seen below in **Figure 3: Acres of Crop Types in Pittsgrove Township, 1984-2007**. Over the past two decades, the land in field crops has decreased six percent, from 5,399 to 5,064 acres. The number of acres used to grow vegetables has decreased 28 percent, from 2,725 to 1,970 acres. However, the amount of land in nursery and sod has increased 24 percent during this time period, from 332 to 410 acres, and the number of acres used for growing fruit and berries has tripled, from 12 to 37 acres.

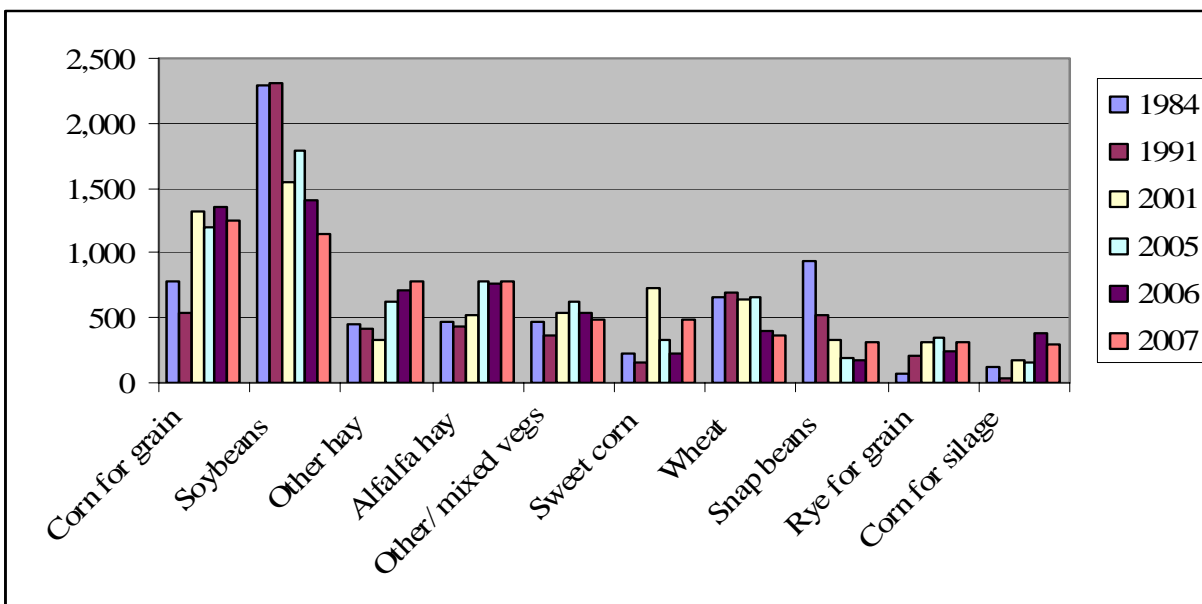
**Figure 3: Acres of Crop Types in Pittsgrove Township, 1984-2007**



Source: NJDA, 1984 1991, 2001, 2005, 2006, 2007

According to farmland assessment records, of the 10 crops that cover the greatest number of acres in Pittsgrove Township, seven are field crops. Corn for grain and soybeans are the top two crops in the township, covering 1,246 and 1,138 acres, respectively. Other major field crops in Pittsgrove include other hay (784 acres), alfalfa hay (773 acres), wheat (361 acres), rye for grain (305 acres), and corn for silage (289 acres). Three vegetable crops are also included in the top 10 crops of the township: other or mixed vegetables (492 acres), sweet corn (483 acres), and snap beans (307 acres). **Figure 4** below shows the top 10 crops in Pittsgrove Township in 2007, as well as their corresponding acreage in the years 1984, 1991, 2001, 2005, and 2006.

**Figure 4: Dominant Crops in Pittsgrove Township, 1984-2007**



Source: NJDA, 2007

As seen above in **Figure 4**, between 1984 and 2007, the number of acres used for growing soybeans fell by nearly half, from 2,295 to 1,246 acres. The number of acres in snap beans fell by two-thirds, from 935 acres in 1984 to 307 acres in 2007. Wheat also decreased in acreage, from 661 to 361 acres. During this same period, there was an increase in the number of acres used for growing all three types of corn, other hay, alfalfa hay, and rye for grain.

Equine and livestock operations exist in Pittsgrove Township, although they occupy less acreage than do field crops. According to 2007 farmland assessment records, there were only 50 equine acres in Pittsgrove Township, or less than one percent of all acres for agricultural use. However, this does not encompass all of the land where horses are kept, since equine acres apply only to land where the livestock are raised for sale, produce products for sale, or the land is connected directly with breeding, raising, boarding, rehabilitating, or training activities. Pittsgrove Township had 241 horses, according to 2007 farmland assessment data, which is more than double the 1984 inventory of 101 horses. According to the Salem County Extension Agent, horse farming is on the rise throughout the region. Most of this consists of keeping horses, with some operations also boarding and training. Salem County overall has many horse farms.

Indeed, as of the 2007 Census of Agriculture, the county was number six in the state in the number of equine farms and number five in the number of equine animals.

Similarly, the county is strong in livestock farming and was number one in New Jersey in cattle and calves raised. Pittsgrove has some farms with modest numbers of cattle or other livestock, and there is one dairy farm within the township. The most dramatic change in livestock over the past two decades has been the loss of poultry farming in Pittsgrove Township. In 1984, there were 125,329 meat chickens and 30,984 egg chickens. This industry fell in the early 1990s, and by 2007, there were only 548 meat chickens and 280 egg chickens being raised in the township.

### **2.3 AGRICULTURAL SUPPORT SERVICES AND RELATED BUSINESSES**

The local agricultural industry is served by a number of businesses offering agricultural supplies and services in Salem County, particularly in Elmer and Woodstown boroughs and Upper Pittsgrove Township, along with communities in adjacent Gloucester and Cumberland counties. These local stores provide farming equipment and supplies, seeds, fertilizer, animal feed, and irrigation systems. See the tables in **Appendix C: Agricultural Support** for a listing of many of these businesses.

Residents of Salem County can purchase local produce, flowers, and other agricultural products at one of the 20 roadside markets, or at one of the 12 community farmers' markets in Salem, Gloucester, or Camden counties. See **Appendix C, Table C-6: Roadside Markets in Salem County**. These direct markets attract customers from the entire region interested in purchasing fresh, locally grown produce and are an important source of agritourism. Many of the roadside markets offer customers the opportunity to pick their own produce, such as apples or pumpkins, and may also include nonagricultural products, such as cookbooks or baked goods.

There are many food distributors and brokers in the region surrounding Pittsgrove Township, as seen in **Appendix C, Table C-2: Produce Wholesale Distributors in Southern New Jersey, Table C-5: Food Products Wholesale Suppliers and Distributors in Southern New Jersey, Table C-3: Vegetable Auctions in New Jersey, and Table C-4: Produce Cooperatives in New Jersey**. A table of **Cold Storage Warehouses in Southern New Jersey** is also included in **Appendix C, as Table C-7**. Because of its strategic location between major metropolitan areas, southern New Jersey has the greatest concentration of cold storage warehouses on the East Coast.

## 3.0 LAND USE PLANNING

### 3.1 STATE PLANNING

#### 3.1.1 New Jersey Development and Redevelopment Plan

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

Pittsgrove Township lies within two planning areas of the State Plan. Most of the township is within the Rural/Environmentally Sensitive Planning Area (PA4B). Large areas of wooded wetlands and land along stream corridors and their floodplains are designated as Environmentally Sensitive Planning Areas (PA5). Policy objectives for PA5 areas are to protect the resources by guiding development into Centers and by establishing buffers and greenbelts around Center boundaries, as well as by protecting and preserving large, contiguous tracts and corridors of the area's valuable ecosystems and wildlife habitats. In both areas, the State Plan recommends the promotion of "agricultural practices that prevent or minimize conflicts with sensitive environmental resources." See **Map 12: New Jersey State Planning Areas**, which depicts these planning areas graphically.

#### 3.1.2 Agricultural Smart Growth Plan for New Jersey

The state issued an *Agricultural Smart Growth Plan for New Jersey* in April 2006, which applies the principles of smart growth planning to preserve and enhance agriculture in the state. The Plan focuses on five components: farmland preservation, agricultural land use planning, economic development, natural resource conservation, and agricultural industry sustainability. The Plan emphasizes a more streamlined and strategic process of farmland preservation, as well as better coordination with local land use planning. In addition, the Plan examines a number of ways to enhance the agricultural industry while protecting environmental quality to ensure a thriving future for farming in New Jersey.

### 3.2 COUNTY PLANNING

#### 3.2.1 Salem County Open Space and Farmland Preservation Plan

Adopted by the Salem County Freeholders in 2007, the *Salem County Open Space and Farmland Preservation Plan* includes *Volume 2: Farmland Preservation Plan* as the official Salem County Plan.



The Plan delineates three project areas for the county. The first, the Cohansey–Pole Tavern–Pine Tavern Agricultural Project Area, includes a portion of Pittsgrove Township, along with areas in Quinton, Alloway, and Upper Pittsgrove townships (see *Figure 1* on page 34). There is a high concentration of preserved farms in this region and it links to areas in Cumberland and Gloucester counties that are high-preservation areas with priority farms. The overall goal of the Salem Plan is to preserve 13,000 acres in five years and 26,000 acres in 10 years.

The Cohansey--Pole Tavern--Pine Tavern Project Area in Pittsgrove Township, located on the western side of the municipality, has the greatest concentration of large farms.

### **3.3 PITTSGROVE TOWNSHIP PLANNING AND REGULATIONS**

#### **3.3.1 Municipal Master Plan**

Pittsgrove Township’s most recent Master Plan, adopted in 2000 and Reexamined in 2006, lists agricultural preservation among its primary goals. Objectives for retaining agriculture are:

- Keep contiguous agricultural areas from the intrusion of substantial residential and non-residential uses by zoning for appropriate uses and intensities.
- In cooperation with Salem County, redefine Agricultural Development Areas to be consistent with existing land use.
- Strongly encourage new houses in agricultural areas to be clustered on lesser soils.
- Acquire farmland preservation easements and development rights in agricultural development areas in conjunction with Salem County in cooperation with landowners. Balance acquisition efforts between large and small farming operations.
- Support state and county efforts in funding farmland preservation. Retain current local funding portion and make it a permanent part of the budget.

In December 2003, Pittsgrove Township adopted a Farmland Preservation Plan Element into its Master Plan. In that Element, three areas of the township were designated as priority areas for farmland preservation. These were:

1. The western part of the township from Buck Road west and from Lawrence Corner south. This area contains the highest acreage of farms and the fewest landowners per acre. This area also contains the highest concentration of farms that have been permanently preserved and appears to be under the least amount of development pressure.
2. The north-central part of the township from Langley Road south to Upper Neck Road and from Buck Road east to Alvine Road. This area contains the next highest concentration of farms. However, the farms are smaller in acreage than those in the western portion of the township, and they are under a greater amount of development pressure due to the proximity of large developments on the northern edge of the area and expensive building lots on the south.

3. The area west of Brotmanville and Norma (and east of Parvin Mill Road). This area contains a significant number of acres in farming, but there are also many owners of small areas of land, who are under considerable pressure to divide into building lots.

Area #2 was selected as the Project Area for the Planning Incentive Grant application that Pittsgrove submitted and was awarded in 2004. This decision was based partly on the amount of funding available through the Planning Incentive Grant program at that time and the need to concentrate on larger farms that were under development pressure.

In terms of where future growth should be concentrated, the Master Plan suggests that the Norma and Brotmanville areas are the best suited for any potential sanitary sewer service in the future. However, the Pittsgrove Master Plan goes on to stipulate that suggesting growth in these areas is intended to guide future discussion and is not a policy prescription.

### 3.4 CURRENT LAND USE

According to the most recent NJDEP’ land use information, issued in 2002, about 29 percent (8,628.8 acres) of the land in Pittsgrove Township was agricultural as of 2002. This number is close to the 2007 US Agricultural Census that shows 8,096 acres of cropland. According to the 2007 Farmland Assessment data compiled by the state, Pittsgrove Township is within the top 20 municipalities in New Jersey in terms of the amount of active agricultural land (harvested and pastured cropland and permanent pasture). Another 10,392 acres were categorized by NJDEP as forested, 5,483 acres were wetlands, and residential land covered 4,339 acres. See also **Map 3: NJDEP Land Use/Land Cover (2002) – Project Areas.**

*Table 8: NJDEP Land Use/Land Cover, 2002*

Land Cover Type	Acres	Percent of Total Land
Agriculture	8,628.82	29.25%
Barren Land	104.89	0.36%
Forest	10,391.96	35.22%
Urban	4,339.06	14.71%
Water	556.44	1.89%
Wetlands	5,482.63	18.58%
<b>Total</b>	<b>29,503.80</b>	<b>100.00%</b>

*Source: NJDEP, 2002*

### 3.5 WATER AND SEWER INFRASTRUCTURE

All of the water supply in Pittsgrove is from private wells that draw on the Kirkwood-Cohansey aquifer. There is no public water supply or sewer service in the township. According to the Utility Service Plan Element of the Pittsgrove Township Master Plan, public water and sewer systems have been considered in the past, but were stymied due to financial infeasibility. The Kirkwood-Cohansey aquifer has abundant water in this part of southern New Jersey, but its unconfined nature makes it subject to potential contamination from both surface sources and

septic systems. Recharge of the aquifer is also heavily dependent on maintenance of open land with high permeability. Such land tends also to be the best farmland in the municipality, which makes farmland preservation and protection of soils a particularly high priority in order to ensure sufficient recharge of the aquifer through percolation.

### **3.6 ZONING AND DEVELOPMENT REGULATIONS**

#### **3.6.1 Zoning Overview**

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

A large percentage of Pittsgrove's land is zoned for Agriculture or Rural Residential, where the zoning establishes maximum densities for new development of one dwelling unit per three acres of land. Some areas of the township along the eastern side near Brotmanville and Rosenhayn and near Route 40 and Elmer Borough are zoned as R-1 Residential, where maximum density is one dwelling unit per two acres. Smaller areas constitute the one-acre R-2 zones (minimum requirement of 45,000 square feet), which are adjacent to existing R-3 zones (minimum requirement of 30,000 square feet). Pittsgrove has also designated a C-Conservation zone along the entire Maurice River corridor and the southeast corner of the township. Here, five acres is the minimum lot size for new development. See **Map 13: Pittsgrove Township Zoning** for details.

Farming is permitted in all Pittsgrove zoning districts. Section 60-3 of the township code requires buffers separating all nonresidential uses from residential uses. Buffers between active farmland and major subdivisions must be 200 feet, and between farmland and minor subdivisions they must be 100 feet.

#### **3.6.2 Innovative Planning Techniques**

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

A zoning ordinance may have a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space, or as farmland. This open space portion may be protected with a conservation easement and is typically owned by developers or a homeowners' association. However, homeowners may object to the land being used for commercial agriculture due to the noise, dust, and odors. The protected land may also not be

large enough to support agriculture, and access to the site by equipment and trucks could be limited. Clustering does protect farmland where development is inevitable and does so without the use of public funding. It does not reduce the number of residential units that are possible or direct their placement in planned growth areas, however. Clustering is not always a popular technique because of these factors and because density bonuses to encourage clustering may allow what to some appear to be too many additional units. Pittsgrove Township has adopted a mandatory clustering ordinance that preserves a minimum of 50 percent of the land as preserved farmland or open space on lands that are about to be developed.

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

Noncontiguous cluster zoning allows a developer who owns or controls two or more noncontiguous land parcels in the same municipality to distribute the proposed clustered lot yield and/or the preserved acreage across some or all of the parcels simultaneously as part of a single development application. This technique, which is authorized by the Municipal Land Use Law, and which is now being considered by subdivision applicants to the Pittsgrove Township Planning Board, can help ensure a greater degree of site suitability for development and preservation of land than the more conventional single-parcel clustering, albeit on a much smaller scale and without the municipality-wide planning advantages of a TDR program. As such, noncontiguous cluster zoning can achieve results that are similar to a TDR program without a TDR program's substantial cost and administrative complexity.

### ***Conservation Design***

Conservation Design is a form of clustering that requires careful analysis of the environmental resources and farming potential so that the housing layout is situated to protect these features. The Growing Greener model for conservation design, developed by planner and landscape architect Randall Arendt of the Natural Land Trust in Media, Pennsylvania, lays out a four-step process for such development. Key provisions are that the clustering is mandatory and that there must be at least 50 percent open space/farmland retained. The number of units that can be built is determined by the underlying zoning for the site, after primary (nonbuildable) areas are deducted from the land area calculation. The deed-restricted open space/farmland is then determined through an interactive process with the town. A key element is that the open space/farmland must link to other land areas, rather than being isolated. Placement of the housing is the third step in the design, again done in conjunction with the township as much as possible. Finally, lot lines and other site plan features are determined.

Pittsgrove Township's cluster ordinance includes some of the provisions of the Growing Greener model, and the township has worked with the Delaware Valley Regional Planning Commission to strengthen those components of its ordinance. When well designed, open space and farmland should be linked to contiguous farm parcel lands. This will maintain the integrity of the farming area and make farming operations easier. It will also protect some of the highly important natural areas of the township that adjoin farmland, and it will allow preservation of important scenic views, which in Pittsgrove are largely across beautiful farmland.

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

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

sizes can situate development to allow for the greatest conservation of resources. Stow Creek is the only municipality in Cumberland County to have adopted lot size averaging.

### 3.6.3 Township Development Pressures

Development pressure in Pittsgrove Township is high, largely due to the prime location of the township and road accessibility to it. The north end of the township borders Gloucester County, which is a fast-developing part of the Philadelphia regional metropolis. The city of Vineland in Cumberland County is along the entire eastern border. There is a major transportation corridor—the limited-access Route 55—running along Pittsgrove’s eastern border. There are three exits from Route 55 that are within two miles of the township, all along major east-west roads that cross the township or adjoin it.

The desirability of Pittsgrove Township from a development perspective can be seen in the tables below, which show the number of building permits authorized for residential housing units. Between 1980 and 2007, Pittsgrove Township issued 1,183 building permits, as the table below shows. Although major subdivisions have not been very large in Pittsgrove, the steady growth of residential units along road frontage and the development of smaller subdivisions on farmland has been a constant encroachment on farming operations and on the health of the farming industry in the township. Between 1990 and 2007, Pittsgrove Township was the municipality with the greatest number of residential building permits issued in Salem County, as seen below in *Table 10: Building Permits Issued in Salem County, 1990-2007*.

**Table 9: Pittsgrove Township Building Permits**

Year	# Building Permits	Year	# Building Permits	Year	# Building Permits
1980	58	1990	51	2000	36
1981	19	1991	31	2001	32
1982	32	1992	28	2001	46
1983	27	1993	42	2003	50
1984	27	1994	51	2004	63
1985	62	1995	37	2005	51
1986	67	1996	23	2006	30
1987	67	1997	32	2007	13
1988	58	1998	37		
1989	66	1999	47		
<b>Total</b>	<b>483</b>	<b>Total</b>	<b>379</b>	<b>Total All Years</b>	<b>1,183</b>

Source: US Census Bureau Construction Statistics Division, 2000-2007

**Table 10: Building Permits Issued in Salem County, 1990-2007**

<b>Municipality</b>	<b>1990-1999</b>	<b>2000-2007</b>	<b>1990-2007</b>
Pittsgrove	379	275	654
Pennsville	194	280	474
Pilesgrove	199	244	443
Carneys Point	65	265	330
Alloway	161	132	293
Upper Pittsgrove	136	91	227
Woodstown	34	147	181
Quinton	87	63	150
Lower Alloways Creek	51	45	96
Oldmans	64	32	96
Mannington	32	35	67
Salem City	12	32	44
Elmer	17	11	28
Penns Grove	13	13	26
Elsinboro	20	4	24
<b>Salem Co Total</b>	<b>1,464</b>	<b>1,669</b>	<b>3,133</b>

Source: US Census Bureau Construction Statistics Division, 1990-2007

### 3.7 TRANSFER OF DEVELOPMENT RIGHTS

#### *Municipal Transfer of Development Rights*

Transfer of Development Rights (TDR) is a municipal planning technique that allows for increased development while preserving farmland. In 2004, the New Jersey legislature authorized the establishment of TDR programs throughout the state. Prior to that, only Burlington County could preserve farmland through this market-based program. In 2005, six municipalities were selected by the state to develop their own TDR programs as demonstration projects. Mannington Township in Salem County was one of them and is still working on development of its program.

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

A TDR program has the distinct advantage of preserving land and containing sprawl development without any expenditure of public funds. It is complicated and somewhat expensive to establish, however, and does not reduce overall growth, although growth is directed

to the most appropriate areas. For a town that has the proper infrastructure in place and a sufficiently sized, well-planned receiving area, a TDR program can generate significant land preservation and responsible development.

Pittsgrove Township's leadership has considered the possibility of establishing a TDR program and has concluded, for the present, that it would be a difficult and expensive option, given the lack of water and sewer infrastructure within the township and the lack of easy access to such infrastructure in adjoining communities. It is also difficult to see where a viable Town Center could be established in the town. Pittsgrove's environmentally sensitive land, both forested and farmland, further constrains identification of such a receiving area. As the *New Jersey Development and Redevelopment Plan* outlines, the two Planning Areas in Pittsgrove Township, Rural Environmentally Sensitive (PA4B) and Environmentally Sensitive (PA5), are not ideal areas for such growth.

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

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

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

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

A regional TDR program, whether across Salem County or between Salem and Cumberland counties, may be of value to Pittsgrove because of Pittsgrove's proximity to Vineland. Township leaders have not investigated or endorsed regional TDR at this time.

## **4.0 FARMLAND PRESERVATION IN PITTSGROVE TOWNSHIP**

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

Nearly two-thirds of Salem County is designated by the Salem County Agricultural Development Board as an Agricultural Development Area (ADA). The vast majority of the ADA is located in the eastern three-fourths of the county, with lands closer to the Delaware River and in the corridor bounded by the New Jersey Turnpike being largely excluded from it. All of Pittsgrove's land is within the county ADA.

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

#### **4.2.1 Purchase of Development Easements**

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

Landowners may sell development easements through the Salem County program, which is administered by the County Agriculture Development Board (CADB), or directly to the State of New Jersey through the State Agriculture Development Committee (SADC). In both cases, the farmland is ranked on a number of criteria, and high-ranking farms are approved for purchase of development easements. An offer is then 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 compared 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 development value. The farmer-landowner retains the farm and the value of the land as a farm.

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

Most preserved farmland in Pittsgrove Township has been protected through the acquisition of farmland easements. Three farms were fee-simple acquisitions. See **Section 4.2.3** of this Plan for more details.

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

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

In order to be eligible for PIG funding, a municipality must appoint an Agricultural Advisory Committee (AAC), delineate one or more planning areas where farms are “targeted” for preservation if owners are interested, and adopt a farmland preservation plan element into its municipal Master Plan. In addition, the AAC is expected to consider measures that the township could take that would promote the farm industry and remove barriers to farming.

PIG funding allows a municipality to obtain its own state funding and to promote preservation and farming within the community directly, as an addition to the state and county efforts. Targeted farms within the planning area are “preapproved” and do not undergo the ranking and competition for preservation dollars that are part of the direct state and county easement purchase programs. The municipality can work more directly with farm landowners through its AAC. This tends to strengthen interest in preservation by landowners in the community.

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

Overall, PIG funding increases farmland preservation in a community, but it does require additional effort and financing, especially at the county level. For Pittsgrove Township, Salem County is in a position to fund at least half of the nonstate share of any municipal PIG project, or up to 20 percent of the total cost, through its Open Space and Farmland Preservation Trust Fund. The county has developed a county-wide PIG, based on its recent Farmland Preservation Plan.

That Plan includes a portion of Pittsgrove Township in one of its Project Areas (see *Figure 1* on page 34). The county is also willing to fund a match to the PIG that Pittsgrove submitted in 2007, with two Project Areas, but it will be requiring that acquisitions occur under an installment purchase arrangement.

Recently promulgated procedural rules for the SADC strongly support the use of PIG funding by both counties and municipalities in the future, along with the use of other techniques that will support maintenance of agricultural lands and industry viability.

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

Farmland can be purchased outright through a fee-simple sale. The farm is purchased in its entirety and is then deed restricted and sold as a protected farm. 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 Salem County program, but it has not been used due to limited financial resources, since it is more expensive than purchase of development rights. The State of New Jersey, through the SADC, does purchase farmland outright, especially in cases where there is a threat from imminent development. After severing the development rights, the state then resells the land to an interested farmer through a state auction.

#### **4.2.4 Nonprofit Organizations**

Some nonprofit land trusts are actively preserving farmland in southern New Jersey, either through fee-simple acquisition or through purchase of development rights. Funding for nonprofit preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas. These grants can provide up to 50 percent of the fee simple or easement value. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Pittsgrove Township. Funding from the Nature Conservancy has already protected many acres of critical habitat in Pittsgrove along the Maurice River corridor. In addition, funding from nonprofit organizations could be found for Important Bird Areas identified by the New Jersey Audubon Society. Pittsgrove Township contains one Important Bird Area, Parvin State Park, which has been approved by the New Jersey Audubon Society.

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

A Transfer of Development Rights (TDR) program is another method of farmland preservation, and was previously described in **Section 3.7: Transfer of Development Rights**.

#### **4.2.6 Installment Purchase**

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

There are considerable tax advantages to installment purchase for a landowner. In addition, installment purchase stretches county and other public funding dollars and allows more acquisitions. Most farmland preservation purchases in Burlington County are done on an installment basis, and Salem County is currently investigating the establishment of such a program.

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

#### **4.2.7 Donation**

Land, or the development rights to the land, can be donated by a landowner to a public entity or a nonprofit organization, either directly or by will. The contribution is tax deductible and can be used effectively in estate planning. Such a donation will, of course, ensure that the land remains free from development.

#### **4.2.8 Agricultural Enterprise District**

An agricultural enterprise district is similar to an Urban Enterprise Zone program, such as exists in Vineland, New Jersey, in that it is a designated area where businesses (farm operators) have the opportunity to voluntarily participate in the program and take advantage of important economic benefits. These can include benefits similar to those provided by the SADC eight-year preservation program, plus streamlined and expedited water allocation certification, cost-free business plans, management and training services, financial and estate planning, expedited approvals on government loans and costs shares, minimum wage offset grants, broader exemption from sales tax, and other incentives. In turn, the farm owner enters into a term agreement, during which time the farm is preserved through an agricultural easement and the program has right-of-first refusal if the owner chooses to sell the property.

In 2006, a Pilot Agricultural Enterprise District was proposed for the Gloucester, Salem, and Cumberland county region by the Tri-County Agricultural Retention Partnership (TARP), which is a collaboration of farmers and organizations working in support of agriculture and farm preservation in the area. Such a project requires state approval and allocation of funding similar

to the state's Eight-Year Preservation Program. It also requires approval by the three counties. To date, Salem and Cumberland counties' Boards of Agriculture and County Agricultural Development have all approved the concept, and Gloucester County approvals are currently being sought. Such a proposal has been part of the Cumberland County Farmland Plan for some time. Municipalities could opt into such a program if it is approved at the state and county levels.

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

The goal of the Strategic Targeting Project of the SADC is to protect large areas of reasonably contiguous farmland, which will promote the long-term economic viability of the agriculture industry through the Planning Incentive Grant (PIG) program. These farms should be on high-quality soil outside of sewer service areas. To be eligible for the municipal PIG program, a municipality must establish an Agricultural Advisory Committee (AAC), maintain a dedicated source of funding for farmland preservation, establish a farmland preservation plan element, and adopt a right-to-farm ordinance. Pittsgrove Township has satisfied all four requirements for the municipal PIG program.

The Pittsgrove Township Committee established an AAC in late 2003 to oversee the development and implementation of the 2004 Farmland Planning Incentive Grant application and Farmland Preservation Plan, and to recommend actions to the township committee that would support the agricultural industry. The AAC has continued to operate and is composed of five members, all of whom are farmers who farm the lands that they own. See the Acknowledgements page for a list of members. All meetings of the AAC are open to the public and dates are published in the newspapers of record for the township: the *Daily Journal* and *Today's Sunbeam*.

As will be discussed in **Section 5.6: Funding Plan**, Pittsgrove Township has a dedicated source of funding for farmland preservation through its Open Space and Farmland Preservation Trust Fund. As noted in **Section 3.3.1: Municipal Master Plan**, Pittsgrove Township adopted a Farmland Preservation Plan Element into its Master Plan in 2003. The township has also passed a Right-to-Farm Ordinance, included in **Appendix E**, therefore fulfilling all requirements for the SADC Strategic Targeting Project.

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

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

There are four farms in the Eight-Year Program in Pittsgrove Township, as the following table shows.

**Table 11: Farm Parcels in the Eight-Year Program**

Block	Lot	Owner's Name	Location	Acres
801	47.00	Olbrich, Carl & Edward	16 Hughes Rd	5.35
1002	15.00	Olbrich, Carl & Edward	16 Hughes Rd	24.97
1002	16.00	Olbrich, Carl & Edward	16 Hughes Rd	30.15
1102	23.00	Lickfield, Robert F JR	1161 Centerton Rd	11.34
1102	43.00	Lester, Jeffrey M & Deborah B	920 Lower Mill Rd	64.70
1303	4.00	Hluchy, Robert	313 Spotwood Gravel Hill	114.39
<b>TOTAL</b>				<b>250.89</b>

Source: Pittsgrove Township, 2007

#### 4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS

In 2005, Pittsgrove Township prepared an *Open Space and Recreation Plan* with the assistance of the Morris Land Conservancy. That plan highlighted the important resources within the township and developed a greenway system for their protection. The greenways encompassed areas of forested wetland that adjoin the Maurice River corridor and its tributaries in Pittsgrove Township, and connected nodes of upland forest that still abound in the township. It also identified scenic corridors and bald eagle foraging areas. The objectives of the *Open Space and Recreation Plan* were to preserve natural areas, maintain Pittsgrove’s rural character, and provide opportunities for both passive and active recreation. The plan proposed a trail network to link natural areas and parks, as well as the extension of bicycle lanes throughout the township.

Pittsgrove applied for and received a Green Acres Planning Incentive Grant in conjunction with the *Open Space and Recreation Plan*. This plan contended that the preservation of farmland and other open space in Pittsgrove Township is vital not only to maintain the historic and rural character of the township, but also to conserve natural habitat and protect water quality. As seen in **Map 1: 2007 Project Areas**, most of Pittsgrove Township is either farmland or preserved open space. See **Map 14: Greenway Map** for a depiction of the greenway plan mapped in the *Open Space and Recreation Plan*.

Both the Landscape Project, produced by the Endangered and Nongame Species Program of NJDEP’s Division of Fish and Wildlife, and the New Jersey Natural Heritage Program, part of NJDEP’s Division of Parks and Forestry, were consulted in determining where growth should and should not occur. This information will inform township planning and demonstrate how farmland preservation will enhance open space protections. The descriptions of the two Project Areas in this 2007 Farmland Preservation Plan incorporate information drawn from the Landscape Project and the Natural Heritage Program. As seen in **Map 10: Landscape Project Priority Habitat**, Pittsgrove has a large amount of critical habitat in the upland forest category, some of which is located on farms in the Project Areas.

The ability of particular soils to recharge groundwater has been mapped by the NJDEP. Pittsgrove sits atop the Kirkwood-Cohansey aquifer, which is an unconfined aquifer, so direct

infiltration of rainwater is essential to the aquifer. As **Map 11: Groundwater Recharge** shows, large areas of the township recharge 11 to 14 inches per acre per year. Much of this level of recharge is in areas that are forested, but there is considerable recharge occurring on farmland generally, and some high recharge areas are located within the Project Areas. The water in Pittsgrove is of very high quality, although the unconfined nature of its water source makes it vulnerable to contamination.

## 4.6 PITTSGROVE TOWNSHIP FARMLAND PRESERVATION PROGRAM

### 4.6.1 2004 Planning Incentive Grant Project Area

In 2004 Pittsgrove Township applied for and was awarded a Planning Incentive Grant for a Project Area entitled “Buck Road–Porchtown Road.” This area included agricultural properties roughly bordered between Buck Road to the west, Porchtown Road to the east, Langley Road to the north, and Lawrence Corner Road to the south, and encompassed approximately 3,000 acres, of which about 1,500 acres were under farmland assessment. The targeted farms within the Project Area totaled about 1,000 acres. These farms are listed in the table below, along with their current status as of October 2007.

*Table 12: Pittsgrove Township 2004 Project Area Targeted Farms*

Landowner/Farm Name	Acres	Status
Paulaitis	148	Preserved
Hughes	147	Offer declined
Petronglo	109	In progress
Kibort	130	In progress
Olbrich	128	No current interest
Schmidt	96	No current interest
Tamagni	113	Preserved
Schroeder	80	Preserved
Vankueren	53	No current interest
Shelton	35	No current interest
<b>Total</b>	<b>1,039</b>	

*Source: Pittsgrove Agricultural Advisory Committee, 2007*

### 4.6.2 Currently Preserved Farmland in Pittsgrove Township

Farmland easements acquired through the Salem County Farmland Preservation Program or directly through the state were the method used for most permanent preservation of farmland in Pittsgrove Township through 2007. Three farms were preserved through fee-simple acquisition by the state. Pittsgrove’s 2004 Planning Incentive Grant has generated permanent protection of three farms: the 153-acre Paulaitis farm, the 80-acre Schroeder farm, which was preserved in July 2007 with 100 percent SADC funding, and the 113-acre Tamagni farm, which completed the preservation process in February 2008. Two additional farms are currently going through the process of appraisals and adjustments.

**Table 13: Preserved Farmland in Pittsgrove Township through February 2008**

Block	Lot	Preserved Farm Name	Preserv Type	Owner's name	Location	Preserved Farm Acres-
<b>Permanent Preservation</b>						
2004	33.00	Crystal	Cty EP	Crystal, Samuel & Inge	Crystal Rd.	29.67
1302	6.00	Dubois 1	Cty EP	DuBois, Raymond L	Rattlesnake Lane	4.44
1303	13.00	Dubois 1	Cty EP	DuBois, Raymond L	Greenville Rd.	17.08
1402	2.00	Dubois 1	Cty EP	DuBois, Raymond L	71 Rattlesnake Lane	64.62
103	31.01	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	72.26
104	63.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	11.21
1001	10.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	29.07
1001	12.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	21.34
1002	1.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Buck Rd.	3.00
1303	12.00	Dubois 3	Cty EP	Dubois, Henry D Jr & Steven	Greenville Rd.	8.61
1304	25.00	Dubois 3	Cty EP	Dubois, Henry D Jr & Steven	Greenville Rd.	24.19
1402	6.00	Dubois 3	Cty EP	Dubois, Henry D Jr & Steven	Griers Lane	37.01
1404	2.00	Dubois 3	Cty EP	Dubois, Henry D Jr & Steven	Greenville Rd.	54.24
1403	2.00	Dubois 4	SADC EP	Dubois, H.D. & S J Dubois, Partners	Griers Lane	76.01
1404	7.00	Dubois 4	SADC EP	Dubois, H.D. & S J Dubois, Partners	Burlington Rd.	94.12
1401	9.00	Dubois 5	SADC EP	Dubois, Henry & Steve	145 Griers Lane	27.95
1201	8.02	Eachus	Cty EP	Eachus, Virgil & Ward	Eft Rd.	4.81
1203	48.00	Eachus 1	SADC EP	Eachus, Ella V	Palatine Rd.	39.91
1203	49.00	Eachus	Cty EP	Eachus, Ella V	122 Palatine Rd.	95.75
1301	1.00	Eachus	Cty EP	Eachus, Virgil & Ward	115 Eft Rd.	41.16
1502	20.00	Garrison	Cty EP	Hluchy, Robert	Husted Station Rd.	59.04
1403	3.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	981 Burlington Rd.	40.52
1404	4.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Olivet Rd.	34.08
1405	25.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Olivet Rd.	21.30
1405	29.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	32.77
1405	31.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	3.6
1405	32.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	8.03
1406	1.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	4.95
1406	2.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E		0.45
1102	34.00	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	16.78
1102	34.01	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	14.59
1102	34.02	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	18.52
1102	34.03	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	4.78
1102	34.04	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	7.43
1102	34.05	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	14.82
1102	37.00	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	70 Sheep Penn Rd.	36.15
1404	6.00	Garrison 4	Cty EP	Garrison, Stephen A & Janet S	980 Burlington Rd.	55.96
1405	30.00	Garrison 4	Cty EP	Garrison, Stephen A & Janet S	Olivet Rd.	19.89
1301	9.00	Harris	Cty EP	Harris, Earl W & Marie	Pole Rd.	13.96
1401	2.00	Harris	Cty EP	Harris, Earl W & Marie	Pole Rd.	26.43

Block	Lot	Preserved Farm Name	Preserv Type	Owner's name	Location	Preserved Farm Acres-
1401	2.02	Harris	Cty EP	Harris, Earl W & Marie		4.64
2101	52.00	Kilby	SADC FS	Pittsgrove Farms, LLC	Crow Pond Rd.	40.67
1501	1	Mitchell	SADC EP	Mitchell, Joseph	Deerfield Rd & 46 ac in Upper Deerfield, Cumberland	23.00
2001	28.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	510 Almond Rd.	20.28
2003	2.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	712 Alvine Rd.	57.42
2003	3.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Alvine Rd.	10.80
2003	4.01	Doyle-Gracemark	SADC FS	Parvin, Joseph W & Pauline L	Alvine Rd.	53.64
2003	23.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Crow Pond Rd.	9.24
2701	33.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Almond Rd.	50.73
2701	35.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Almond Rd.	19.16
2701	36.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Almond Rd.	19.22
801	39.00	Paulaitis	PIG	Paulaitis, Charles E Jr	Holdcraft Rd.	55.09
801	41.00	Paulaitis	PIG	Paulaitis, Charles E Jr	Holdcraft Rd.	10.5
801	43.00	Paulaitis	PIG	Paulaitis, Charles E Jr	496 Lawrence Corner Rd.	87.23
1301	1.01	Poole	SADC EP	Poole, Everett E Jr & Elizabeth	Burlington Rd.	42.53
802	1	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	6.67
303	8	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	42.93
303	36	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	4.94
303	37	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	12.19
303	38	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	12.78
801	18	Tamagni	PIG	Tamagni III, Henry	457 Willow Grove Rd.	19.69
801	34	Tamagni	PIG	Tamagni III, Henry	457 Willow Grove Rd.	93.9
201	49.00	Walker	SADC EP	Walker Bros	Fork Bridge Rd.	14.77
201	50.00	Walker	SADC EP	Walker Bros	Fork Bridge Rd.	17.84
201	53.00	Walker	SADC EP	Walker Bros - Samuel & Everett Walker	Langley Road North	2.82
201	56.00	Walker	SADC EP	Walker Brothers	Langley Road North	1.84
201	85.00	Walker	SADC EP	Walker Bros - Samuel & Everett Walker	440 Langley Rd.	39.57
201	88.00	Walker	SADC EP	Walker Bros	105-109 Porchtown Rd.	18.51
203	5.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	31.79
203	7.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	6.84
301	2.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	11.73
301	32.00	Walker	SADC EP	Walker, Everett H et al	Willow Grove Rd.	68.27
301	38.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	25.76
304	55.00	Walker	SADC EP	Walker, Everett H et al	Willow Grove Rd.	18.17
401	62.00	Walker	SADC EP	Walker Bros	Fork Bridge Rd.	7.40
201	6.00	Walker 1	SADC EP	Walker, Glenn & Donna	153 Harding Hwy	21.68
301	11.00	Wegner	SADC EP	Wegner, Herbert G.	Fork Bridge Rd.	9.45
301	28.00	Wegner	SADC EP	Wegner, Herbert Gates	Willow Grove Rd.	17.31
301	29.00	Wegner	SADC EP	Wegner, Herbert G.	Willow Grove Rd.	22.31
301	31.00	Wegner	SADC EP	Wegner, Herbert G.	794 Willow Grove Rd.	57.03
301	34.00	Wegner	SADC EP	Wegner, Herbert G. & Catherine V	Willow Grove Rd.	29.39
304	53.00	Wegner	SADC EP	Wegner, Herbert G. & Catherine V	Willow Grove Rd.	9.90
304	56.00	Wegner	SADC EP	Wegner, Herbert G.	Willow Grove Rd.	19.68



Block	Lot	Preserved Farm Name	Preserv Type	Owner's name	Location	Preserved Farm Acres-
304	57.00	Wegner	SADC EP	Wegner, Herbert Gates	Willow Grove Rd.	5.32
304	58.00	Wegner	SADC EP	Wegner, Herbert Gates	Willow Grove Rd.	4.86
304	59.00	Wegner	SADC EP	Wegner, Herbert G.	Willow Grove Rd.	11.91
902	4.00	Wojculewski	SADC EP	Wojculewski, John F Sr & Aleta l	180 Upper Neck Rd.	30.13
902	36.01	Wojculewski	SADC EP	Wojculewski, John F Sr & Aleta l	McKishen Rd.	65.68
<b>TOTAL</b>						<b>2,457.75</b>
SADC EP = State Easement Purchase						
SADC FS = State-Fee Simple acquisition						
Cty EP= Salem County Easement Purchase						
PIG = Pittsgrove Township Planning Incentive Grant						

Source: SADC,2006; Salem County Farmland Preservation Program, 2008

#### 4.7 FARMLAND PRESERVATION FUNDING IN PITTSGROVE TOWNSHIP

The state, county, and municipality have all contributed to farmland preservation in Pittsgrove Township, beginning in 1992. The following table shows the share that has been supported by SADC funding and in what percentage. State funding of County Easement Purchases and of Municipal Planning Incentive Grant Easement Purchases varies according to the per acre total cost. In the past, it has reached as high as 76 percent. As land values have risen in Pittsgrove, the percentage of state funding has dropped. Currently, it is closer to 60 percent.

**Table 14: Cost and Funding of Pittsgrove Township Preserved Land**

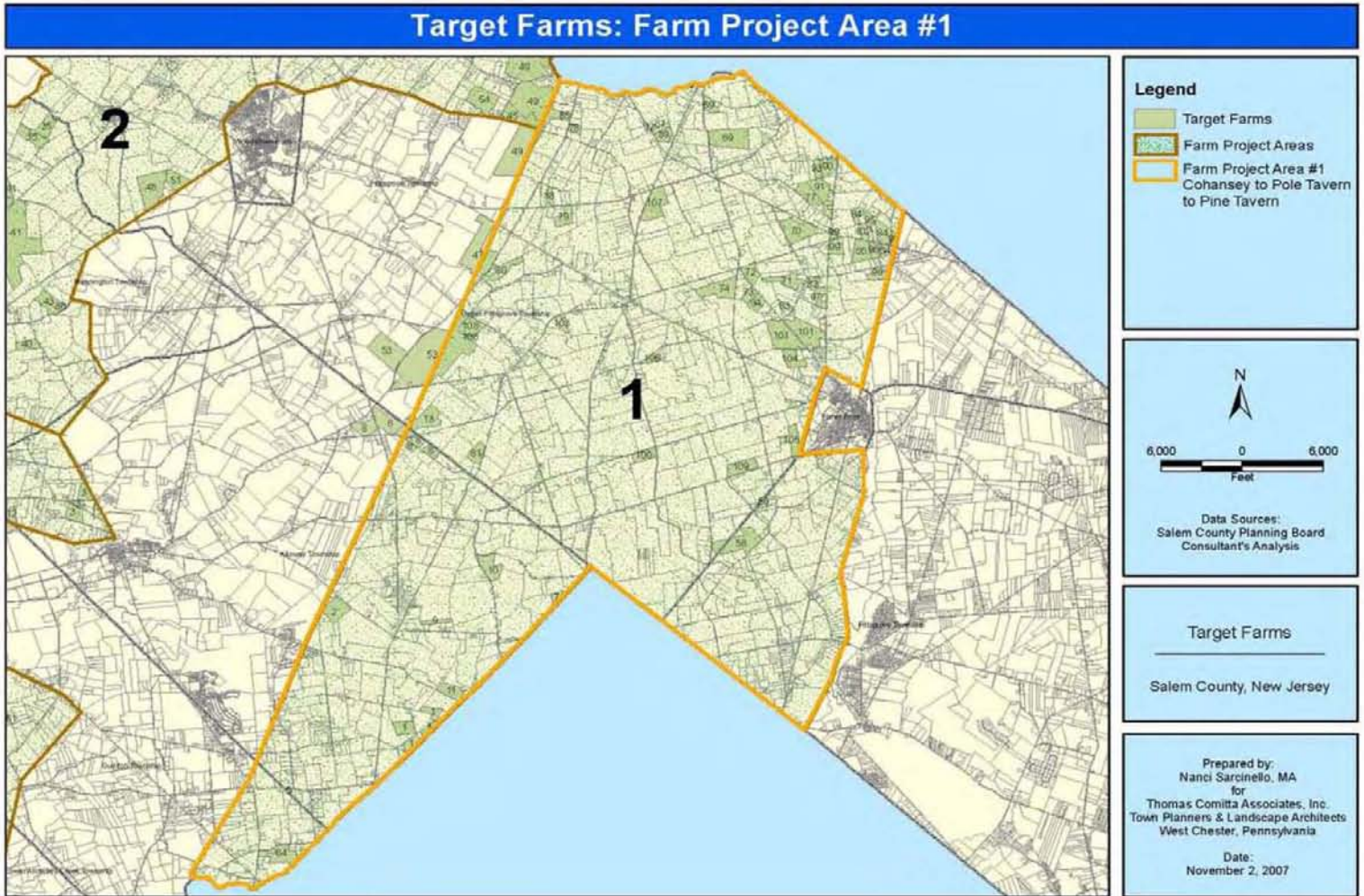
Farm	Acres	SADC/Cty	Per Acre Total Cost	State Cost-share	Type of Acquisition	Total Cost	Date of Purchase
Property 1	143.65	\$249,951	\$2,320	75%	Cty EP	\$333,268	6/19/1992
Property 2	158.98	\$188,154	\$1,548	76%	Cty EP	\$246,109	8/25/2000
Property 3	95.8	\$147,887	\$1,544	100%	SADC EP	\$147,887	1/26/2001
Property 4	42.5	\$89,303	\$2,100	100%	SADC EP	\$89,303	6/18/2001
Property 5	264.2	\$614,477	\$2,325	100%	SADC EP	\$614,477	8/14/2001
Property 6	56.34	\$80,559	\$1,900	75%	Cty EP	\$107,036	12/14/2001
Property 7	74.98	\$122,967	\$2,200	75%	Cty EP	\$164,956	2/5/2002
Property 8	53.6	\$120,697	\$2,250	100%	SADC FS	\$120,697	3/17/2002
Property 9	64.62	\$89,549	\$1,837	75%	Cty EP	\$118,724	4/22/2002
Property 10	118.4	\$176,398	\$1,986	75%	Cty EP	\$235,198	5/13/2002
Property 11	43.9	\$150,959	\$3,434	100%	SADC FS	\$150,959	6/21/2002
Property 12	113.57	\$114,546	\$1,298	78%	Cty EP	\$147,458	7/18/2002
Property 13	38	\$78,148	\$2,050	100%	SADC EP	\$78,148	10/15/2002
Property 14	185.4	\$463,483	\$2,500	100%	SADC EP	\$463,483	1/22/2003
Property 15	175	\$432,405	\$2,470	100%	SADC EP	\$432,405	1/27/2004
Property 16	163	\$407,771	\$2,505	100%	SADC EP	\$407,771	3/11/2004
Property 17	75.45	\$188,525	\$2,499	100%	SADC EP	\$188,525	3/11/2004
Property 18	40.7	\$182,993	\$4,500	100%	SADC FS	\$182,993	4/26/2004
Property 19	127	\$266,574	\$2,100	100%	SADC EP	\$266,574	2/18/2005

<b>Farm</b>	<b>Acres</b>	<b>SADC/Cty</b>	<b>Per Acre Total Cost</b>	<b>State Cost-share</b>	<b>Type of Acquisition</b>	<b>Total Cost</b>	<b>Date of Purchase</b>
Property 20	29.7	\$114,985	\$5,952	65%	SADC EP	\$176,572	8/31/2005
Property 21	153	\$510,856	\$4,900	68%	PIG	\$749,460	6/9/2006
Property 22	79.2	\$108,780	\$1,820	75%	Cty EP	\$144,112	3/8/2007
Property 23	79.51	\$1,040,000	\$13,000	100%	SADC FS	\$1,040,000	7/9/2007
Property 24	113.6	\$852,285	\$7,500	62%	PIG	\$852,285	2/19/2008
<b>Total</b>		<b>\$6,792,252</b>				<b>\$7,458,400</b>	
<i>Cty EP = County Easement Purchase</i>							
<i>SADC EP = State Easement Purchase</i>							
<i>SADC FS = State Fee Simple acquisition</i>							

Sources, NJ SADC, Pittsgrove AAC, 2008

#### 4.8 MONITORING PRESERVED FARMLAND

The Salem County CADB conducts annual monitoring of preserved farmland to ensure compliance with the deed restrictions. The monitoring program checks to make sure that no new nonagricultural buildings have been constructed without prior approval, that preexisting nonagricultural uses have not been expanded, and that the site appears to be a functioning and viable agricultural operation. The CADB is responsible for county-held easements, while the SADC is responsible for those that are state held.



Source: Salem County Farmland Preservation Plan, 2007

Figure 5: Project Area 1 in the Salem County Farmland Preservation Plan, which includes part of Pittsgrove Township

## 5.0 FUTURE FARMLAND PRESERVATION PROGRAM

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

The Pittsgrove Township Agricultural Advisory Committee established the following Goal and Objectives for its Farmland Preservation Plan, based on Pittsgrove's Master Plan Agricultural Preservation Goal and Objectives (see Section 3.3.1 in this Plan):

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

Objectives:

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

### 5.2 2008 PROJECT AREAS SUMMARY

The Agricultural Advisory Committee recommended the establishment of two Project Areas (PAs) in the township for its 2008 Farmland Preservation Plan and for a Planning Incentive Grant application. The North Project Area is the same as the Buck Road-Porchtown Road Project Area in Pittsgrove's 2004 Farmland Preservation Plan. The East Project Area is an addition that incorporates a substantial area of farmland on the southeast side of the township. Both are described here and depicted on **Map 1: 2007 Project Areas**. Tables listing all targeted farms in each Project Area (*Tables 20* and *21*) can be found at the end of this section.

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

#### 5.2.1 2008 Project Areas – Descriptions

##### *North Project Area:*

This Project Area encompasses the former Buck Road-Porchtown Road Project Area, as depicted in the 2004 Pittsgrove Farmland Preservation Plan, but its boundaries have been shifted very

slightly to match parcel lines. It is located in the northern section of the township along and around Willow Grove and Porchtown roads to just west of Buck Road. It totals 3,650 acres in size. Assessed farmland within the Project Area comprises 2,281.5 acres (62.5% of total area).

**Map 4: North Project Area** depicts all farm-assessed land.

There are 29 target farms on 58 parcels covering 1,269 acres within the Project Area. A target farm is any parcel of farm-assessed land that is 10 acres or greater in size, or any cluster of parcels held by the same owner or related owners in the same vicinity. Within the North Project Area, there are six preserved farms on 38 parcels totaling 928.9 acres. This constitutes 40.7 percent of farm-assessed land and 25.4 percent of the total acreage within the Project Area.

Soils in this Project Area are among the best in the region. *Table 15* below shows the breakdown of the acreage within the boundaries of the Project Area into the various soil classifications. **Map 8: North Project Area – Soil Classifications** depicts those soil classes within the Project Area.

*Table 15: Soil Classification – North Project Area*

Soil Classification	Acres	% of Total Project Area
Prime soils	3,162.14	86.7
Soils of Statewide Importance	271.21	7.4
Unique	67.59	1.9

*Source: NJDEP, 2004*

Much of the land within the North Project Area has been ranked by the NJDEP Landscape Project as “Critical” forested habitat or “Suitable” grassland habitat. This makes farm preservation within the Area even more valuable because of the high habitat value of the nontilled habitats on the farms and the areas adjoining them. There is considerable critical upland forest in this Project Area, as well as a stretch of critical wetland forest running along Dry Branch at the northern end of the Project Area.

The Landscape Project, developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish and Wildlife, documents the value of various types of habitats within New Jersey. It then ranks these habitats as to their importance. The highest ranking – “critical habitat” – goes to habitat areas where there has been a documented occurrence of one or more species that are on either the federal or state Threatened and Endangered Species lists and where there is a sufficient amount of habitat type to sustain these species. The grassland habitat category of the Landscape Project refers to actual grasslands and to farmland that supports grassland-dependent species of animals, especially birds that breed within and along farmed land.

Most of the farmland within Pittsgrove’s North Project Area is ranked as “Suitable grassland habitat” or “Priority Species grassland habitat,” which means that it could support species that are on the endangered or threatened (T&E) species lists, but that there are no documented

occurrences of those species at the locations. It also means that this farmland does support non-T&E species that the state considers of priority because their numbers are declining.

See **Table 20: North Project Area Target Farms** at the end of this section for each “target” farm parcel’s ownership and other details. See **Appendix A** for a complete list of all farm-assessed land in Pittsgrove, with details on harvested cropland, pasture, and appurtenant, and nonappurtenant woodland.

**East Project Area**

The East Project Area is located in the southeast section of the township and totals 3,533 acres. Assessed farmland within the Project Area is on 2,374 acres (67% of total area). **Map 5: East Project Area** depicts all farm-assessed land.

There are 64 target farms on 108 parcels covering 1,911 acres within the Area. A target farm is any parcel of farm-assessed land that is 10 acres or greater in size, or any cluster of parcels held by the same owner or related owners in the same vicinity. Within the Project Area, there are three preserved farms on nine parcels totaling 254.7 acres. This constitutes 10.7 percent of farm-assessed land and 7.2 percent of the total acreage within the Project Area.

Soils in this Project Area are among the best in the region. **Table 16** below shows the breakdown of the acreage within the boundaries of the Project Area into the various soil classifications. **Map 9: East Project Area – Soil Classifications** depicts those soil classes within the Project Area.

**Table 16: Soil Classification – East Project Area**

Soil Classification	Acres	% of Total Project Area
Prime soils	1846.8	52.3
Soils of Statewide Importance	970	27.5
Unique	343.07	9.7

Source: NJDEP, 2004

Much of the land within the East Project Area has been ranked by the NJ DEP Landscape Project as “Critical” forested habitat and as “Suitable” grassland habitat. This makes farm preservation within the Project Area even more valuable because of the high habitat value of the nontilled habitats on the target farms and the areas adjoining them. There is considerable critical upland forest in this Project Area, as well as a stretch of critical wetland forest running along the eastern side of the area within the Maurice River corridor.

Again, as in the North Project Area, most of the farmland within Pittsgrove’s East Project Area is ranked as “Suitable grassland habitat” or “Priority Species grassland habitat.”

See **Table 21: East Project Area Target Farms** at the end of this section for each “target” farm’s ownership and other details.

### 5.2.2 2008 Project Areas – Summary and Goals

Total acreage of unpreserved target farms within the two Project Areas is considerable: 3,180 acres in all, as shown in the table below. This is based on looking only at actual “farms” as previously defined.

*Table 17: Target Farm Acreage in Project Areas*

Project Area	Target Farm Acres	75% of Acreage
North	1,269	952
East	1,911	1,433
<b>Total</b>	<b>3,180</b>	<b>2,385</b>

*Source: NJDEP, 2004*

Arriving at meaningful goals for municipal preservation efforts is difficult, given the entirely voluntary nature of the farmland preservation programs. Looking at both Project Areas equally and estimating that 75 percent of the target farm acreage is the maximum achievable, a breakdown into one-, five-, and 10-year preservation goals can be generated. To the degree that Pittsgrove Township can increase preservation in the earlier years above these goal levels, it can maximize the benefits of the Planning Incentive Grant funding.

#### **Acreage Goals**

- State FY 2009 goal = 239 acres
- One-year (2010) goal = 215 acres
- Five-year (2014) goal = 1,314 acres
- Ten-year (2019) goal = 2,385 acres

### 5.3 ELIGIBILITY CRITERIA

The SADC’s new rules at N.J.A.C. 2:76-6.20 set forth minimum eligibility criteria for all farms participating in the Planning Incentive Grant. Pittsgrove’s Agricultural Advisory Committee has recommended that the municipality’s eligibility match these criteria. That is,

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

- the land must produce agricultural or horticultural products of at least \$2,500 annually;
- at least 75 percent of the land, or a minimum of five acres, whichever is less, must be tillable;
- at least 75 percent of the land, or a minimum of five acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and
- the land must exhibit development potential based on certain standards.

For lands greater than 10 acres in size:

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

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

Pittsgrove Township has elected to include as targeted farms only those farms that are 10 acres or larger in size.

## **5.4 RANKING CRITERIA**

Pittsgrove Township has elected to use Salem County's ranking criteria as the basis for its own criteria, but has modified them slightly. The principal change pertains to farm size. In the county's ranking system, this factor has heavy weighting, causing smaller farms to rank too low to be preserved.

The East Project Area in Pittsgrove, in particular, was designated with the aim of preserving smaller farms, as well as to cover larger ones that are outside the county's Project Area. Preservation of these farms can be critical to the viability of farming in a Project Area as a whole. In addition, these farms are often the ones with innovative farm programs, opportunities for organic farming and direct marketing, or Community Supported Agriculture.

The Pittsgrove Township Ranking Criteria gives additional weight to small farms that adjoin larger ones, whether those larger farms are preserved or not. Part of the rationale for this weighting is that smaller farms serve as important buffers to larger farm operations; the smaller farms also have direct viability. Certainly, development on these smaller parcels, which has been the trend in Pittsgrove, is detrimental to maintaining contiguous active farmland in the Project Areas. The weighted Ranking Criteria applies to both Project Areas.

See **Appendix B: Ranking Criteria for Pittsgrove Township Project Area Farms.**

## **5.5 POLICIES RELATED TO FARMLAND PRESERVATION APPLICATIONS**

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

Agricultural labor housing must be approved by the SADC and the CADB, who both recognize the need to house those who work on farms. As discussed in *Financing Services and Loan Programs*, there are a number of financing opportunities to enable farmers to construct housing for agricultural labor. The deed of easement prohibits landowner family members from occupying agricultural labor housing. Applications to construct agricultural labor housing should be forwarded by the landowner directly to the government agency holding the easement. It is incumbent upon the applicant to substantiate how the construction and use of the residential unit is for agricultural labor housing and is necessary to the agricultural production of the farm. If the county holds the easement, then CADB approval is required prior to the SADC's review of



the application. However, for cases where the SADC has purchased the easement directly, no county approval is required.

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

According to SADC Policy P-31, the intent of a Residual Dwelling Site Opportunity (RDSO) is to provide the limited future construction of a residential unit or units for agricultural purposes on presently preserved farms. Each request must first be approved by the CADB and then evaluated by the SADC. The landowner must complete a CADB/SADC application and adequately explain how the construction and use of the residential unit is for agricultural purposes. The residential unit must be occupied by at least one person engaged in farming activities, including production, harvesting, storage, grading, packaging, processing, or sale of crops, plants, or animals. The location of the dwelling unit must be approved by the municipal planning board. There are no restrictions on the relationship of the occupant(s) of the unit and the owner of the premises; therefore, the unit can be used for agricultural labor housing. If approved, the applicant has up to three years from the date of approval to construct the residential unit. Also, an approved RDSO cannot be transferred to another individual. There can be no more than one RDSO per 100 acres.

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

Pittsgrove Township has not developed specific policies pertaining to division of premises and approval of exceptions. The township will follow county practices and will accord with all state requirements.

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

The application for farmland preservation allows for a portion of the property to be excepted from (not included in) the preservation. This exception can be either severable or nonseverable. A severable exception can be sold separately from the remainder of the premises and can be subdivided, neither of which is possible with a nonseverable exception. If farmland that is being preserved does not have an attached dwelling, it may be advisable for a nonseverable exception

to be incorporated into the preservation application to allow for the construction of a dwelling in the future. However, this need varies with the size of the parcel being preserved and other conditions. Exceptions must be taken prior to easement purchase and, once preserved, cannot be relocated.

## **5.6 FUNDING PLAN**

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

### **5.6.1 Municipal Funding**

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

Many New Jersey communities have adopted a tax to support an Open Space and Farmland Preservation Trust fund. This typically begins as a \$.01 tax per \$100 of assessed property value, but can be as high as \$.09 per \$100. These funds usually also support historic preservation. They can be used for direct acquisition or as the municipal match to county and state funding. Trust funds are the source of matching dollars for most active recreation land acquisitions, and their match to county funding for farmland preservation often increases the ranking level of a particular farm. If the tax impacts of expanded school enrollments due to increased development are compared to the preservation tax, the preservation tax will always be substantially less.

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

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

The Township of Pittsgrove proposed a dedicated tax for the acquisition of open space and farmland in 2000 through voter referendum. Township residents voted overwhelmingly in favor of the referendum question establishing an “Open Space and Farmland Trust Fund.”

In 2000, Pittsgrove established an “Open Space and Farmland Preservation Trust Fund.”

- The Trust as first approved was funded by an amount of one half-cent (\$.005) per \$100 of assessed value beginning in the year 2001.
- It quickly became apparent that additional funds would be needed to accomplish any significant protection of land. The township decided to appropriate funds directly for

preservation, equivalent to two and one-half cents (\$.025) per \$100 of assessed property value in 2001 through 2003.

- Another referendum was placed on the ballot in November 2003, and voters approved a dedicated property tax of three cents (\$.03) per \$100 of assessed value.

As of September 30, 2007, the Open Space Trust Fund in Pittsgrove Township had a balance of \$627,750. Of that total, \$178,250 was received in 2007.

***Total Cost to Achieve Goals***

The total cost of land over the next 10 years is particularly difficult to estimate. The current downturn in the housing market is already having a negative impact on land values, but how long this will continue is very uncertain. However, using a figure of \$7,500 as the average easement purchase cost, based on recent appraisals, and increasing that amount over the 10-year period, gives a total cost for 75 percent of the target farm acreage in both Project Areas as close to \$22 million. For the sake of estimating cost over time, the easement purchase cost of \$7,500 per acre was kept level for 2010 and 2011 and increased by \$500 increments from 2012 through 2020.

The Municipal Planning Incentive Grant award maximum is \$1.5 million. Calculating the state share of the Project Area acreage at 60 percent (the maximum amount that the SADC would provide at current per acre cost levels), and subtracting that from the total leaves a balance of just under \$12 million over the course of the 10 years. If that is shared between the municipality and the county, with 20 percent of the cost allotted to each, the total 10-year cost to achieve the goals would be just over \$4.5 million for each entity. *See Table 18* below for a breakdown of the annual costs.

***Table 18: Estimated Cost of 75% of Target Farms in Project Areas***

<b>State Fiscal Year</b>	<b>Goals-acreage</b>	<b>Per acre price</b>	<b>Total Cost</b>	<b>60% State share</b>	<b>20% Municipal share</b>	<b>20% County share</b>
2009	239	\$7,500	\$1,792,500	\$1,075,500	\$358,500	\$358,500
2010	215	\$7,500	\$1,612,500	\$967,500	\$322,500	\$322,500
2011	215	\$8,000	\$1,720,000	\$1,032,000	\$344,000	\$344,000
2012	215	\$8,500	\$1,827,500	\$1,096,500	\$365,500	\$365,500
2013	215	\$9,000	\$1,935,000	\$1,161,000	\$387,000	\$387,000
2014	215	\$9,500	\$2,042,500	\$1,225,500	\$408,500	\$408,500
2015	215	\$10,000	\$2,150,000	\$1,290,000	\$430,000	\$430,000
2016	215	\$10,500	\$2,257,500	\$1,354,500	\$451,500	\$451,500
2017	215	\$11,000	\$2,365,000	\$1,419,000	\$473,000	\$473,000
2018	215	\$11,500	\$2,472,500	\$1,483,500	\$494,500	\$494,500
2019	211	\$12,000	\$2,532,000	\$1,519,200	\$506,400	\$506,400
<b>TOTAL</b>	<b>2,385</b>		<b>\$22,707,000</b>	<b>\$13,624,200</b>	<b>\$4,541,400</b>	<b>\$4,541,400</b>

Source: DVRPC, 2007

### ***Bonding***

Municipal bonding over the 10-year period will allow farmland preservation to occur over a longer time period without depleting Pittsgrove's Open Space and Farmland Preservation Trust Fund. Monies from bonding can be used at the start to acquire options for preservation of farms, which will require less funding in the earlier years and allow more farms to be optioned for preservation. The completion of sales can then occur at a pace that accords with the funding available each year and with the specific conditions and needs of landowners.

The township could generate sufficient funding in 20-year municipal bonds over a 10-year period to finance its share of the \$4.5 million needed for Project Area target farms. The bond financing would be covered by monies in the Trust Fund, which would continue to grow with each year's tax increase, based on expected increases in total ratable value. The unexpended portion of the bond would also yield interest revenue. See *Table 19: An Example of Bond Funding for Municipal (20%) Share of Target Farm Costs (75% of Total Costs)*. These figures do reflect particular assumptions about rates, which are listed below the table. To finance such a bond, the Municipal Open Space and Farmland Preservation Trust Fund tax rate will need to increase over time, beginning perhaps in 2013.

### **5.6.2 County Funding**

It is anticipated that the county will continue to pursue its farmland preservation program in the Project Areas it has delineated in its Planning Incentive Grant Farmland Preservation Plan. This would allow preservation of farms in the western agricultural district of Pittsgrove. The county is also able to preserve large farms outside of its Project Area, provided that they can be purchased under an Installment Purchase Agreement, which is a purchase mechanism that Salem County has recently opted to utilize for all farmland preservation. However, the SADC does not allow PIG funds to be used for preserving farms outside of project areas.

County funding to match Pittsgrove's share of costs under the municipality's Planning Incentive Grant of up to \$500,000 per year has been discussed by Salem County. This amount would enable the township to achieve its goals and would ultimately save Salem County money. Instead of contributing 40 percent as a match to the SADC's 60 percent cost-share, Salem County would only need to contribute 20 percent for any farmland preserved with the municipal Planning Incentive Grant funding. The county's plan to commit to 20 percent of funding was reiterated at a CADB meeting in August 2008, and these funds are pending. The cost to the county for the 10-year funding plan outlined here is \$4.5 million. Spread over 10 years, a commitment of under \$500,000 per year would easily cover the county's 20 percent share.

### **5.6.3 Other Partners**

A nonprofit land trust that is protecting farmland in this part of South Jersey is the New Jersey Conservation Foundation (NJCF). Pittsgrove Township is included in NJCF's Tri-County Farm Belt SADC Project Area, which receives funding from the SADC nonprofit program and from the Federal Farmland Ranchland Preservation Program (FRRPP) and William Penn Foundation.

NJCF also protects open space lands with funding from the New Jersey Green Acres program, and it can protect farmland that has important species or habitat on it with that funding, as well.

The Nature Conservancy (TNC), Bayshore Office, has preserved many acres of land along the Maurice River corridor in Pittsgrove. TNC is largely focused on protecting important habitat with highly ranked endangered or threatened species, but that can include farmland, especially if the acreage abuts important and/or protected habitat along the Maurice River.

The South Jersey Land and Water Trust has a Green Acres Planning Incentive Grant that can fund open space and farmland through fee-simple acquisitions. Currently, SJLWT's Green Acres PIG Project Area is available for any lands within the Raccoon and Oldmans Creeks watersheds, but it provides assistance to projects throughout southern New Jersey.

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

Pittsgrove Township's 2004 Municipal Planning Incentive Grant and its Farmland Preservation Plan have been implemented by an active Agricultural Advisory Committee (AAC), especially through the volunteer work of the AAC Chair, who has great land preservation expertise. The township staff and administrator provide good support to these efforts. The township does not have GIS capability and relies on its engineer for mapping.

Over time, the township may need to enter into an agreement for services by a Preservation Coordinator consultant, or create a staff position that could handle the implementation of the current plan on at least a part-time basis. Towns that make this commitment find that they have much greater success with preservation generally and that there is a greater inclusion of agriculturally beneficial practices and efforts included in economic planning.

## **5.8 FARMLAND PRESERVATION PROGRAM LIMITATIONS**

Land supply and administrative resources have not been limiting factors of Pittsgrove's farmland preservation program. The primary limitations have been the willingness of farmers to enter the program, especially if they do not feel the final appraisal values for an easement are reasonable, and adequate funding at state, county, and municipal levels. Inadequate state funding has been the primary limitation to farmland preservation in Pittsgrove.

**Table 19: An Example of Bond Funding for Municipal (20%) share of Target Farm Costs (75% of total costs)**

Year	Net Taxable Value All Property (end of previous year)	Open Space & Farmland Trust Rate	Open Space & Farmland Trust Revenue (B x C)	Bond Issue Owed (Principle)	Bond Balance after Acquisitions (Prev F - G)	Funds Needed - 20% Municipal Share - both Project Areas	Debt Service for Year (Prev E x .045 + \$100,000)	Interest Earned on Unexpended Bond Issue (F x .025)	Balance of Trust Acct after debt service & Direct Exps (prev. L-H-M)	Interest Earned on prev year Trust Acct. Balance (.025 x prev L)	Total Trust Acct. Balance at End of Year (I+D+I+K)	Expenditures Direct from Trust Acct.
2007	\$594,170,863	0.0003	\$178,251						\$627,750	\$11,237	\$817,238	
2008	\$609,025,135	0.0003	\$182,708						\$817,238	\$20,431	\$1,020,377	
2009	\$624,250,763	0.0003	\$187,275	\$2,000,000	\$1,641,500	\$358,500	\$0	\$41,038	\$1,020,377	\$25,509	\$1,274,199	
2010	\$639,857,032	0.0003	\$191,957	\$1,900,000	\$1,577,500	\$322,500	\$190,000	\$39,438	\$1,084,199	\$31,855	\$1,347,448	
2011	\$655,853,458	0.0003	\$196,756	\$1,800,000	\$1,456,000	\$344,000	\$185,500	\$36,400	\$1,161,948	\$33,686	\$1,428,791	
2012	\$672,249,794	0.0003	\$201,675	\$1,700,000	\$1,334,500	\$365,500	\$181,000	\$33,363	\$1,247,791	\$35,720	\$1,518,548	
2013	\$689,056,039	0.0004	\$275,622	\$1,600,000	\$222,500	\$387,000	\$176,500	\$5,563	\$1,342,048	\$37,964	\$1,661,197	\$164,500
2014	\$706,282,440	0.0004	\$282,513	\$1,500,000	\$0	\$408,500	\$172,000	\$0	\$1,324,697	\$41,530	\$1,648,739	\$408,500
2015	\$723,939,501	0.0004	\$289,576	\$1,400,000	\$0	\$430,000	\$167,500	\$0	\$1,072,739	\$41,218	\$1,403,534	\$430,000
2016	\$742,037,989	0.0005	\$371,019	\$1,300,000	\$0	\$451,500	\$163,000	\$0	\$810,534	\$35,088	\$1,216,641	\$451,500
2017	\$760,588,938	0.0005	\$380,294	\$1,200,000	\$0	\$473,000	\$158,500	\$0	\$606,641	\$30,416	\$1,017,352	\$473,000
2018	\$779,603,662	0.0005	\$389,802	\$1,100,000	\$0	\$494,500	\$154,000	\$0	\$390,352	\$25,434	\$805,587	\$494,500
2019	\$799,093,753	0.0006	\$479,456	\$1,000,000	\$0	\$506,400	\$149,500	\$0	\$161,587	\$20,140	\$661,183	\$506,400
2020	\$819,071,097	0.0006	\$491,443	\$900,000			\$145,000	\$0	\$9,783	\$16,530	\$517,755	
2021	\$839,547,875	0.0006	\$503,729	\$800,000			\$140,500	\$0	\$377,255	\$12,944	\$893,928	
2022	\$860,536,571	0.0006	\$516,322	\$700,000			\$136,000	\$0	\$757,928	\$22,348	\$1,296,598	
2023	\$882,049,986	0.0006	\$529,230	\$600,000			\$131,500	\$0	\$1,165,098	\$32,415	\$1,726,743	
2024	\$904,101,235	0.0006	\$542,461	\$500,000			\$127,000	\$0	\$1,599,743	\$43,169	\$2,185,372	
2025	\$926,703,766	0.0006	\$556,022	\$400,000			\$122,500	\$0	\$2,062,872	\$54,634	\$2,673,529	
2026	\$949,871,360	0.0006	\$569,923	\$300,000			\$118,000	\$0	\$2,555,529	\$66,838	\$3,192,290	
2027	\$973,618,144	0.0006	\$584,171	\$200,000			\$113,500	\$0	\$3,078,790	\$79,807	\$3,742,768	
2028	\$997,958,598	0.0006	\$598,775	\$100,000			\$109,000	\$0	\$3,633,768	\$93,569	\$4,326,112	
2029	\$1,022,907,563	0.0006	\$613,745					\$0	\$4,326,112	\$108,153	\$5,048,010	
2030	\$1,048,480,252	0.0006	\$629,088					\$0	\$5,048,010	\$126,200	\$5,803,298	
2031	\$1,074,692,258	0.0006	\$644,815					\$0	\$5,803,298	\$145,082	\$6,593,196	

Year	Net Taxable Value All Property (end of previous year)	Open Space & Farmland Trust Rate	Open Space & Farmland Trust Revenue (B x C)	Bond Issue Owed (Principle)	Bond Balance after Acquisitions (Prev F - G)	Funds Needed - 20% Municipal Share - both Project Areas	Debt Service for Year (Prev E x .045 + \$100,000)	Interest Earned on Unexpended Bond Issue (F x .025)	Balance of Trust Acct after debt service & Direct Exps (prev. L-H-M)	Interest Earned on prev year Trust Acct. Balance (.025 x prev L)	Total Trust Acct. Balance at End of Year (J+D+I+K)	Expenditures Direct from Trust Acct.
2032	\$1,101,559,565	0.0006	\$660,936					\$0	\$6,593,196	\$164,830	\$7,418,962	
2033	\$1,129,098,554	0.0006	\$677,459					\$0	\$7,418,962	\$185,474	\$8,281,895	
2034	\$1,157,326,018	0.0006	\$694,396					\$0	\$8,281,895	\$207,047	\$9,183,338	
2035	\$1,186,259,168	0.0006	\$711,756					\$0	\$9,183,338	\$229,583	\$10,124,677	
2036	\$1,215,915,647	0.0006	\$729,549					\$0	\$10,124,677	\$253,117	\$11,107,343	
2037	\$1,246,313,539	0.0006	\$747,788					\$0	\$11,107,343	\$277,684	\$12,132,815	
Assumptions:												
	1 - Taxable Value increases by 2.5% per year											
	2 - Trust tax rate is increased to .04 per \$1000 beginning in 2013											
	3 - Bonding is for 20 years at a rate of 4.5%											
	4 - Unexpended bond earns 2.5% interest											
	5 - Interest earned on Trust account balance is 2.5%, averaged over all years											

Source: DVRPC

**Table 20: North Project Area Target Farms**

North Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% State-wide Import.
<b>Target Farms</b>											
1	802	37	3A/3B	Basilone, Norman A & Deborah A	38.90	Porchtown Rd		31.28	80.42%	0.00	0.00%
2	301	3	3A/3B	Coblentz, William W & Kathleen	33.95	Fork Bridge Rd		31.60	93.06%	1.95	5.75%
3	802	18	3A/3B	Crisanti, Dennis & Denise	10.28	Upper Neck Rd		7.92	77.06%	0.00	0.00%
4	802	36	3A/3B	Crisanti, Dennis & Denise	20.59	Porchtown Rd		18.81	91.33%	0.00	0.00%
	202	3	3B	Davenport, Robert C & Elaine C	4.65	Langley Rd		4.65	100.00%	0.00	0.00%
	202	3.01	3B	Davenport, Robert C & Elaine C	3.97	Langley Rd		3.97	100.00%	0.00	0.00%
	202	3.02	3B	Davenport, Robert C & Elaine C	3.58	Langley Rd		3.58	100.00%	0.00	0.00%
5	202	29	3A/3B	Dirkes Gerald C Sr & Margaret	5.23	Harris Rd		5.23	100.00%	0.00	0.00%
	202	30	3B	Dirkes, Gerald C & Margaret G	4.62	Harris Rd		4.62	100.00%	0.00	0.00%
6	801	33	3A/3B	Firth, William K Jr	44.71	Holdcraft Rd		36.28	81.14%	8.43	18.86%
7	301	25	3A/3B	Gyory, Randall	13.24	Willow Grove Rd		13.24	100.00%	0.00	0.00%
8	1002	14	3B	Hughes, Charles E	35.26	Hughes Rd		35.17	99.75%	0.09	0.25%
9	202	46	3A/3B	Hughes, Myrtle K	38.23	Willow Grove Rd		38.23	100.00%	0.00	0.00%
	801	21	3B	Hughes, Myrtle K	28.85	Willow Grove Rd		28.85	100.00%	0.00	0.00%
	801	44	3A/3B	Hughes, Myrtle K	40.59	Hughes Rd		33.98	83.73%	6.60	16.27%
10	301	4.01	3B	J E Waterhouse, LLC	6.65	Fork Bridge Rd		5.44	81.85%	0.03	0.41%
	301	5	3B	J E Waterhouse, LLC	8.07	Fork Bridge Rd		5.20	64.49%	0.45	5.63%
11	303	11	3A/3B	Jim Sullivan, Inc	31.60	Crow Pond Rd		28.58	90.45%	0.00	0.00%
12	801	36	3A/3B	Kibort, J Bruce	9.78	Holdcraft Rd		9.78	100.00%	0.00	0.00%
	801	37	3B	Kibort, J Bruce	23.83	Holdcraft Rd		23.74	99.63%	0.09	0.37%
	801	48	3B	Kibort, J Bruce	45.87	Lawrence Corner Rd		45.77	99.78%	0.10	0.22%
	1002	12	3A/3B	Kibort, J Bruce	32.43	Holdcraft Rd		32.43	100.00%	0.00	0.00%
	1002	13	3B	Kibort, J Bruce	15.84	Holdcraft Rd		15.84	100.00%	0.00	0.00%
13	201	73	3B	Kim, Young Song & Chong Ki	12.31	Langley Rd		7.98	64.80%	4.34	35.20%
14	304	15	3A/3B	Little, Robert W III & Susan E	33.27	English Rd		12.37	37.18%	14.48	43.51%
15	801	25	3A/3B	Morrison, Elfriede-Doering	14.80	Porchtown Rd		14.80	100.00%	0.00	0.00%
16	201	41	3B	Nemeth, Robert L	59.74	Harding Hwy		44.28	74.12%	0.00	0.00%
17	801	47	3B	Olbrich, Carl & Edward	5.35	Lawrence Corner Rd	8-Yr Prog	1.44	26.87%	3.91	73.13%



North Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% State-wide Import.
	1002	15	3B	Olbrich, Carl & Edward	24.97	Hughes Rd	8-Yr Prog	24.62	98.60%	0.35	1.40%
	1002	16	3B	Olbrich, Carl & Edward	30.15	Hughes Rd	8-Yr Prog	25.02	82.97%	5.13	17.03%
	1002	17	3A/3B	Olbrich, Edward & Carl	8.60	Hughes Rd		8.20	95.37%	0.40	4.63%
	1002	19	3A/3B	Olbrich, Edward B	58.74	Hughes Rd		39.23	66.78%	19.51	33.22%
	801	45	3B	Olbrich, Edward B & Beth J	0.69	Hughes Rd		0.00	0.00%	0.69	100.00%
18	202	50	3A/3B	Petronglo, Edward J & Lori	13.02	Willow Grove Rd		13.02	100.00%	0.00	0.00%
	202	59	3B	Petronglo, Edward J & Lori	16.51	Willow Grove Rd		16.51	100.00%	0.00	0.00%
19	104	59	3A/3B	Petronglo, Julia	70.00	Willow Grove Rd		68.97	98.52%	1.03	1.48%
	104	61	3B	Petronglo, Julia	12.19	Willow Grove Rd		11.79	96.68%	0.41	3.32%
	202	1	3B	Petronglo, Julia	24.98	Langley Rd		24.98	100.00%	0.00	0.00%
	1002	5	3A/3B	Petronglo, Julia	8.73	Willow Grove Rd		8.02	91.83%	0.71	8.17%
	1002	26	3B	Petronglo, Julia	47.83	Buck Rd		28.15	58.86%	19.68	41.14%
20	304	40	3B	Powell, Aixa J & Wayne	8.97	Crow Pond Rd		8.97	100.00%	0.00	0.00%
	304	40.01	3B	Powell, Aixa J & Wayne	10.14	Crow Pond Rd		10.14	100.00%	0.00	0.00%
21	1001	14	3A/3B	Romano, Frank P & Barbara A	16.76	Buck Rd		5.44	32.47%	11.29	67.55%
22	303	22	3B	Sayres, Josephine	34.28	Crow Pond Rd		32.88	95.93%	0.00	0.00%
23	202	2	3B	Schmidt, Louise	12.16	Langley Rd		12.16	100.00%	0.00	0.00%
	202	48	3A/3B	Schmidt, Louise	32.78	Willow Grove Rd		32.78	100.00%	0.00	0.00%
	202	49	3A/3B	Schmidt, Louise	20.46	Willow Grove Rd		20.46	100.00%	0.00	0.00%
	801	22	3B	Schmidt, Louise	17.01	Willow Grove Rd		17.01	100.00%	0.00	0.00%
	801	35	3B	Schmidt, Louise	13.62	Willow Grove Rd		13.62	100.00%	0.00	0.00%
24	202	44	3B	Shelton Kenneth Sr & Krs Excavating	18.98	Willow Grove Rd		13.40	70.61%	0.00	0.00%
	202	45	3B	Shelton, Kenneth Sr & Krs Excavating	24.28	Willow Grove Rd		24.28	100.00%	0.00	0.00%
	801	1	3B	Shelton, Kenneth Sr & Krs Excavating	11.96	Willow Grove Rd		11.96	100.00%	0.00	0.00%
25	203	1	3A/3B	Thompson, Bobby L & Karen J	11.76	Langley Rd		11.76	100.00%	0.00	0.00%
26	801	40.03	3B	Van Keuren, Shirley S	41.36	Porchtown Rd		41.36	100.00%	0.00	0.00%
27	304	63	3A/3B	Waterhouse, John & Elizabeth	10.56	Willow Grove Rd		8.24	78.00%	0.00	0.00%
28	301	30	3A/3B	Wegner, Herbert G	4.07	Willow Grove Rd		4.07	100.00%	0.00	0.00%
	202	35	3B	Wegner, Herbert G & Catherine V	20.29	Porchtown Rd		14.40	70.96%	0.00	0.00%
29	1001	21	3A/3B	Wilson Iii, Harry J & Donna M	17.30	Lawrence Corner Rd		10.36	59.86%	6.94	40.14%

North Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% State-wide Import.
<b>Permanently Preserved</b>				<b>Total Acres Target Farms</b>	<b>1,269.34</b>			<b>1,106.84</b>	<b>87.20%</b>	<b>106.62</b>	<b>8.40%</b>
	103	31.01	3B	Dubois, Robert C & Mary Lou	72.17	Willow Grove Rd	Preserved				
	104	63	3B	Dubois, Robert C & Mary Lou	11.20	Willow Grove Rd	Preserved				
	1001	10	3B	Dubois, Robert C & Mary Lou	29.07	Willow Grove Rd	Preserved				
	1001	12	3B	Dubois, Robert C & Mary Lou	21.34	Willow Grove Rd	Preserved				
	1002	1	3B	Dubois, Robert C & Mary Lou	3.00	Buck Rd	Preserved				
	801	39	3B	Paulaitis Jr, Charles E	55.09	Holdcraft Rd	Preserved				
	801	43	3A/3B	Paulaitis, Charles E Jr	87.23	Lawrence Corner Rd	Preserved				
	801	41	3A/3B	Paulaitis, Charles E Jr & Catherine	10.50	Lawrence Corner Rd	Preserved				
	802	1	3A/3B	Matilda S Good Trustee	6.67	Alvine Rd	Preserved				
	303	8	3A/3B	Snyder Emily S & Grace E Bystrom	42.93	Alvine Rd	Preserved				
	303	36	3A/3B	Snyder Emily S & Grace E Bystrom	4.94	Alvine Rd	Preserved				
	303	37	3A/3B	Schroeder, Emily	12.19	Alvine Rd	Preserved				
	303	38	3B	Snyder Philip W Jr	12.78	Porchtown Rd	Preserved				
	801	18	3A/3B	Tamagni III, Henry	19.69	Willow Grove Rd	Preserved				
	801	23	3A/3B	Tamagni III, Henry	93.90	Willow Grove Rd	Preserved				
	201	49	3B	Walker Bros	14.72	Fork Bridge Rd	Preserved				
	201	50	3B	Walker Bros	17.84	Fork Bridge Rd	Preserved				
	201	88	3A/3B	Walker Bros	18.51	Porchtown Rd	Preserved				
	203	5	3A/3B	Walker Bros	31.79	Porchtown Rd	Preserved				
	203	7	3B	Walker Bros	6.84	Porchtown Rd	Preserved				
	301	2	3B	Walker Bros	11.73	Porchtown Rd	Preserved				
	301	38	3B	Walker Bros	25.76	Porchtown Rd	Preserved				
	401	62	3B	Walker Bros	1.16	Fork Bridge Rd	Preserved				
	201	53	3B	Walker Bros-Samuel & Everett Walker	2.82	Langley Rd North	Preserved				
	201	85	3A/3B	Walker Bros-Samuel & Everett Walker	39.57	Langley Rd North	Preserved				
	201	56	3B	Walker Brothers	1.84	Langley Rd North	Preserved				
	301	32	3B	Walker, Everett H Et Al	68.27	Willow Grove Rd	Preserved				
	304	55	3B	Walker, Everett H Et Al	18.17	Willow Grove Rd	Preserved				

North Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% State-wide Import.
	304	53	3B	Wegner Herbert G & Catherine V	9.90	Willow Grove Rd	Preserved				
	301	11	3B	Wegner, Herbert G	9.45	Fork Bridge Rd	Preserved				
	301	29	3B	Wegner, Herbert G	22.31	Willow Grove Rd	Preserved				
	301	31	3A/3B	Wegner, Herbert G	57.03	Willow Grove Rd	Preserved				
	304	56	3B	Wegner, Herbert G	19.68	Willow Grove Rd	Preserved				
	304	59	3A/3B	Wegner, Herbert G	11.91	Willow Grove Rd	Preserved				
	301	34	3B	Wegner, Herbert G & Catherine V	29.39	Willow Grove Rd	Preserved				
	301	28	3B	Wegner, Herbert Gates	17.31	Willow Grove Rd	Preserved				
	304	57	3B	Wegner, Herbert Gates	5.32	Willow Grove Rd	Preserved				
	304	58	3B	Wegner, Herbert Gates	4.86	Willow Grove Rd	Preserved				
					<b>928.89</b>						
<b>Non-preserved; Under 10 Acres</b>											
	802	2	3B	Bernhardt, Jessica	6.70	Alvine Rd					
	301	12	3A/3B	Bruns, Richard & Valerie	5.57	Fork Bridge Rd					
	103	29	3B	Budd, Randal A & Herbert A Jr	5.97	Buck Rd					
	201	86.01	3A/3B	Cantoni, Charles & Bonnie	9.67	Langley Rd					
	103	30	3B	Demaris Jr, Richard R	4.90	Buck Rd					
	301	7	3A/3B	Donovan, John C & Diane M	6.53	Fork Bridge Rd					
	201	73.02	3B	Kim, Young Song & Chong Ki	4.01	Langley Rd					
	301	18	3A/3B	Schneider, Jean M	5.34	Fork Bridge Rd					
	303	37	3A/3B	Schroeder, Emily	5.17	Alvine Rd					
	303	8	3B	Snyder, Emily S & Grace E Bystrom	6.70	Crow Pond Rd					
	301	6	3A/3B	Waterhouse, Joshua J	6.83	Fork Bridge Rd					
					<b>67.40</b>						

Source: DVRPC, 2007

**Table 21: East Project Area Target Farms**

East Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% State-wide Imp.
<b>Target Farms</b>											
1	501	1	3B	Barkley, Marian L	13.86	Garden Rd		9.47	68.34%	4.39	31.66%
2	2001	17	3B	Basolis, Elbert G Et Al	98.95	Alvine Rd		32.77	33.12%	45.98	46.48%
3	2202	17	3B	Bauman, John G	13.63	Shiff Ave		8.72	63.97%	4.91	36.03%
	2203	32	3B	Bauman, John G	4.80	Gershal Ave		0.00	0.00%	3.27	68.16%
	2203	4.02	3B	Bauman, John G	4.69	Henry Ave		3.19	68.03%	1.50	31.97%
	2203	33	3B	Bauman, John G	10.28	Gershal Ave		0.00	0.00%	4.38	42.67%
	2203	43	3A/3B	Bauman, John G	14.55	Isaacs Ave		7.88	54.16%	6.67	45.84%
	2203	4.01	3B	Bauman, John G & Anna	4.67	Henry Ave		4.67	100.00%	0.00	0.00%
	2203	42	3B	Bauman, John G & Anna L	10.44	Isaacs Ave		1.88	18.03%	8.56	81.93%
	2203	42.02	3B	Bauman, John G & Anna L	0.67	Isaacs Ave		0.67	100.00%	0.00	0.00%
4	2001	1.01	3B	Bifulco Brothers	29.38	Parvin Mill Rd		29.10	99.06%	0.28	0.94%
	2001	29.01	3A/3B	Bifulco Brothers	6.94	Almond Rd		6.85	98.59%	0.00	0.00%
	2701	32	3B	Bifulco, Umberto & Charlotte R	34.47	Almond Rd		0.24	0.69%	1.73	5.01%
	2001	29.02	3A/3B	Bifulco, Umberto Jr & Charlotte R	56.96	Almond Rd		51.75	90.84%	4.50	7.91%
5	2501	25	3A/3B	Birmingham, Theresa	11.76	Can House Rd		1.93	16.39%	9.83	83.61%
6	2201	18	3A/3B	Bishop, James E & Cindy R	11.29	Garden Rd		11.29	100.00%	0.00	0.00%
7	2002	3	3A/3B	Camp, Edith M	19.63	Alvine Rd		17.54	89.33%	0.02	0.10%
8	2201	11	3A/3B	Claypool, T L & Pontelandolfo, R	13.25	Henry Ave		13.25	100.00%	0.00	0.00%
9	2701	55	3A/3B	Clifford, James A	13.50	Alvine Rd		0.00	0.00%	3.23	23.90%
10	2601	6	3A/3B	Cook, John W & Nancy M	26.44	Central Ave		12.48	90.57%	1.30	9.43%
11	2701	37	3B	Creamer Sr, Edson R	18.13	Almond Rd		0.00	0.00%	3.12	17.22%
	2701	38	3B	Creamer Sr, Edson R	26.78	Almond Rd		0.00	0.00%	1.87	6.97%
12	2001	20	3B	Creamer, Jeffrey B	9.14	Almond Rd		0.00	0.00%	6.60	72.25%
	2002	1	3A/3B	Creamer, Jeffrey B	9.51	Almond Rd		6.25	65.74%	3.26	34.26%
13	2202	7	3A/3B	Decker, Gerald & Lois	14.80	Henry Ave		14.50	97.96%	0.30	2.04%
	2202	8	3B	Decker, Gerald & Lois	14.02	Henry Ave		13.91	99.19%	0.11	0.81%
14	501	2	3B	Delex Construction, Inc	6.93	Garden Rd		3.13	45.23%	3.79	54.77%
	501	2.01	3B	Delex Construction, Inc	4.78	Reckondorfer Ave		1.20	25.12%	3.58	74.88%

East Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% Statewide Imp.
	503	10.01	3B	Delex Construction, Inc	0.20	Mendes Ave		0.00	0.00%	0.20	100.00%
	501	2.02	3B	Delex Construction, Inc	0.98	Reckondorfer Ave		0.00	0.00%	0.98	100.00%
	501	4.01	3B	Delex Construction, Inc	2.19	Mendes Ave		1.98	90.26%	0.21	9.74%
	501	4.02	3B	Delex Construction, Inc	6.17	Mendes Ave		1.13	18.31%	5.04	81.69%
	503	10	3B	Delex Construction, Inc	0.13	Mendes Ave		0.00	0.00%	0.13	100.00%
15	2701	56	3B	Dreyfuss, Edith	49.80	Alvine Rd		0.00	0.00%	25.94	52.10%
16	2601	32	3A/3B	Frankel, Blossom K Trustee	31.54	Almond Rd		31.54	100.00%	0.00	0.00%
17	2202	1	3A/3B	Frohlich, Henry	12.87	Shiff Ave		11.60	90.14%	1.27	9.86%
18	601	3	3B	Garcia, Luis	63.34	Garden Rd		37.73	59.57%	8.96	14.15%
	601	10	3A/3B	Garcia, Luis	5.98	Garden Rd		2.39	40.05%	3.45	57.79%
19	2001	10	3A/3B	Goren, Shirley Rita & Sara, Lila M	4.87	Crystal Rd		4.87	100.00%	0.00	0.00%
	2001	11	3B	Goren, Shirley Rita & Sara, Lila M	10.22	Crystal Rd		5.16	50.54%	0.08	0.79%
	2003	21	3B	Goren, Shirley Rita & Sara, Lila M	14.51	Crow Pond Rd		12.52	86.32%	1.98	13.68%
20	2202	20.01	3A	Gruccio Jr, Philip A & Denise J	11.55	Shiff Ave		11.55	100.00%	0.00	0.00%
21	2002	4.01	3B	Hadfield, Timothy P & Kimberly	6.20	Alvine Rd		5.55	89.48%	0.00	0.00%
	2002	4	3A/3B	Hadfield, Timothy P & Kimberly A	14.98	Alvine Rd		12.27	81.86%	0.00	0.00%
22	2601	12	3A/3B	Hedgeman Mercer M & Audrey A	25.25	Alvine Rd		0.24	0.96%	0.00	0.00%
23	601	9	3A/3B	Helig, Nolan R & Devorah	13.44	Garden Rd		12.28	91.40%	1.16	8.60%
	2003	13	3B	Helig, Nolan R & Devorah	23.93	Garden Rd		23.93	100.00%	0.00	0.00%
24	2602	1	3B	Jahsst Inc C/O Bierig Bros Inc	10.11	Central Ave		3.68	36.44%	6.42	63.56%
25	2002	16	3A/3B	Jurewicz, Maria	11.28	Crow Pond Rd		11.28	100.00%	0.00	0.00%
26	2701	60	3A/3B	Kevra, William & Elizabeth Jean	10.64	Alvine Rd		0.00	0.00%	10.64	100.00%
27	2003	17	3B	Kupelian, J & Barbara Flores	29.18	Crow Pond Rd		29.18	100.00%	0.00	0.00%
	2003	22	3A/3B	Kupelian, Robert H	35.54	Shiff Ave		28.24	79.46%	7.30	20.54%
28	2003	16	3A/3B	Lenchitz, Norman	17.75	Crow Pond Rd		17.75	100.00%	0.00	0.00%
29	2202	12	3B	Levin, Barry B	7.34	Gershal Ave		4.63	63.12%	2.51	34.22%
	2202	13	3B	Levin, Barry B	12.74	Gershal Ave		9.99	78.41%	2.75	21.58%
30	2102	1	3B	Levin, C/O Sheryl Kenyon	2.64	Shiff Ave		0.02	0.86%	2.62	99.14%
	2102	2	3B	Levin, C/O Sheryl Kenyon	1.10	Shiff Ave		0.00	0.00%	1.10	100.00%
	2102	4	3A/3B	Levin, C/O Sheryl Kenyon	2.74	Gershal Ave		1.88	68.59%	0.86	31.41%

East Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% Statewide Imp.
	2202	15	3B	Levin, C/O Sheryl Kenyon	13.40	Gershal Ave		0.00	0.00%	13.40	100.00%
	2202	16	3B	Levin, C/O Sheryl Kenyon	13.69	Shiff Ave		1.69	12.34%	12.00	87.66%
	2301	1	3A/3B	Levin, C/O Sheryl Kenyon	13.68	Gershal Ave		0.23	1.70%	8.95	65.43%
	2301	2	3B	Levin, C/O Sheryl Kenyon	2.08	Gershal Ave		0.00	0.00%	0.35	17.01%
31	2503	4	3B	Lorentz, Grant & Raymond Et Als	3.05	Central Ave		0.00	0.00%	3.05	100.00%
	2503	22.03	3B	Lorentz, Grant & Raymond Et Als	18.37	Landis Ave		7.65	41.64%	10.72	58.36%
32	2201	14	3B	Lyettefi, Omar & Maria & N Lenchitz	11.32	Henry Ave		11.32	100.00%	0.00	0.00%
33	2201	19	3A/3B	Majek, John A & Martha E	12.19	Garden Rd		12.19	100.00%	0.00	0.00%
34	2601	4	3B	Mayerfeld Farm & Supply Co	12.34	Central Ave		10.67	86.48%	1.67	13.52%
	2101	50	3A/3B	Mayerfeld, Sali	15.71	Almond Rd		15.71	100.00%	0.00	0.00%
	2101	44	3A/3B	Mayerfeld, Henry D & Bernard Et Al	43.81	Almond Rd		26.34	60.14%	17.46	39.86%
	2601	31	3B	Mayerfeld, Martin Et Al	53.68	Almond Rd		49.08	91.43%	0.00	0.00%
35	503	16	3A/3B	Mihalecz, Jacob A & D Smith	12.52	Reckondorfer Ave		1.07	8.57%	1.59	12.70%
36	2701	46	3A/3B	Mihalecz, Stanley & Jean	11.16	Alvine Rd		1.87	14.12%	0.00	0.00%
37	2101	38	3B	Miller, John G & Ethel M	20.17	Almond Rd		3.04	15.09%	16.45	81.55%
	2101	42	3B	Miller, John G & Ethel M	19.87	Almond Rd		3.07	15.44%	16.80	84.56%
38	2501	5	3B	Miller, John G & Ethel M	5.93	Almond Rd		4.63	78.09%	1.30	21.91%
39	2101	13	3A/3B	Nichols, Christopher D & Dale K	10.55	59 Shiff Ave		9.38	88.90%	1.17	11.10%
40	503	26	3B	Nixholm Real Estate Holdings Llc	58.21	Crow Pond Rd		4.54	7.75%	39.43	67.26%
41	602	21	3A/3B	Nixholm, Curtis & Shari	55.84	Parvin Mill Rd		51.73	92.05%	4.47	7.95%
42	601	5	3A/3B	Nixholm, Ruth	71.71	Crow Pond Rd		15.48	21.59%	35.88	50.03%
43	2004	37	3A/3B	O'hara, Eileen & Maureen	28.81	Crystal Rd		7.36	24.94%	0.29	1.00%
44	2001	1.02	3A/3B	Pagels, Thomas R & Elizabeth Ann	3.98	Parvin Mill Rd		3.77	94.75%	0.21	5.25%
45	603	1	3B	Pagels, Thomas Robert & Elizabeth A	25.42	Crow Pond Rd		3.69	14.55%	4.92	19.42%
	603	26	3B	Pagels, Thomas Robert & Elizabeth A	0.27	English Rd		0.00	0.00%	0.00	0.00%
46	2003	15	3A/3B	Peters, Theodore & Kathy	12.81	Crow Pond Road		12.81	100.00%	0.00	0.00%
47	2201	6	3A/3B	Pinizzotto, Nicholas A Jr & Tamara	10.15	Crow Pond Rd		10.15	100.00%	0.00	0.00%
	3001	1	3B	Raab Group Et Al C/O A Raab	24.12	Landis Ave		0.00	0.00%	24.12	100.00%
48	2701	63	3A/3B	Raab Group The C/O Irving Raab	7.29	1161 Alvine Rd		0.00	0.00%	7.29	100.00%
	3002	1	3B	Raab Group The C/O Irving Raab	23.88	Landis Ave		0.00	0.00%	22.20	92.98%

East Project Area											
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% Statewide Imp.
49	2001	14	3A/3B	Rizzo, Anthony Jr	27.81	795 Alvine Rd		18.03	64.85%	0.67	2.42%
50	2004	36	3B	Sadeghian, Homayoon D C/O David	61.10	Crystal Rd		40.63	66.50%	9.08	14.86%
51	2101	36	3A/3B	Sauder, Daniel L	14.61	184 Almond Rd		0.54	3.73%	9.73	66.58%
52	3001	38	3B	Simmerman, Barbara J	22.64	Alvine Rd		0.00	0.00%	22.64	100.00%
	3001	39	3A/3B	Simmerman, Barbara J	26.66	1073 Landis Ave		0.00	0.00%	26.66	100.00%
	3002	2	3B	Simmerman, Barbara J	6.54	Alvine Rd		0.00	0.00%	6.19	94.53%
53	2002	6	3B	Smith, Walter L	0.36	Shiff Ave		0.22	62.32%	0.14	37.68%
	2001	15	3B	Smith, Walter L & Pelton	47.27	Alvine Rd		20.15	42.64%	14.09	29.82%
	2002	5	3B	Smith, Walter L & Pelton	30.18	Alvine Rd		17.60	58.31%	6.31	20.90%
54	2101	14	3A/3B	Swydersky, Sharon	10.00	27 Rosenfeldt Ave		9.14	91.45%	0.86	8.55%
55	2101	48	3A/3B	Tobolski Jr, Robert & Cynthia	14.47	292 Almond Rd		11.53	79.70%	2.94	20.30%
56	2102	7	3B	Walters, Ellen	2.86	Rosenfeldt Ave		2.61	91.18%	0.25	8.82%
	2102	8	3B	Walters, Ellen	2.59	Gershal Ave		1.09	42.26%	1.50	57.74%
	2101	16	3A/3B	Walters, Ellen & Christine Mesiano	11.18	39-41 Rosenfeldt Ave		9.08	81.26%	2.10	18.74%
	2101	17	3A/3B	Walters, Ellen & Christine Mesiano	8.19	Rosenfeldt Ave		7.99	97.55%	0.20	2.45%
57	601	12	3A/3B	Weaver, Lester & Miriam	10.02	750 Garden Rd		8.33	83.10%	0.00	0.00%
	2003	11	3A/3B	Weaver, Lester H & Miriam L	34.69	761 Garden Rd		34.69	100.00%	0.00	0.00%
58	2501	1	3B	Wozunk, Robert W & Sandra	4.52	Almond Rd		3.80	83.99%	0.72	16.01%
	2501	2	3A/3B	Wozunk, Robert W & Sandra	5.61	205 Almond Rd		5.61	99.95%	0.00	0.05%
59	2002	10	3A/3B	Yeager, Gilbert K & Madlyn	10.67	875 Crow Pond Rd		6.78	63.54%	0.00	0.00%
				<b>Total Acres Targeted Farms</b>	<b>1,911.44</b>			<b>999.37</b>	<b>52.54%</b>	<b>554.61</b>	<b>29.16%</b>
<b>Permanently Preserved Farms</b>											
1	2004	33	3B	Crystal, Samuel & Inge	31.44	Crystal Rd	Preserved				
2	2001	28	3A/3B	Parvin, Joseph W & Pauline L	20.28	510 Almond Rd	Preserved				
	2003	23	3B	Parvin, Joseph W & Pauline L	9.24	Crow Pond Rd	Preserved				
	2003	2	3A/3B	Parvin, Joseph W & Pauline L	57.42	712 Alvine Rd	Preserved				
	2003	3		Parvin, Joseph W & Pauline L	10.80	Alvine Rd	Preserved				
	2003	4.01	3B	Parvin, Joseph W & Pauline L	52.15	Alvine Rd	Preserved				
	2701	35	3B	Parvin, Joseph W & Pauline L	16.75	Almond Rd	Preserved				
	2701	36	3B	Parvin, Joseph W & Pauline L	16.60	Almond Rd	Preserved				

East Project Area										
Farm Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm	Prime Soils (Acres)	% Prime Soils	Statewide Importance Soils (Acres)	% State-wide Imp.
3	2101	52	Pittsgrove Farms, LLC	40.05	Crow Pond Rd	Preserved				
			<b>Total Acres Permanently Preserved</b>	<b>254.73</b>						
<b>Non-preserved, Under 10 Acres</b>										
	601	2	Cross, Joann H & William	7.06	Garden Rd					
	603	22	Basile, Daniel & Shiela	7.09	English Rd					
	2001	9	Sara, Lila Mae	9.37	Crystal Rd					
	2002	7	Trommello, Sandra Robinson Et Al	6.13	Shiff Ave					
	2002	8	Miller, Ronald & Penn, Tammatha L	5.67	Shiff Ave					
	2002	14	Pagano Jr, Joseph A & Victoria H	9.55	Crow Pond Rd					
	2003	5	Cole, Ruth J & Robin A	8.58	Garden Rd					
	2003	6	Puccio, Anthony P Jr & Louise K	8.14	Garden Road					
	2003	8	Puccio, Charles J	8.40	Garden Rd					
	2003	14	Atlantic City Electric Company	9.86	Crow Pond Rd					
	2004	29	Smith, David A & Margaret L	9.46	Alvine Rd					
	2101	47	Davis, Agnes V & William Israel	9.18	Almond Rd					
	2201	1	Klak, Andrezej A & Magdalena	7.88	Shiff Ave					
	2201	4	Reinman, John	8.89	Henry Ave					
	2201	16	Nichols, James K & Susan E	8.94	Crow Pond Rd					
	2202	18	Pace, Frank J & Marie C	6.20	Shiff Ave					
	2202	19	Wargo, Andrew S & Mary P	7.58	Shiff Ave					
	2501	24	Mayerfeld Farms & Supply Co, Inc	4.52	Central Ave					
	2601	1.02	Rentz, Jeffery W & Earleen Riggins	9.42	Can House Rd					
	2601	5	Kempa, Jeffrey T	6.38	Central Ave					
	2601	29	Haak, Gustav H Jr & Marilyn T	6.25	Almond Rd					
	2701	61	Varesio, Linda, Robinson	5.58	Alvine Rd					
	2701	62	Junghans, William A & Patricia	6.93	Alvine Rd					
			<b>Total</b>	<b>180.20</b>						

Source: DVRPC





*Source: DVRPC*

*A Field of Hay Bales*

## **6.0 ECONOMIC DEVELOPMENT**

### **6.1 CONSISTENCY WITH STATE AND COUNTY PLANNING EFFORTS**

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

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

### **6.2 EXISTING PROGRAMS**

This section describes existing farm support and economic development initiatives that are undertaken by a multitude of organizations and agencies, including the NJDA, USDA, nonprofit and industry groups, and companies.

#### **6.2.1 Farmer Support**

##### ***Farm Link Program***

The Farm Link Program is run by the New Jersey State Agricultural Development Committee and provides services and support to farmers at all stages. One of the program's objectives is to match farmers seeking access to land with landowners looking to lease or sell their farmland. Those looking for access to land are typically young or first-time farmers or experienced farmers seeking to expand or relocate their operations. The program also helps to arrange partnerships, apprenticeships, and work-in arrangements. Another service offered by the Farm Link Program is assistance in estate or farm transfer planning. The transference of a family farm or agricultural business can be a difficult task due to legal, tax, and other issues. The Farm Link Program provides a number of resources for estate and farm transfer planning and has developed a publication designed for farmers preparing to transfer farm ownership to the next generation: *Transferring the Family Farm: What Worked, What Didn't for 10 New Jersey Families*.

### ***New Farmers and Farmer Education***

The goals of the Rutgers New Jersey Agricultural Experimental Station (NJAES) Cooperative Extension are to “ensure healthy lifestyles; provide productive futures for youth, adults, and communities; enhance and protect environmental resources; ensure economic growth and agricultural sustainability; and improve food safety and nutrition.” The Cooperative Extension’s Department of Agricultural and Resource Management provides assistance, information, and consultation on issues related to agriculture, the environment, and natural resource management, as well as educational programs on increasing farm productivity. The New Jersey Farm Productivity Enhancement Classes operate through a grant from the New Jersey Department of Labor. They address topics such as improving profitability and cost management, English as a second language (ESL), business communications, farm equipment and worker safety, computer skills, and estate planning (Rutgers NJAES Cooperative Extension, <http://njaes.rutgers.edu/extension>).

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

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

### ***The New Farm***

The New Farm is a project of the Rodale Institute, an organization that encourages “regenerative agriculture” through research, outreach, and training. The New Farm website is an online magazine and resource inventory designed to provide organic and sustainable farmers with information on production, marketing, research, certification, weed and pest management, technology, and other resources. The website includes a number of content areas, such as a frequently updated organic price report; discussion forums; a directory of websites, publications, and agencies; a directory of farms, stores, buyers, and food businesses; classifieds; a directory of organic certifiers; a guide to research publications from the Rodale Institute; and online training programs (The New Farm, [www.newfarm.org](http://www.newfarm.org)).

### ***Financing Services and Loan Programs***

Farmers need assistance in securing financing to invest in their businesses, buy equipment, expand land holdings, erect farm buildings, and supply housing. NJDA provides a list of grants and other financial assistance opportunities in the areas of agriculture, conservation, and rural

development. These include Soil and Water Conservation Grants, Farmers' Market Promotion Grants, New Jersey Junior Breeder Loans, and Value-Added Producer Grants. There are also a number of programs providing financial assistance for green energy initiatives, skills training, and environmental management ([www.state.nj.us/agriculture/financialassistance.htm](http://www.state.nj.us/agriculture/financialassistance.htm)).

### ***USDA Farm Service Agency***

The USDA's Farm Service Agency (FSA) works to stabilize commodity prices in the agricultural industry for both farmers and consumers by financially helping farmers adjust to demand. The FSA has offices on the federal, state, and county levels that administer and manage farm and conservation programs, support loans and payments, and provide disaster relief ([www.fsa.usda.gov](http://www.fsa.usda.gov)).

Additionally, local governments can increase the amount of quality affordable housing for those employed in agriculture by leveraging federal and state funding (Hopewell Township, Cumberland County). For example, the USDA Rural Development Housing Program and the US Department of Housing and Urban Development (HUD) offer a number of loan and grant programs for individuals and families in rural areas. One of these is the USDA's Farm Labor Housing Program, which provides low-interest loans and grants for the development or improvement of housing for those employed in agriculture ([www.rurdev.usda.gov/rhs/mfh/brief\\_mfh\\_flh.htm](http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_flh.htm)).

The private sector has also recognized the importance of helping farmers find financing. Whole Foods Market, for example, has created the privately funded Local Producer Loan Program, from which \$10 million in low-interest loans will be awarded to farmers producing food on farms located near Whole Foods stores throughout the country ([www.wholefoodsmarket.com/](http://www.wholefoodsmarket.com/)).

### ***First Pioneer Farm Credit***

The First Pioneer Farm Credit is a cooperative that offers loans, insurance, business consulting, and other financial services to people in the agricultural industry in six states in the Northeast, including New Jersey. In addition, the First Pioneer Farm Credit lobbies for legislative and regulatory issues related to agriculture ([www.firstpioneer.com](http://www.firstpioneer.com)).

### ***Agricultural Marketing Resource Center***

Funded in part by USDA Rural Development, the Agricultural Marketing Resource Center (AgMRC) is a national virtual resource center providing the latest information on value-added agricultural enterprise development. The center has expertise in more than 150 different commodities and products. It also provides information on market trends in the food, fiber, pharmaceutical, energy, and tourism industries. Additionally, the website includes information on business creation and operation, current research, and other resources for value-added agriculture ([www.agmrc.org](http://www.agmrc.org)).

## 6.2.2 Agricultural Promotion, Markets, and Sales

### *Jersey Fresh*

The Jersey Fresh marketing campaign has existed for over 20 years and 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. Although New Jersey has very high rates of direct marketing compared with other states, these opportunities can be further expanded. Direct marketing allows proceeds to go directly to the farmer instead of to a chain of middlemen. It can also be very rewarding to the farmer to have immediate contact with the consumer. The creation of more farmers' markets or the development of a central market place could expand the potential of direct marketing. There are two farmers’ markets in Salem County, one in Gloucester County, three in Cumberland County, and six in Camden County, as listed below in **Table 22**.

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

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

Source: NJ Dept of Agriculture, 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, including farm markets, historic places, scenic vistas, 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, both schoolchildren and adults can learn about the process of food production and the importance of protecting their local food resources. Roadside markets and farm stores are other ways that consumers can purchase locally grown produce, flowers, and other agricultural products directly from the farmers. The New Jersey Conservation Foundation and the Salem County Board of Agriculture recently created a website dedicated to promoting agritourism in Salem County. This website highlights the many different kinds of agritourism activities present throughout the county. See **Table 23** below and also **Table C-6: Roadside Markets in Salem County** in **Appendix C**.

**Table 23: Agritourism in Salem County**

<b>Market</b>	<b>Location</b>	<b>Activities</b>
Auburn Road Vineyards	117 Sharptown-Auburn Road, Pilesgrove	Tasting room. Facilities available for events.
Chestnut Run Farm	66 Stewart Road, Pilesgrove	Specializing in Asian pear wines.
Cowtown Rodeo & Flea Market	780 Rt. 40, Pilesgrove	Rodeo open weekly, Saturday nights, late May through Sept. Variety of fruits & vegetables, food vendors, flea market.
J & F Battiato Farms	555 Quaker Neck Rd. Mannington, NJ	Pick your own strawberries.
Marlboro Farm Market & Garden Center	601 Route 49 Quinton, NJ	Pick your own pumpkins and pumpkin hay rides in the fall.
Salem County Fair	Salem County Fairgrounds, Rt. 40, Pilesgrove	A true agricultural fair with 4-H, livestock, home economics, horse shows, team penning, BBQ, food, and musical entertainment.
Salem County Giant Pumpkin Carve	Salem County Fairgrounds, Rt. 40, Pilesgrove	Giant pumpkins will be turned into works of art when amateur and professional artists compete. Musical entertainment, free hay rides, face painting, food, and more.
Salem Farmers' Market	West Broadway, Salem	Community Farmers Market offering a variety of fruits & vegetables, baked goods, and food vendors.
Sauder's Farm Market	184 Almond Rd., Pittsgrove	Farm Market Products.
Scarecrow Hollow Cornfield Maze	335 Quinton-Hancocks Bridge Road, Salem	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement.
Wojculewski's Sweet Corn	180 Upper Neck Rd, Pittsgrove	Farm Market Products.

Sources: NJ Dept of Agriculture, 2007, and New Jersey Conservation Foundation, 2008

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

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

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

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

The Jersey Fresh program also links interested restaurants with local farmers through its Hospitality Industry Program (NJDA *Economic Development Strategies 2007*). The South Jersey Independent Restaurant Association, known as 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 24** below is a list of Salem County farms that sell directly to independent restaurants in South Jersey. **Table 25** shows two Salem County restaurants that regularly buy from local farms. Even more Salem County restaurants take the opportunity to work directly with local farmers to create special menus for the “Farm to Fork” event.

***Table 24: Salem County Farms Participating in “Farm to Fork”***

<b>Farm</b>	<b>Location</b>
Adi Farms Joseph Lin	210 Fork Bridge Road, Pittsgrove, NJ 08318
A.T. Buzby Andy Buzby	21 Black Road, Woodstown, NJ 08098
Cassaday Farms, LLC George Cassaday, Jr.	145 Glassboro Road, Monroeville, NJ 08348
Fruitwood Farms	419 Elk Road, Rt 538, Monroeville, NJ 08343
Garden State Aquatic Nursery Florence Wood	335 Quinton-Hancocks Bridge Road, Salem, NJ 08079
Haynicz Brothers Orchards, LLC Daniel Haynicz	1092 Elk Road South 538, Monroeville, NJ 08343
Orchardview Farm Market	Rt. 553 & 538, Monroeville, NJ 08343
Porch Farms Ken Porch	59 Pennsville-Pedricktown Road, Pedricktown, NJ 08067
Stoe Creek Farm Farmer Carol Winchell	52 Frank Smith Rd., Salem, NJ 08079

*Source: South Jersey Independent Restaurant Association, 2007*

**Table 25: Salem County Restaurants that Directly Buy from Local Farms**

<b>Restaurant</b>	<b>Location</b>
Gus's Pizzeria & Texas Weiners	54 S Broadway, Pennsville, NJ 08070
La Vita's Family Restaurant	66 East Avenue, Woodstown, NJ 08098

*Source: Jersey Fresh, 2007*

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

Sales directly to institutions such as schools, hospitals, correctional facilities, restaurants, hotels, or other public or private institutions need to be encouraged. Institutional purchasing can provide a long-term contract, predictable demands, and higher profits to a local farmer. NJDA coordinates state purchases with local producers. The Department of Corrections and the School Lunch Program regularly purchase produce and goods from local producers. These state purchases of produce grown in New Jersey totaled \$3 million in 2006. However, both NJDA and other state departments and programs can increase local purchasing by looking at other states' practices.

### **6.2.3 Agricultural Support Businesses**

Southern New Jersey is well served by agricultural support businesses, such as farm supply stores, product distributors, and processors (see Section 2.1.2). Indeed, the number of businesses in Salem and adjoining counties that rely on agriculture or serve agricultural needs is quite astounding. Some of the economic value of these operations has been compiled by the federal and state Departments of Agriculture and the US Census, but most information pertains to employment and payroll figures. For example, according to 2005 County Business Patterns data compiled by the US Census, the annual payroll of employees in the farm and garden machinery and equipment merchant wholesalers sector in Salem County totaled nearly \$1.9 million. A more comprehensive assessment of the significance of the nonproducer agricultural industry in southwest New Jersey would be beneficial to understanding the value of farming more fully. Initial lists of these businesses are included in **Appendix C**.

### **6.2.4 Research and Innovation**

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

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



The Cooperative Extension Program of NJAES is the branch that serves as the educational resource for the agricultural industry and the public. The Rutgers Cooperative Extension program has offices in each of New Jersey's 21 counties, and it supports the local agricultural industry through agricultural agents, along with staff that assist homeowners and the general public. The Salem County Cooperative Extension office is located in nearby Woodstown and provides a wide array of services to farmers. It has Agents who specialize in particular aspects of farming and share expertise with other extension offices. The Cooperative Extension office also has staff who run the County's 4-H Program and the Family and Community Health Program, which provides gardening and lawn care assistance to homeowners and others (<http://salem.njaes.rutgers.edu>).

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

Another off-campus center of the Rutgers NJAES is the Food Innovation Center, located in Bridgeton, whose mission is to provide research, education, outreach, and business development services to New Jersey's agricultural and food industries. This includes helping individuals set up new businesses for processing and packaging. This center acts as an "incubator" for new and innovative efforts to enhance food production through its planning assistance (<http://foodinnovation.rutgers.edu>).

## **6.3 POTENTIAL STRATEGIES AND ANTICIPATED TRENDS**

This section discusses new economic development strategies that Pittsgrove Township could consider implementing or encouraging. The most significant agricultural investment farmers may need is irrigation. Although most farms in Pittsgrove Township have irrigation systems, some do not. Even farmers with irrigated land may wish to expand their irrigation infrastructure or transition to a more water-efficient system. In addition, the high cost and stringent regulations of irrigation are major concerns for area farmers. Anticipated trends relevant to the future of agriculture in New Jersey, Salem County, and Pittsgrove Township are also examined in this section. A number of other farmland preservation plans and resources from the federal and state Departments of Agriculture were consulted for these strategies, which are intended to enhance the economic viability of the agricultural industry.

### **6.3.1 Farmer Support**

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

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

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

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

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

Although some schools in Salem County have agricultural education programs, these and other agricultural training programs could be expanded or enhanced. The NJDA's Agriculture Development Initiative encourages the creation of labor resources and the training of those employed by agriculture. Agricultural education could be created or expanded at the secondary, county, college, and university levels. The development of a farm directory of those involved in agriculture could be useful as a tool for marketing and networking.

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

Efforts could be made in schools and for the general public to inform residents of the value of agriculture for the local economy, environment, and quality of life. The creation of a farm festival to promote locally grown products could generate additional revenue, as well as instill pride in the area's agricultural heritage.

### ***Land Use Regulations***

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

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

The formation of farmer cooperatives has been useful in many places to increase financial security for farmers. Farmer cooperatives help their members through processing and marketing commodities, furnishing farm supplies, and offering credit and other financial services. In addition to strengthening farmers' economic viability and reducing financial risk, participation in farmer cooperatives provides greater control over the production and distribution system and increases the bargaining power of farmers.

## **6.3.2 Direct Marketing**

### ***Marketplace Changes***

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

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

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

### ***Community Supported Agriculture***

Community Supported Agriculture (CSA) allows a consumer to buy a share, or prepay, to receive a weekly or biweekly supply of produce. A CSA enables a farmer to operate within a known cash flow, predetermine a customer base, diversify crops, reduce waste, reduce risk, and avoid going into debt at the beginning of a season. Customers can benefit not only from the interaction with a local farmer, but also by understanding how food is grown. Because CSA customers come to the farm to pick up weekly or biweekly shares of food, farmers can enjoy some of the benefits of participating in a farmers' market, like interacting with customers and obtaining higher profits from direct marketing, without losing money to transportation and spoiled and bruised produce. Additionally, a small amount of land can yield many customer shares.

Salem County has two CSA farms: the Philly Chile Company Farm in Monroeville and Adi Farms in Pittsgrove. Close to Pittsgrove, in Gloucester County, are two CSA farms: the Red Oak Ranch in Franklin Township and the Muth Family Farms in Monroe Township. Muth Family Farms has about 250 members in its CSA program, with 150 people on a waiting list.

## **6.3.3 Identifying Emerging Trends**

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

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

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

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

### ***Organic Farming***

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

The NJDA recommends the branding of *Jersey Organic* to promote the higher value of locally grown organic food. The USDA regulates the certification of organic products, and farms in New Jersey may receive USDA organic certification through the Northeast Organic Farming Association-NJ (NOFA-NJ), as previously described (See 6.1.1.). There are federal funds available through the USDA to help farmers offset the cost of certification by up to 75 percent. For farmers in the process of switching to organic methods but who have not completed the three-year qualifying period for certification, the NJDA offers a state program that can label products “transitional sustainable” so farmers can begin benefiting from the higher market value of organic foods.

According to NOFA-NJ, three farms in Salem County had organic certification as of November 2007: Adi Farms in Pittsgrove Township, DanLynn Farms in Pedricktown, and Neptune Farm in Salem.

### ***Alternative Energy***

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

## **6.4 IMPLEMENTING ECONOMIC DEVELOPMENT INITIATIVES**

### ***Survey***

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

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

A stronger connection and increased communication could be encouraged between Pittsgrove’s Agriculture Advisory Committee and the Salem County Board of Agriculture, as well as the SADC, to represent the agricultural community of Pittsgrove. The AAC will make every effort to continue to promote the agricultural interests of Pittsgrove Township.

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

The agricultural industry should be incorporated in the economic development plans of all municipalities, counties, and other state agencies. Members of the agricultural industry can be included in local and regional business organizations and economic development agencies. Traditional business support systems can also be enlarged to integrate agriculture. The presence of farmers on the Township Economic Development Committee could help promote the importance of agriculture for Pittsgrove’s economic base. The Elmer Chamber of Commerce has represented farming interests in the past and will continue to do so.

***Legislative and Regulatory Initiatives***

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



*Source: Catherine Wegner*

*The Preserved Wegner Farm in Pittsgrove Township*

## **7.0 NATURAL RESOURCE CONSERVATION**

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

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

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

The Natural Resources Conservation Service (NRCS), formerly known as the Soil Conservation Service (SCS), provides technical assistance to private land owners and managers to conserve their soil, water, and other natural resources. A relatively small government agency in the US 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 has 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 Pittsgrove Township is located on Cheyney 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 program is implemented by local Soil Conservation districts. These are special-purpose political subdivisions of the state charged with implementing natural resource conservation and assistance programs. The districts' jurisdictions follow county boundaries and they are locally governed, although they are not county government agencies.

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

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

Several financial and economic incentive programs and technical assistance are available to help farmers plan and use conservation practices on their farms. The United States Department of Agriculture Natural Resources Conservation Service (NRCS) has a Farm Service Agency office in Woodstown, Salem County, which serves Pittsgrove Township. NRCS staff members are available to work with farmers to help identify their conservation goals and then craft appropriate conservation plans to meet those goals.

Numerous programs provide financial incentives to help farmers voluntarily engage in these practices. Financial incentives can include rental payments to farmers for reserved land, easement payments, and cost-sharing – up to 100 percent for some programs – to develop and follow conservation plans.

Many of the conservation programs were funded under the 2008 Farm Bill. See **Appendix D: Conservation Programs for Farmers** for details of the programs.

## **7.3 WATER RESOURCES**

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

- Minimizing the use of synthetic chemicals, such as fertilizers, herbicides, pesticides, and fungicides, so as to lessen impacts to groundwater. Farmers should also coordinate 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 and organic byproducts, and from soil erosion. These buffers ideally take the form of a line of trees and shrubs, followed by a strip of native grass.
- Practicing water conservation techniques, such as drip irrigation and the reuse of water for certain farming types where it is viable, such as on smaller scale vegetable and fruit operations.

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

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

## **7.4 WASTE MANAGEMENT AND ENERGY CONSERVATION**

### **7.4.1 Waste Management**

The management of livestock waste has serious implications for the quality of ground and surface waters. Unrestricted, these wastes can cause serious water-quality problems by spreading harmful microorganisms into water sources to the detriment of humans, farm animals, and the ecosystem as a whole.

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

Mismanagement of the 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 farmers’ money through reuse. The traditional model of the farm included one where animal waste and crop residue were reused to fertilize farm fields, making the farm a partly closed system. Some recycling programs of benefit to farmers, especially to nurseries and horticultural operations, are described below.

#### ***Nursery and Mulch Film***

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



fees. Film is accepted year-round at the Cumberland County Solid Waste Complex in Deerfield, and the Occupational Training Center in Mount Holly, Burlington County.  
[www.nj.gov/agriculture/divisions/md/prog/filmsites.html](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. Nevertheless, this represents about a 50 percent savings in landfill tipping fees.  
[www.nj.gov/agriculture/divisions/md/prog/dirtyplastics.html](http://www.nj.gov/agriculture/divisions/md/prog/dirtyplastics.html)

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

A program exists that allows 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 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. [www.nj.gov/agriculture/divisions/md/prog/nurserypotlist.html](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 per ton in landfill tipping fees.

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

#### ***Wood Recycling***

There are two wood and stump recycling facilities in close proximity to Pittsgrove. They are Stellas Recycling in Upper Pittsgrove and Winzinger Recycling in Franklin Township, Gloucester County.

### **7.4.3 Energy Conservation**

Promoting increased energy conservation and renewable, local energy is one of the emerging priorities of New Jersey. Rising energy costs and continued improvements in technology have renewed interest in finding alternatives to supplement electric use on farms. As new energy

technologies develop, incentive programs become available to help make these alternatives more mainstream.

Among the technologies emerging for New Jersey farms is that of solar power, for which a variety of farm-related programs exist. The ***Environmental Quality Incentives Program (EQIP)*** includes cost-sharing for conservation practices, including solar energy. Grants and technical assistance can also be found via the US Department of Energy's ***Solar Energy Technology Program***, and the New Jersey Board of Utilities' ***Solar Energy for New Jersey Agriculture*** program. [www1.eere.energy.gov/solar/](http://www1.eere.energy.gov/solar/) and [www.njcleanenergy.com/renewable-energy/home/home](http://www.njcleanenergy.com/renewable-energy/home/home)

The ***Biodiesel Rebate Program for Farmers*** is a statewide incentive program that will reimburse farmers for the incremental cost of using biodiesel fuel in their vehicles, or for using a five-percent blend of Biodiesel instead of 100 percent petroleum heating oil. [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 US Department of Agriculture. These grants seek to foster research, development, and demonstrations of bio-based products, biofuels, and bioenergy under the aegis of making biomass a more competitive energy source. [www.rurdev.usda.gov/rbs/](http://www.rurdev.usda.gov/rbs/)

The ***Renewable Energy Systems and Energy Efficiently Improvements Program*** is authorized through the 2002 Farm Bill. It provides competitive grants and loan guarantees to agricultural producers to aid with purchasing renewable energy systems and making energy efficiency improvements. The program defines renewable energy as energy that is derived from a wind, solar, biomass, or geothermal source, or hydrogen derived from biomass or water using a wind, solar, or geothermal energy source. [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 is 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)

## 7.5 OUTREACH AND INCENTIVES

The township will work on promoting to farmers the conservation enhancement programs that are available through the Natural Resource Conservation Service and the New Jersey Agriculture Department, including the Conservation Reserve Enhancement Program (CREP) and the Wildlife Habitat Incentives Program (WHIP). The latter could be highly beneficial on farmland

with bog turtle habitat. It is important that Pittsgrove farmers understand what benefits they can derive from these programs. Such programs will link township environmental protection goals to those of its farming community.

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

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

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

In order for Pittsgrove Township's farming culture and industry to remain viable, sufficient policies must be in place to support agriculture as an appropriate and valuable land use. The Salem County Planning Board and the Salem County Agriculture Development Board support a number of policies and planning efforts that promote the county's agricultural industry, including right-to-farm ordinances. Right-to-farm ordinances are designed to protect farmers from complaints of nearby residents regarding the noise, odor, dust, traffic, and other perceived disturbances from normal farming operations. These ordinances can also protect from unnecessary ordinances and regulations that may conflict with agricultural activities.

Pittsgrove Township has in place several ordinances and ordinance provisions that are designed to protect farming operations from undue constraint. Pittsgrove Township's Right-to-Farm Ordinance (Chapter #60-3) recognizes farming as a natural right that is allowed on all land, regardless of zoning. Six separate agricultural practices are recognized and the noise, odors, dust, and fumes that are caused by these practices are permitted by the ordinance at all times of the day. However, this ordinance only applies to parcels greater than or equal to five acres. The ordinance is included here as **Appendix E**. The Agricultural Advisory Committee is recommending that the township adopt an ordinance that more closely matches the model right-to-farm ordinance provided by the SADC.

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

#### **8.1.2 Agricultural Buffers**

Section 60-3 of the township code requires buffers separating all nonresidential uses from residential uses, and buffers of 100 to 200 feet between active farmland and any other use.

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

The New Jersey Farmland Assessment Act of 1964 allows eligible farmland to have a reduced tax assessment. To be eligible, the property must have a minimum of five acres that has been actively devoted to agriculture or horticulture for at least two years. Land beneath or pertaining to the farmhouse is ineligible, and there are also requirements for the amount of gross sales

accumulated from the property. The Farmland Evaluation Advisory Committee evaluates the fair value for assessment based on each property's land use class.

## **8.2 OTHER STRATEGIES**

Township leaders are also reviewing other ordinances with the Agricultural Advisory Committee (AAC) to eliminate any barriers to farming and to add measures that make farm operations easier and farm preservation more amenable. One example is the restriction that currently exists in Pittsgrove on direct marketing of produce at roadside markets if the market is not located on the farmer's land. For farmers whose farm is on a less-traveled road, the sale via existing road markets on main roads requires a fee. The ordinance was intended to prevent unregistered roadside sales operations, but has the effect of prohibiting local produce from being sold locally.

The AAC intends to promote the establishment of more signs marking the preserved farmland in Pittsgrove Township. These signs come from the state and are not always available. Some counties, such as Gloucester, provide the signs directly. A subsidy toward the cost of the signs, or some other measure to facilitate getting these \$300 signs, would help publicize those lands that have been protected by their owners. Signage would also build resident support for the farmland preservation program in Pittsgrove Township generally.

### **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. A few areas in New Jersey have such signage. More would be helpful in educating drivers that they are driving in a farming community and need to respect agricultural vehicle movement. Most farm vehicles, like harvesters and tractors, do not travel faster than 40 miles per hour. Like wildlife crossings or school zones, vehicular movement route signs can signify to drivers to drive slower or to pass with care.

## **8.3 AGRICULTURE EDUCATION AND PROMOTION**

The Pittsgrove Township Agricultural Advisory Committee (AAC) is attempting to improve the agricultural industry through a combination of measures. The AAC has determined, thus far, that the best means of enhancing and supporting the farm industry in the township is to provide education to residents about farming and its importance to the community. This would help to prevent potential conflicts and would lay the groundwork for possible marketing enhancements and economic supports.

Education of the public would include development of literature about the role of farming in Pittsgrove and its importance in the history of the township. A pamphlet, aimed especially at new residents, would promote the recognition that Pittsgrove is a farming community and

address some of the coexistence issues that are most difficult for farmers. The pamphlet and a statement of recognition of the right-to-farm for purchasers to sign could be distributed when home sales occur, along with the certificate of occupancy. Other educational approaches might include publication in the township newsletter and in the local newspaper of periodic articles on farming topics and on “sharing” the community with farmers. The Right-to-Farm Ordinance should also be posted on the township website.

4-H programs are strong in Salem County, but there is no longer a Future Farmers of America program in the regional high school. Township educational efforts already include demonstrations at the township community day of farm equipment and an agriculture float for the event. A community-sponsored farm festival is another option that could be explored.

Pittsgrove Township’ Economic Development Committee (EDC) has as a primary goal the maintenance of the viability of agriculture. To that end the EDC has used its website and advertisements in the township’s calendar to promote local farmers as sources of many products including hay, straw, plants, scrubs, flowers, and all sorts of vegetables.



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## APPENDICES

A. Inventory of All Farmland-Assessed Land in Pittsgrove Township

B. Ranking Criteria

C. Agricultural Support

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

*Table C-2: Produce Wholesale Distributors in Southern New Jersey*

*Table C-3: Vegetable Auctions in New Jersey*

*Table C-4: Produce Cooperatives in New Jersey*

*Table C-5: Food Products Wholesale Suppliers and Distributors in Southern New Jersey*

*Table C-6: Roadside Markets in Salem County*

*Table C-7: Cold Storage Warehouses in Southern New Jersey*

D. Conservation Programs for Farmers

E. Right-to-Farm Ordinance



**APPENDIX A: INVENTORY OF ALL FARMLAND-ASSESSED LAND IN PITTSBURGH TOWNSHIP**

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
101	7	Fox Shopping Ctr, Inc & B Fox	Harding Hwy	1		12.15	10.16	0	1.99	0	0	0	
101	19	Hannah Jr, Charles	Dutch Row Rd	1		10	5	0	5	0	0	0	
101	20	Wentzell, Joseph E & Angela S	Dutch Row Rd	1		15.76	13.77	0	1.99	0	0	0	
101	27	Wentzell, Edward & Joseph E	Dutch Row Rd	1		23.87	6.5	0	17.37	0	0	0	
103	29	Budd, Randal A & Herbert A Jr	Buck Rd	1		34.83	0	0	0	34.83	0	0	
103	30	Budd, Randal A & Herbert A Jr	Buck Rd	1		14.35	0	0	0	14.35	0	0	
103	31.01	Dubois, Robert C & Mary Lou	Willow Grove Rd		1	71.7	36.12	0	35.58	0	0	0	Preserved
104	53	Figlio, Thomas P & S Whitehouse	Buck Rd	1		2	0	0	0	2	0	0	
104	54	Figlio, Thomas P & S Whitehouse	Buck Rd	1		1.89	0	0	0	1.89	0	0	
104	56	Figlio, Thomas P & S Whitehouse	Buck Rd	1		97.43	0	0	0	97.43	0	0	Woodland Mgmt Plan (WMP)
104	59	Petronglo, Julia	Langley Rd	1		77	62.75	0	14.25	0	0	0	
104	61	Petronglo, Julia	Willow Grove Rd	1		11.93	11.93	0	0	0	0	0	
104	63	Dubois, Robert C & Mary Lou	Willow Grove Rd		1	10.94	9.4	0	1.54	0	0	0	
201	3	Replete Capital Ltd	Harding Hwy	1		47.3	0	0	47.3	0	0	0	
201	4	Mannino, Steven J & Geraldine	161 Harding Hwy	1		18.93	0	0	0	18.93	0	0	
201	6	Walker, Glenn & Donna	153 Harding Hwy	1		21.68	0	0	21.68	0	0	0	
201	41	Nemeth, Robert L	51 Harding Hwy		1	80.25	12	0	0	68.25	0	0	
201	43	Hill, Floyd	37 Harding Hwy	1		6.15	6.15	0	0	0	0	0	
201	49	Walker Bros	Fork Bridge Rd	1		15.42	12.46	0	2.96	0	0	0	Preserved
201	50	Walker Bros	Fork Bridge Rd	1		18.36	1.34	0	17.02	0	0	0	Preserved
201	53	Walker Bros-Samuel & Everett Walker	Langley Rd North	1		2.81	0	0	2.81	0	0	0	Preserved

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
201	56	Walker Brothers	Langley Rd North	1		1.7	0	0	1.7	0	0	0	Preserved
201	73	Kim, Young Song & Chong Ki	134 Langley Rd		1	52.48	14.1	0	3	0	0	0	
201	73.01	Russell, Jeffrey D & Mi Suk	Langley Rd		1	17.26	13	0	3.26	0	0	0	
201	73.02	Kim, Young Song & Chong Ki	Langley Rd		1	17.71	17	0	0.71	0	0	0	
201	85	Walker Bros-Samuel & Everett Walker	Langley Rd	1		40.78	40.78	0	0	0	0	0	Preserved
201	86.01	Cantoni, Charles & Bonnie	456 Langley Rd		1	9.03	6	0	2	0	0	0	
201	88	Walker Bros	Porchtown Rd	1		18.73	12.38	0	5.35	0	0	0	Preserved
201	94	Langley, Clarence Jr	Langley Rd	1		13.94	13.49	0	0.45	0	0	0	
202	1	Petronglo, Julia	Langley Rd	1		23.24	23.24	0	0	0	0	0	
202	2	Schmidt, Louise	Langley Rd	1		11.56	11.56	0	0	0	0	0	
202	3	Davenport, Robert C & Elaine C	Langley Rd	1		4.52	4.52	0	0	0	0	0	
202	3.01	Davenport, Robert C & Elaine C	Langley Rd	1		3.76	3.76	0	0	0	0	0	
202	3.02	Davenport, Robert C & Elaine C	Langley Rd	1		3.36	3.36	0	0	0	0	0	
202	29	Dirkes, Gerald C Sr & Margaret	Harris Rd	1		3.3	3.3	0	0	0	0	0	
202	30	Dirkes, Gerald C & Margaret G	Harris Rd	1		4.22	4.22	0	0	0	0	0	
202	35	Wegner, Herbert G & Catherine V	Porchtown Rd	1		20.1	17.31	0	2.79	0	0	0	
202	44	Shelton, Kenneth Sr & Krs Excavating	Willow Grove Rd	1		17.92	0	0	17.92	0	0	0	
202	45	Shelton, Kenneth Sr & Krs Excavating	Willow Grove Rd	1		22.77	22.77	0	0	0	0	0	
202	46	Hughes, Myrtle K	Willow Grove Rd	1		39.47	30.42	0	9.05	0	0	0	
202	48	Schmidt, Louise	Willow Grove Rd	1		32.49	31.07	0	1.42	0	0	0	
202	49	Schmidt, Louise	Willow Grove Rd	1		18.75	18.75	0	0	0	0	0	
202	50	Petronglo, Edward J & Lori	Willow Grove Rd	1		11.84	6	0	5.84	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
202	59	Petronglo, Edward J & Lori	Willow Grove Rd	1		15.49	0	0	15.49	0	0	0	
203	1	Thompson, Bobby L & Karen J	Langley Rd	1		10.29	0	10	0	0	0	0	
203	5	Walker Bros	Porchtown Rd	1		33.06	33.06	0	0	0	0	0	Preserved
203	7	Walker Bros	Porchtown Rd	1		7.12	7.12	0	0	0	0	0	Preserved
204	7	Perez, Samuel & Loretta	Porchtown Rd	1		15.54	0	13.92	1.62	0	0	0	
204	8	Perez, Samuel & Loretta	Fork Bridge Rd	1		1.02	0	1.02	0	0	0	0	
301	2	Walker Bros	Porchtown Rd	1		12.37	12.37	0	0	0	0	0	Preserved
301	3	Coblentz, William W & Kathleen	Fork Bridge Rd	1		31.07	16	0	15	0	0	0	
301	4.01	J E Waterhouse, LLC	Fork Bridge Rd	1		6.9	5.5	0	1.4	0	0	0	
301	5	J E Waterhouse, LLC	291 Fork Bridge Rd	1		7.6	5	0	2.6	0	0	0	
301	6	Waterhouse, Joshua J & Tara Jean	Fork Bridge Rd	1		5.96	5	0	0.96	0	0	0	
301	7	Donovan, John C & Diane M	Fork Bridge Rd	1		6.01	5.01	0	1	0	0	0	
301	11	Wegner, Herbert G	Fork Bridge Rd		1	9.29	8.61	0	0.68	0	0	0	Preserved
301	12	Bruns, Richard & Valerie	Fork Bridge Rd	1		5	5	0	0	0	0	0	
301	18	Schneider, Jean M	Fork Bridge Rd	1		4	0	0	0	4	0	0	
301	25	Gyory, Randall J	Willow Grove Rd	1		12.68	6.68	0	6	0	0	0	
301	28	Wegner, Herbert Gates	Willow Grove Rd		1	17.48	0	0	17.48	0	0	0	Preserved
301	29	Wegner, Herbert G	Willow Grove Rd		1	20.48	0	0	20.48	0	0	0	Preserved
301	30	Wegner, Herbert G	Willow Grove Rd		1	3.53	0.51	0	3.02	0	0	0	
301	32	Walker, Everett H Et Al	Willow Grove Rd	1		67.88	14.8	0	53.08	0	0	0	Preserved
301	34	Wegner, Herbert G & Catherine V	Willow Grove Rd		1	29.37	26.44	0	2.93	0	0	0	Preserved
301	38	Walker Bros	Porchtown Rd	1		24.54	18.39	0	6.15	0	0	0	Preserved
303	11	Jim Sullivan, Inc.	125 Crow Pond Rd	1		31.5	0	0	31.5	0	0	0	
303	22	Sayres, Josephine	Crow Pond Rd		1	35.97	14.65	0	21.32	0	0	0	
303	23	Sayres, Josephine	Crow Pond Rd		1	1.89	1.89	0	0	0	0	0	
303	25	Rivera, Anival	Crow Pond Rd	1		9	9	0	0	0	0	0	



Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
303	25.02	Macauley, Ronald G & Jennie E	191 Crow Pond Rd	1		16	0	16	0	0	0	0	
303	29	Cook, William & Erna	Upper Neck Rd	1		5.85	5.85	0	0	0	0	0	
304	15	Little, Robert W III & Susan E	English Rd	1		32.35	0	0	0	32.35	0	0	WMP
304	40	Powell, Aixza	Crow Pond Rd	1		9.72	0	0	0	9.72	0	0	
304	40.01	Powell, Aixza	Crow Pond Rd	1		10	0	0	0	10	0	0	
304	53	Wegner, Herbert G & Catherine V	Willow Grove Rd		1	9.28	5.28	0	4	0	0	0	Preserved
304	55	Walker, Everett H Et Als	Willow Grove Rd	1		20.14	13	0	7.14	0	0	0	Preserved
304	56	Wegner, Herbert G	Willow Grove Rd		1	20.57	15	0	5.57	0	0	0	Preserved
304	57	Wegner, Herbert Gates	Willow Grove Rd		1	5.19	4	0	1.19	0	0	0	Preserved
304	58	Wegner, Herbert Gates	Willow Grove Rd		1	4.47	2.97	0	1.5	0	0	0	Preserved
304	59	Wegner, Herbert G	Willow Grove Rd		1	12.26	10.26	0	2	0	0	0	Preserved
304	63	Waterhouse, John & Elizabeth	Willow Grove Rd	1		9.49	9	0	0.49	0	0	0	
306	15	Pollock, Steve & Janice	Upper Neck Rd	1		1.72	0	0	0	1.72	0	0	
306	16	Pollock, Steven J & Janice M	752 Upper Neck Rd	1		8.53	0	0	0	8.53	0	0	
306	17	Rudley, Lloyd Dave	Upper Neck Rd	1		7.69	6.78	0	0.91	0	0	0	
306	21	Rasmussen, John T	English Rd	1		3.24	6.5	0	2.58	0	0	0	
401	3	Datuk, Peter T & Beverly	Porchtown Rd	1		151.45	0	0	0	151.45	0	0	WMP
401	28	T Gatt Land, LLC	Willow Grove Rd	1		25.92	16.61	0	9.31	0	0	0	
401	29	Monfardini, James A & Renate	958 Willow Grove Rd	1		0	0	0	52.43	0	0	0	
401	35	Schneider, Jean M	Fork Bridge Rd	1		23.75	0	0	0	23.75	0	0	
401	36	Niedzialek, Lawrence A & Eileen	Fork Bridge Rd	1		6.25	0	0	0	6.25	0	0	
401	37	Niedzialek, Lawrence A & Eileen K	Fork Bridge Rd	1		3	0	0	0	3	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Crop/land Harvested	Crop/land Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
401	45	Conney, Joseph M & Margaret M	Fork Bridge Rd	1		7.12	2.64	0	4.48	0	0	0	
401	46	Figlio, Nathan L & Barbara J	Fork Bridge Rd	1		11.16	5.54	0	5.62	0	0	0	
401	60	Walker, Marvella	271 Fork Bridge Road	1		20	10	0	10	0	0	0	
401	61	Lin, Joseph & Dah Lun	Fork Bridge Rd	1		17.11	12.9	0	4.21	0	0	0	
401	62	Walker Bros	Fork Bridge Rd	1		7.86	7.35	0	2.71	0	0	0	Preserved
501	1	Barkley, Marian L	Garden Rd	1	1	13.52	12.4	0	1.12	0	0	0	
501	2	Delex Construction, Inc	Garden Rd	1	1	8.78	8.78	0	0	0	0	0	
501	2.01	Delex Construction, Inc	Reckondorfer Ave	1	1	3.56	3.56	0	0	0	0	0	
501	2.02	Delex Construction, Inc	Reckondorfer Ave	1	1	0.97	0.97	0	0	0	0	0	
501	4	Delex Construction, Inc	Garden Rd	1	1	1.31	1.31	0	0	0	0	0	
501	4.01	Delex Construction, Inc	Mendes Ave	1	1	2.65	2.65	0	0	0	0	0	
501	4.02	Delex Construction, Inc	Mendes Ave	1	1	4.61	4.61	0	0	0	0	0	
503	10	Delex Construction, Inc	Mendes Ave	1	1	9.84	4.71	0	0	0	0	0	
503	10.01	Delex Construction, Inc	Mendes Ave	1	1	4.72	4.72	0	0	0	0	0	
503	16	Mihalecz, Jacob A & D Smith	Reckondorfer Ave	1		11.47	5	0	5	0	0	0	
503	26	Nixholm Real Estate Holdings LLC	Crow Pond Rd	1	1	58.63	36.55	0	22.08	0	0	0	
503	35	Lacioppa, Thomas	Parvin Mill Rd	1	1	13.94	13.94	0	0	0	0	0	
503	36	Lacioppa, Thomas	Jesse Bridge Rd	1	1	0.83	0.83	0	0	0	0	0	
503	40	Atlantic City Electric Co	Jesse Bridge Rd	1	1	14.87	14.87	0	0	0	0	0	
503	41	Dobson, Arret & Carrie	Jesse Bridge Rd	1	1	9.46	0	0	0	9.46	0	0	WMP
503	41.01	McLaughlin, Colin & Deborah	1437 Jesse Bridge Rd	1		8.6	0	0	0	8.6	0	0	
503	41.02	Hughes, Steven & Suzanne	1429 Jesse Bridge Rd	1		8.01	0	0	0	8.01	0	0	
601	2	Sadeghian, Homayoon David	Garden Rd	1	1	6.03	3.03	3	0	0	0	0	
601	3	Garcia, Luis	Garden Rd	1	1	64	13	5.26	45.74	0	0	0	
601	5	Nixholm, Ruth	Parvin Mill Rd	1	1	72.47	39.9	0	32.57	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
601	9	Helig, Nolan R & Deborah	Garden Rd	1		6.59	6.59	0	0	0	0	0	
601	9.01	Helig, Nolan R & Deborah	Crow Pond Rd	1		6.1	6.1	0	0	0	0	0	
601	10	Garcia, Luis	Garden Rd		1	5	0	5	0	0	0	0	
601	12	Weaver, Lester & Mirriam	Garden Rd	1		8.83	6.44	1.39	1	0	0	0	
602	1	Cole, Robin A & Ruth J	Alvine Rd	1		5	5	0	0	0	0	0	
602	9	Cook, John W & Nancy M	Alvine Rd	1		20.58	10.58	0	10	0	0	0	
602	10.01	Cook, John William & Nancy Marie	Alvine Rd	1		17.77	6.63	0	11.14	0	0	0	
602	11	Cook, John W & Nancy M	418 Alvine Rd	1		4.44	4.44	0	0	0	0	0	
602	12	Basile, Daniel & Sheila	Alvine Rd	1		41.01	0	0	0	41.01	0	0	
602	15	Henry, William & Carol	Alvine Rd	1		25.21	10.33	0	14.88	0	0	0	
602	18	Kershak, George	Upper Neck Rd	1		9.62	9.62	0	0	0	0	0	
602	19	Lamarra, Thomas W & Judy Ann	Crow Pond Rd	1		33	0	0	0	33	0	0	
602	20	Basile, Ronald Et Als	Crow Pond Rd	1		95.23	46.73	0	1.77	46.73	0	0	WMP
602	21	Nixholm, Curtis & Shari	Parvin Mill Rd	1		55.98	34.85	0	21.13	0	0	0	
603	1	Pagels, Thomas Robert & Elizabeth A	420 Crow Pond Rd	1		24.95	3.63	0	0	21.32	0	0	
603	3	Basile, Ronald Et Als	Crow Pond Rd	1		25	0	0	0	25	0	0	
603	22	Basile, Daniel & Shiela	English Rd	1		78.95	16	0	0	62.95	0	0	23
603	26	Pagels, Thomas Robert & Elizabeth A	English Rd	1		0.26	0.26	0	0	0	0	0	
604	18	Lacioppa, Thomas	Upper Neck Rd	1		24.47	24.47	0	0	0	0	0	
604	20	Lacioppa, Thomas	Parvin Mill Rd	1		19.9	19.9	0	0	0	0	0	
604	21	Lacioppa, Thomas	Parvin Mill Rd	1		47.76	46.76	0	0	0	0	0	
604	22	Superior, William J & Mary	Parvin Mill Rd	1		45.64	23	0	22.64	0	0	0	
701	8	Hall, Steven	Porchtown Rd	1		110.44	0	0	110.44	0	0	0	
701	9	Hall, Steven	Porchtown Rd	1		80.36	72.45	0	7.91	0	0	0	
701	17	Penven, Robert L & Gayle A	Upper Neck Rd	1		51	0	0	0	51	0	0	WMP
701	22.01	Pierson, Doris V	Alvine Rd	1		5	5	0	0	0	0	0	
701	33	Cervini, Daniel R	Alvine Rd	1		23.5	9.22	0	14.28	0	0	0	

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701	36	Ruggieri, Michael & Kimberly	465 Alvine Rd	1		24.57	0	0	24.57	0	0	0	
701	37	Jasper Pooch, LLC	483 Alvine Rd	1		24.19	0	0	24.19	0	0	0	
701	47	Mucciarelli, Laura J	Garden Rd		1	12.1	11.1	0	1	0	0	0	
701	48	Weinberg, Seymour	Garden Rd		1	49	17.36	0	31.64	0	0	0	
701	49	Jaffe, Howard S Et Als	Garden Rd		1	27	16	0	11	0	0	0	
701	50	Palaia, Anthony F Trustee	Garden Rd	1		21.3	11.75	0	9.55	0	0	0	
701	50.02	Palaia, Anthony F Trustee	Garden Rd	1		2.5	2.5	0	0	0	0	0	
701	51	Wilson, Joan	Garden Rd		1	5	5	0	0	0	0	0	
701	52	Deelsma-Donelson, Tara	Garden Rd		1	8.73	8.73	0	0	0	0	0	
701	54	Wean, Bruce D & Blanche	Garden Rd	1		7.74	7.74	0	0	0	0	0	
701	56	Christal Properties, LLC	Garden Rd		1	81.92	81.92	0	0	0	0	0	
701	60	Mihalecz, Joseph E	Garden Rd	1		12.17	9.49	0	2.68	0	0	0	
801	1	Shelton, Kenneth Sr & Krs Excavating	Willow Grove Rd		1	12.04	12.04	0	0	0	0	0	
801	18	Tamagni III, Henry	Alvine Rd	1		19.04	0	0	0	19.04	0	0	
801	21	Hughes, Myrtle K	Willow Grove Rd		1	28.76	25.63	0	3.13	0	0	0	
801	22	Schmidt, Louise	Willow Grove Rd		1	17.34	17.34	0	0	0	0	0	
801	25	Morrison, Elfriede-Doering	Porchtown Rd	1		11.1	6.33	0	4.77	0	0	0	
801	33	Firth, William K Jr	Holdcraft Rd		1	40.55	21.83	0	18.72	0	0	0	
801	34	Tamagni, Henry III	Willow Grove Rd	1		93.05	13.05	0	0	80	0	0	WMP
801	35	Schmidt, Louise	Willow Grove Rd		1	14.86	14.86	0	0	0	0	0	
801	36	Toal-Kibort, Patricia	Holdcraft Rd		1	9.21	9.21	0	0	0	0	0	
801	37	Toal-Kibort, Patricia	Holdcraft Rd		1	24.13	24.13	0	0	0	0	0	
801	39	Paulaitis Jr, Charles E	Holdcraft Rd	1		54.9	34.2	0	20.7	0	0	0	Preserved
801	40	Mccracken, Denise M	Porchtown Rd		1	10.09	9.09	0	1	0	0	0	
801	40.03	Van Keuren, Shirley S	Porchtown Rd		1	43.32	43.32	0	0	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
801	41	Paulaitis, Charles E Jr & Catherine	Lawrence Corner Rd	1		5.13	15.56	0	0	0	0	0	42
801	43	Paulaitis, Charles E Jr	Lawrence Corner Rd	1		86.23	86.23	0	0	0	0	0	Preserved
801	44	Hughes, Myrtle K	Hughes Rd	1		40.3	29.63	0	10.67	0	0	0	
801	45	Olbrich, Edward B & Beth J	Hughes Rd	1		0.5	0.5	0	0	0	0	0	Non-buildable
801	47	Olbrich, Carl & Edward	Lawrence Corner Rd	1		5.34	5.34	0	0	0	0	0	8-Year
801	48	Toal-Kibort, Patricia	Lawrence Corner Rd		1	45.73	45.73	0	0	0	0	0	
802	18	Crisanti, Dennis & Denise	Upper Neck Rd	1		9.27	7.61	0	2.16	0	0	0	
802	36	Crisanti, Dennis & Denise	Porchtown Rd	1		20.49	11.67	0	8.82	0	0	0	
802	37	Basilone, Norman A & Deborah A	Porchtown Rd	1		37.18	10	0	27.18	0	0	0	
901	4	J.E. Waterhouse, LLC	Lawrence Corner Rd	1		23.76	17.97	0	5.79	0	0	0	
901	4.01	Mace, Peter & Barbara	Lawrence Corner Rd	1		16.05	16.05	0	0	0	0	0	
901	6	J E Waterhouse, LLC	Lawrence Corner Rd	1		10.78	10.78	0	0	0	0	0	
901	9	Caliber Farm, LLC	Lawrence Corner Rd		1	15.44	7.72	0	7.72	0	0	0	
901	9.01	Caliber Farm, LLC	Lawrence Corner Rd		1	11.18	5.59	0	5.59	0	0	0	
901	9.02	Palumbo, John W & Cipparone, Gina A	Lawrence Corner Rd		1	12.77	6.89	0	5.878	0	0	0	
901	48	Wesh, Douglas A & Constance	668 Buck Rd	1		13.99	0	8.3	5.69	0	0	0	
901	57	Deitrich, Chris & Sandra L	Buck Rd	1		28.65	28.65	0	0	0	0	0	
902	4	Wojculewski, John F Sr & Aleta L	Upper Neck Rd	1		28.68	28.68	0	0	0	0	0	Preserved
902	36	Rumpp, Michael A & Susan E	Mc Kishen Rd		1	5.67	5.67	0	0	0	0	0	

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902	36.01	Wojculewski, John Sr & Aleta	Mekishen Rd	1		64.94	48.33	0	16.61	0	0	0	Preserved
903	1	Hall, Steven	Porchtown Rd		1	23.41	16.08	0	7.33	0	0	0	
903	2	Hall, Steven	Porchtown Rd		1	23.52	0	0	23.52	0	0	0	
903	3	The Menajlo Family Partnership	Porchtown Rd		1	19.8	8.23	0	11.57	0	0	0	
903	19	Garrison, Ivan L	Centeron Rd	1		8.01	6.61	0	1.4	0	0	0	
903	26	Foster, Bradford R & Joann	Upper Neck Rd	1		67.82	25.03	0	42.79	0	0	0	
903	27	Olbrich, Joanne H	Upper Neck Rd	1		11.49	9	0	2.49	0	0	0	
904	2	Olivet Methodist Church	Centeron Rd		1	9.07	9.07	0	0	0	0	0	
904	4.01	Olivet Cemetery Assoc & C Glass	Olivet Rd	1		9.6	9.6	0	0	0	0	0	
1001	10	Dubois, Robert C & Mary Lou	Willow Grove Rd		1	27.92	11.58	0	16.34	0	0	0	Preserved
1001	12	Dubois, Robert C & Mary Lou	Willow Grove Rd		1	21.16	18.48	0	2.68	0	0	0	Preserved
1001	14	Romano, Frank P & Barbara A	Buck Rd	1		15.23	6.38	0	8.85	0	0	0	
1001	20	Giordano, Andrea & Charles	Lawrence Corner Rd	1		5.74	0	0	0	0	5.74	0	
1001	21	Wilson III, Harry J & Donna M	Lawrence Corner Rd	1		16.63	16.63	0	0	0	0	0	
1002	1	Dubois, Robert C & Mary Lou	Buck Rd	1		2.98	1.78	0	1.2	0	0	0	Preserved
1002	5	Petronglo, Julia	Willow Grove Rd	1		7.7	6.45	0	1.25	0	0	0	
1002	12	Toal-Kibort, Patricia	Holdcraft Rd		1	33.5	7.57	0	25.93	0	0	0	
1002	13	Toal-Kibort, Patricia	Holdcraft Rd		1	15.94	15.94	0	0	0	0	0	
1002	14	Hughes, Charles E	Hughes Rd	1		36.62	33.72	0	2.9	0	0	0	
1002	15	Olbrich, Carl & Edward	Hughes Rd	1		25.71	25.71	0	0	0	0	0	8-Year
1002	16	Olbrich, Carl & Edward	Hughes Rd	1		29.4	19.21	0	10.19	0	0	0	8-Year
1002	17	Olbrich, Edward & Carl	Hughes Rd	1		8.22	8.22	0	0	0	0	0	
1002	19	Olbrich, Edward B	Hughes Rd	1		56.9	9.1	0	0	47.8	0	0	WMP
1002	26	Petronglo, Julia	Buck Rd	1		44.96	9	0	35.96	0	0	0	

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1101	1	Bolnick, Helen	Centerteron Rd		1	46.9	46.9	0	0	0	0	0	3
1101	5	Timberman, John R	Lawrence Corner Rd		1	17.36	9.5	0	7.86	0	0	0	
1101	11	Passmore, Kathleen J	Buck Rd		1	9.19	7.19	0	2	0	0	0	
1101	11.01	Leitner, Nicholas F & Shirley A	Buck Rd	1		5.7	5.7	0	0	0	0	0	
1101	11.03	Ebling III, Thomas A & Margaretanne	Buck Rd	1		6.5	6.5	0	0	0	0	0	
1101	16	Iveson III, F W Et Al C/O M Iveson	Centerteron Rd	1		14.1	5.5	0	8.6	0	0	0	
1101	40.01	Emigholz, Nicholas & Michelle	Centerteron Rd	1		5	5	0	0	0	0	0	
1101	41	Hetzell, Nelson L & Cyndy W	Centerteron Rd	1		16.26	7.47	0	8.79	0	0	0	
1101	42	Dimedio, Paula A	Centerteron Rd	1		17.11	9.11	0	8	0	0	0	
1101	42.03	Sharp, William S & Patricia A	Centerteron Rd	1		18.29	16	0	2.29	0	0	0	
1101	44	Laplugh, William S & Sheri L	Centerteron Rd	1		26.17	0	0	26.17	0	0	0	
1101	45	Hall Rentals	Centerteron Rd	1		27.43	17.87	0	9.56	0	0	0	
1101	46	Hall Rentals	Centerteron Rd	1		28.74	7.17	0	21.57	0	0	0	
1101	48	Hannold, Edith	Centerteron Rd	1		8.12	6.52	0	1.6	0	0	0	
1102	1	Becker, Erick D & Phyllis M	Centerteron Rd	1		2.57	0	2.57	0	0	0	0	
1102	2	Brisbin, James W & Dorothy L	Centerteron Rd	1		10.68	10.68	0	0	0	0	0	
1102	3	Bolnick, Helen	Centerteron Rd	1		75.18	60.1	0	15.08	0	0	0	
1102	6	Visconti, Rocky & Kathy	Centerteron Rd	1		30.04	10	0	20.04	0	0	0	
1102	12	Hannold, Edith	Centerteron Rd	1		31	23	0	8	0	0	0	
1102	13	Olbrich, Carl & Edward	Centerteron Rd	1		41.02	32.39	0	8.63	0	0	0	
1102	14	Hall Rentals	Centerteron Rd	1		93.17	43.14	0	50.03	0	0	0	
1102	14.01	Hall Partnership	Centerteron Rd	1		2	2	0	0	0	0	0	
1102	15	Schalick, Oakford A III & Julianne	Centerteron Rd	1		38.53	14.3	0	7.5	0	0	0	
1102	15.01	Schalick, Oakford A Jr & Barbara	Centerteron Rd	1		16.74	9.24	0	7.5	0	0	0	
1102	16	Harris, Leslie Jr & Alice M	Centerteron Rd	1		7.74	6.15	0	1.59	0	0	0	
1102	23	Lickfeld, Robert F. Jr.	Centerteron Rd	1		10.03	6.46	0	3.57	0	0	0	8-Year

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1102	24	Mandel, Joseph	Centeron Rd		1	14.04	8.88	0	5.16	0	0	0	
1102	25	De Angelis, Florence	Centeron Rd		1	33.16	24.76	0	8.4	0	0	0	
1102	26	Ternay Jr, William T	Centeron Rd		1	5.58	2.51	0	3.07	0	0	0	
1102	27	Ternay, William T	Centeron Rd		1	8.44	4.18	0	4.26	0	0	0	
1102	34	Garrison, Gerald C/O R Garrison	Sheep Pen Rd		1	12.96	12.96	0	0	0	0	0	Preserved
1102	34.01	Garrison, Donald G	Sheep Pen Rd		1	15.37	15.37	0	0	0	0	0	Preserved
1102	34.02	Garrison, Donald G	Sheep Pen Rd		1	19.84	0	0	19.84	0	0	0	Preserved
1102	34.03	Garrison, Ronald W	Sheep Pen Rd		1	5.18	0	0	5.18	0	0	0	Preserved
1102	34.04	Garrison, Ronald W	Sheep Pen Rd		1	7.55	0	0	7.55	0	0	0	Preserved
1102	34.05	Garrison, Ronald W	Sheep Pen Rd		1	14.93	14.93	0	0	0	0	0	Preserved
1102	35	Garrison, Donald & Joanne	Sheep Pen Rd		1	18.5	15.17	0	3.33	0	0	0	
1102	37	Garrison, George W-Trust & Maryetta	Sheep Pen Rd		1	34.77	33.88	0	0.89	0	0	0	Preserved
1102	38	Stephens, William & Marrero, J	Lower Mill Rd	1	22.76	0	0	0	0	0	22.76	0	
1102	42	Garton, Philip C	Lower Mill Rd		1	32.86	20.36	0	12.5	0	0	0	
1102	43	Lester, Jeffrey M & Deborah B	Lower Mill Rd	1	62.18	37.22	0	0	24.96	0	0	0	
1102	61	Crispin, Lydia F C/O Ronald	Lower Mill Rd		1	4.93	1.93	0	3	0	0	0	
1102	62	Crispin, Lydia C/O Ronald	Lower Mill Rd		1	22.5	16.9	0	5.6	0	0	0	
1102	78	Becker, Erick D & Phyllis	Centeron Rd	1	6.42	0	6.42	0	0	0	0	0	
1201	1	Appel, Albert	Burlington Rd	1	9.77	9.26	0	0	0.51	0	0	0	
1201	2	Appel, Albert	Burlington Rd	1	7.4	7.4	0	0	0	0	0	0	
1201	3	Greco, Dante MD	Burlington Rd		1	3.97	3.97	0	0	0	0	0	Pt UPR PTSGRV
1201	5	Leathern, Patricia & Tobin D	Burlington Rd		1	8.21	6.67	0	1.54	0	0	0	
1201	6	Johnson, Anna L	Burlington Rd		1	14.46	14.46	0	0	0	0	0	
1201	8.02	Eachus, Virgil & Ward	Eft Rd		1	4.82	4.82	0	0	0	0	0	Preserved
1202	1	Greco, Dante MD	Burlington Rd		1	2.89	2.89	0	0	0	0	0	Pt UPR PTSGRV
1202	2	Brooks, Raymond L & Joan D	Burlington Rd		1	0.51	0.51	0	0	0	0	0	
1202	3	Greco, Dante MD	Burlington Rd		1	20.86	18.33	0	2.53	0	0	0	



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1202	4	Tice, Barry Scott & Joanne Glaspey	Salem Street		1	0.69	0.69	0	0	0	0	0	
1202	9	Greco, Dante, MD	Mill Rd		1	54.23	50.88	0	3.35	0	0	0	Pt UPR PTSGRV
1202	11	Greco, Dante, MD	Mill Rd		1	46.27	46.27	0	0	0	0	0	
1202	13	Greco, Dante, MD	Burlington Rd		1	64.4	60.93	0	3.47	0	0	0	
1202	14	Greco, Dante, MD	Sand Bridge Rd		1	40.52	23.76	0	16.76	0	0	0	
1202	16	United Sportsmen Assoc Of N America	Sand Bridge Rd	1		0.22	0	0	0	0.22	0	0	
1203	2	K S & L E Bradway Irrevocable Trust	Burlington Rd		1	59.42	38.35	0	21.07	0	0	0	
1203	3	Greco, Dante MD	Sand Bridge Rd		1	0.67	0	0	0.67	0	0	0	
1203	5	United Sportsmen Assoc Of N America	224 Sand Bridge Rd	1		73.17	0	0	0	73.17	0	0	
1203	7	Johnson, Anna L.	Sand Bridge Rd		1	9.73	2.96	0	6.77	0	0	0	
1203	8	United Sportsmen Assoc Of N America	Sand Bridge Rd	1		17.21	0	0	0	17.21	0	0	
1203	9	United Sportsmans Asso Of N America	Sand Bridge Rd	1		29.89	0	0	0	29.89	0	0	
1203	10	Greco, Dante, MD	Sand Bridge Rd		1	52.59	47.18	0	5.41	0	0	0	
1203	12	Nelson, Horace J	Mill Rd		1	7.2	7.2	0	0	0	0	0	
1203	15	Riegel, Helen	Mill Rd	1		20.59	11.79	0	8.8	0	0	0	
1203	18.02	Noel, Joseph	Lower Mill Rd	1		15.34	8.08	0	7.26	0	0	0	
1203	20	Hannold, Elwood R & Myrtle R	Mill Rd (Off)		1	24.29	16.84	0	7.45	0	0	0	
1203	20.01	Shields, Stephanie	Mill Rd		1	6	6	0	0	0	0	0	
1203	29	Keenan, Joseph W & Susan C	Lower Mill Rd	1		18.75	13	0	5.75	0	0	0	
1203	34	United Sportsmans Assoc Of N Americ	Lower Mill Rd	1		47.38	0	0	0	47.38	0	0	

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1203	36	Brown, Daniel M & Lynne M	913 Lower Mill Rd	1		21.37	0	0	0	21.37	0	0	
1203	40	Rutter, Clyde W Jr	953 Lower Mill Rd	1		11.84	0	10.84	0	0	0	0	
1203	46.01	Dubois, Henry D Jr & Steven J	Lower Mill Rd	1		63	27.87	0	35.13	0	0	0	
1203	47	Castellano, Helen A Et Al	Palatine Rd	1		10.5	10.5	0	0	0	0	0	
1203	48	Eachus, Ella V C/O Ward E	Palatine Rd	1		40	40	0	0	0	0	0	Preserved
1203	49	Eachus, Ella V C/O Ward E	Palatine Rd	1		94.5	70.93	0	23.57	0	0	0	Preserved
1203	50	Kramer, David & Joyce	Palatine Rd	1		60.96	35.41	0	25.55	0	0	0	
1203	50.01	Monti, Christina V & L Laumerq	Palatine Rd	1		6.14	6.14	0	0	0	0	0	
1204	12	Harz, Richard & Susan Lee	Salem St Rear	1		15.81	15.36	0	0.45	0	0	0	Pt ELMER
1204	14	Timberman, Burroughs W & Helen J	Salem St	1		1.68	1.68	0	0	0	0	0	
1204	18	Timberman, Burroughs & Helen J	Sand Bridge Rd	1		14.46	14.46	0	0	0	0	0	
1204	18.04	Timberman, Burroughs & Helen J	Sand Bridge Rd	1		1.37	0	0	1.37	0	0	0	
1204	22	Harz, Nicholas & Jennifer L	Mill Rd	1		10.42	10.42	0	0	0	0	0	
1204	23	Collins, Sean J	Mill Rd	1		6.81	6.81	0	0	0	0	0	
1205	2	Zane, Wade A & Tammie S	Mill Rd	1		1.16	0	1.16	0	0	0	0	
1205	27	Zane, Wade A & Tammie S	96 Sand Bridge Rd	1		4.09	0	4.09	0	0	0	0	
1301	1	Eachus, Virgil & Ward	Eft Rd	1		36.61	36.61	0	0	0	0	0	Preserved
1301	1.01	Poole, Everett E Jr & Elizabeth	Burlington Rd	1		0.13	0.13	0	0	0	0	0	Preserved
1301	4	Dubois, Henry D & Steven J	Burlington Rd	1		77.53	73.43	0	4.1	0	0	0	Pt UPR PTSGRV
1301	5	Brooks Jr, William N & Diane F	Eft Rd	1		6.24	6.24	0	0	0	0	0	Pt UPR PTSGRV
1301	7	Harz, Eric & Michele	Burlington Rd	1		11	8.95	0	2.05	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
1301	8	Trexler, James J & Stacy K	Burlington Rd	1		16.15	0	0	0	16.15	0	0	
1301	9	Harris, Earl W & Marie	Pole Rd	1		13.11	6.91	0	6.2	0	0	0	Preserved
1302	2	Williams, Bruce E Jr & Ruth	Burlington Rd	1		7.83	2.15	0	5.68	0	0	0	
1302	5	Williams, Bruce E Jr & Ruth	Rattlesnake Lane	1		17.19	12.19	0	5	0	0	0	
1302	6	Dubois, Henry & Steven	Rattlesnake Lane		1	4.44	4.44	0	0	0	0	0	Preserved
1303	2	Kramer, David & Joyce	Palatine Rd		1	17.5	17.5	0	0	0	0	0	
1303	3	Garton, Philip C & Marie	Palatine Rd		1	20.76	18.24	0	2.52	0	0	0	
1303	4	Hluchy, Robert	Palatine Rd		1	115.5	103.85	0	11.65	0	0	0	8-Year
1303	9	Wright, Gertrude	Griers Lane		1	13.04	10.5	0	2.54	0	0	0	
1303	12	Du Bois, Henry D Jr & Steven	Greenville Rd	1		8.6	8.6	0	0	0	0	0	Preserved
1303	13	Dubois, Henry & Steven	Greenville Rd		1	17.08	17.08	0	0	0	0	0	Preserved
1303	14	Taylor, R William & Eileen T	Greenville Rd		1	11.4	6.55	0	4.85	0	0	0	
1303	15	Voros, Peter I	Greenville Rd	1		4.66	0	0	0	4.66	0	0	
1303	16	Voros, Peter I	Greenville Rd	1		27.35	0	0	0	27.35	0	0	
1303	17	Hluchy, Joyce L	Greenville Rd		1	14.56	45.42	0	2.95	0	0	0	18
1303	19	Banceer, Joseph H & Ann Marie	Burlington Rd		1	5	5	0	0	0	0	0	
1303	20	Banceer, Joseph N & Rose Marie	Burlington Rd		1	12.74	12.74	0	0	0	0	0	
1304	6	Ward, Ferol C Estate	Palatine Rd		1	29	29	0	0	0	0	0	
1304	7	Hluchy, Robert	Palatine Rd		1	47.74	47.74	0	0	0	0	0	
1304	11	Ward, Gerald C Sr & Molly	Olivet Rd		1	21.93	21.93	0	0	0	0	0	
1304	14	Safford, Michael J & J Griffith	Olivet Rd		1	23.75	23.75	0	0	0	0	0	
1304	25	Du Bois, Henry D Jr & Steven J	Greenville Rd	1		24.4	15.25	0	9.15	0	0	0	Preserved
1304	26	Griffith, Milbourn Jr & Sally Jo	Griers Lane	1		6	6	0	0	0	0	0	
1304	29	Hluchy, Robert	Du Bois Rd		1	33.71	27.96	0	5.75	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Crop/land Harvested	Crop/land Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
1401	2	Harris, Earl W & Marie	Pole Rd	1		25.45	25.45	0	0	0	0	0	Preserved
1401	2.02	Harris, Earl W & Marie	Burlington Rd	1		4.28	4.28	0	0	0	0	0	Preserved
1401	3	Bush, Dean A & Patricia A	Burlington Rd	1		14.45	5.14	0	0	0	0	0	
1401	3.01	O'brien, David Et Al	Burlington Rd	1		9.07	7.17	0	1.9	0	0	0	
1401	4	Mannino, Giulio & Rosa	Burlington Rd	1		16.19	7.39	0	8.8	0	0	0	
1401	5	Du Bois, David W	Burlington Rd	1		62.76	47.37	0	15.39	0	0	0	6
1401	8	Dubois, Christian B	Burlington Rd	1		29.24	29.24	0	0	0	0	0	
1401	8.01	Dubois, Steven J	Griers Lane	1		30.24	30.24	0	0	0	0	0	
1401	9	Dubois, Henry & Steven	Griers Lane	1		26.8	26.8	0	0	0	0	0	Preserved
1401	10	Garrison, Ivan L	Griers Lane (Rear)		1	1.48	1.48	0	0	0	0	0	Pt UPR PTSGRV
1402	1	Perry, Robert G & Elsworth E	Rattlesnake Lane		1	72.4	27.65	0	44.75	0	0	0	
1402	1.01	Ridgway, Theodore C & Beverly P	Burlington Rd	1		7.8	7.8	0	0	0	0	0	
1402	2	Dubois, Henry & Steven	Rattlesnake Lane		1	62.29	51	0	11.29	0	0	0	Preserved
1402	6	Du Bois, Henry D Jr & Steven	Griers Lane	1		35.54	25.59	0	9.95	0	0	0	Preserved
1402	8	Dubois, Henry D	Griers Lane	1		29.3	22.62	0	6.68	0	0	0	
1402	8.01	Dubois, Byron & Steven J Jr	Griers Lane		1	29.3	22.62	0	6.68	0	0	0	
1403	1	Johnson, Donald & Nancy	Griers Lane		1	12.25	12.25	0	0	0	0	0	
1403	2	H D Dubois & S J Dubois, Partners	Griers Lane	1		70.85	70.85	0	0	0	0	0	Preserved
1403	3	Garrison, Donald C & Louise	Burlington Rd	1		38.93	38.93	0	0	0	0	0	Preserved
1404	1	Du Bois, Steven J & Linda	Griers Lane	1		6.03	4.93	0	1.1	0	0	0	
1404	2	Du Bois, Henry D Jr & Steven J	Greenville Rd	1		53.19	35.19	0	18	0	0	0	Preserved
1404	3	Bennett, Barbara A & S Garrison Jr	Greenville Rd	1		49.82	0	0	0	49.82	0	0	Preserved
1404	4	Garrison, Donald C & Louise E	Olivet Rd	1		33.214	33.21	0	0	0	0	0	Preserved
1404	6	Garrison, Stephen A & Janet S	Burlington Rd		1	57.15	52.55	0	4.6	0	0	0	Preserved
1404	7	H D Dubois & S J Dubois, Partners	Burlington Rd	1		90.75	69.25	0	21.5	0	0	0	Preserved

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
1405	1	May, M Wayne	Greenville Rd	1		11.04	8.46	0	2.58	0	0	0	
1405	7.01	Rera, Lenny J & Beth Ann	Greenville Rd		1	33.26	33	0	0.26	0	0	0	
1405	8	Parkell, Linda G	Greenville Rd	1		5.3	0	0	0	5.3	0	0	WMP
1405	16.02	Parkell, Linda Garrison	Husted Station Rd	1		3.3	0	0	0	3.3	0	0	
1405	18	Parkell, Linda G	Greenville Rd	1		3.68	0	0	0	3.68	0	0	WMP
1405	20	Parkell, Linda G	Greenville Rd	1		10.29	0	0	0	10.29	0	0	22
1405	21	Hannon, Adam & Linda Parkell	Greenville Rd	1		0.48	0	0	0	0.48	0	0	
1405	23	Parkell, Linda Garrison	Greenville Rd	1		17.18	0	0	0	17.18	0	0	
1405	24	Garrison - Parkell, Linda L	Greenville Rd	1		7.31	0	0	0	7.31	0	0	
1405	25	Garrison, Donald C & Louise E	Olivet Rd	1		28.09	7.69	0	20.4	0	0	0	Preserved
1405	26	Garrison, Roger W	Burlington Rd		1	5.64	5.64	0	0	0	0	0	27
1405	28	Garrison, Roger W & Dianne E Fox	Burlington Rd		1	5.1	5.1	0	0	0	0	0	
1405	29	Garrison, Donald C & Louise E	Burlington Rd	1		38.48	27.15	0	11.33	0	0	0	Preserved
1405	30	Garrison, Stephen A & Janet S	Olivet Rd		1	20.56	19	0	1.56	0	0	0	Preserved
1405	30.01	Parkell, Linda	Olivet Rd	1		25.31	10	0	15.31	0	0	0	
1405	33	Parkell, Linda G	Olivet Rd	1		17.1	0	0	0	17.1	0	0	WMP
1405	34	Parkell, Linda G	Greenville Rd	1		4.33	0	0	0	4.33	0	0	
1406	1	Garrison, Donald C & Louise	Burlington Rd	1		4.7	4.7	0	0	0	0	0	Preserved
1501	1	Mitchell, Joseph F	Deerfield Rd		1	23.39	21.79	0	1.6	0	0	0	
1501	7	Garrison, Ivan L	Centerton Rd	1		30	7	0	23	0	0	0	
1502	5	Helms, Richard J Jr & Diane	Greenville Rd	1		1.93	1.93	0	0	0	0	0	
1502	6	Helms, Richard Jr & Diane	Greenville Rd	1		4.19	4.19	0	0	0	0	0	
1502	8	Manno, Salvatore J & Anette R	Greenville Rd	1		5.66	5.66	0	0	0	0	0	
1502	10	Watson, John	Greenville Rd		1	4.33	0	4.33	0	0	0	0	
1502	11	Watson, John	338 Greenville Rd		1	2.83	0	2.83	0	0	0	0	
1502	12	Watson, John	Greenville Rd		1	4.67	0	4.67	0	0	0	0	

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1502	18	Neher, Walter & Deborah	Olivet Rd	1		5.8	5.8	0	0	0	0	0	
1502	20	Hluchy, Robert	Husted Station Rd		1	59.13	57.54	0	1.8	0	0	0	Preserved
1502	33	Favorito, Anthony & Anna	Husted Station Rd	1		25.88	20.52	0	5.36	0	0	0	
1502	34	Manno, Salvatore & Annette	Husted Station Rd	1		5.2	0	0	5.2	0	0	0	
1503	1	Kandle Warren E Jr & Ethel G	Husted Station Rd		1	171.7	94.2	0	77.5	0	0	0	Preserved
1503	7	Favorito, Anthony & Anna	Husted Station Rd		1	25.44	24.44	0	0	0	0	0	
1503	7.01	Favorito, Anthony & Anna	Husted Station Rd		1	56.7	16.22	0	40.48	0	0	0	
1503	12	Berkauzer, John P & Donna A	Husted Station Rd	1		25.79	13.29	0	12.5	0	0	0	
1503	12.01	Acevedo, Rene & Julia	Husted Station Rd		1	9.82	5.72	0	4.1	0	0	0	
1503	12.02	Mulford, Lisa & Swydersky Sr Edward	Husted Station Rd		1	7.41	5.01	0	2.4	0	0	0	
1503	12.03	Demore, Samuel A & Lois G	Husted Station Rd		1	8.98	6.28	0	2.7	0	0	0	
1503	73	Lake Centerton Pk Homeowners Assoc	Deerfield Rd		1	15	15	0	0	0	0	0	
1503	79	Toye, Joseph Estate	Deerfield Rd		1	9.06	8.06	0	1	0	0	0	
1503	80	Toye, Joseph Estate	Deerfield Rd		1	0.5	0.5	0	0	0	0	0	
1503	81	Toye, Joseph Estate	Deerfield Rd		1	16.63	8.5	0	8.13	0	0	0	
1503	82	Tupper, Alma & K Cass Execut	Deerfield Rd		1	2.53	0	0	2.53	0	0	0	
1511	1.02	Gaunt, John S & Nancy L	Palatine Rd		1	58.8	10.9	0	0	0	0	0	
1511	1.05	Williams, Robert C & Kathleen M	Palatine Rd		1	8	8	0	0	0	0	0	
1511	1.06	Iaconelli, Michael J	Palatine Rd		1	9.3	9.3	0	0	0	0	0	

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1511	1.07	Brooks, Neil R & Linda M	Palatine Rd		1	7.6	7.6	0	0	0	0	0	
1511	1.08	Dromgolle Trust & D Capes, Esq.	Palatine Rd		1	7.6	7.6	0	0	0	0	0	
1511	1.09	Dromgolle Jr, Arthur P	Palatine Rd		1	8	8	0	0	0	0	0	
1511	1.1	Cooper, Peter L. & Denise	Palatine Rd		1	7.4	7.4	0	0	0	0	0	
1511	9	Dubois, Henry D Jr & Steven J	Lower Mill Rd	1	29.02	6.85	0	22.17	0	0	0	0	
1511	11	English, Edward J & Shannon	Sheep Pen Rd		1	12	12	0	0	0	0	0	
1601	19	Garrison, Ivan L	Centeron Rd	1	9.4	9.4	0	0	0	0	0	0	
1601	22	Waller, Harry	Centeron Rd	1	5.05	5.05	0	0	0	0	0	0	
1601	24	Garrison, Ivan L	Centeron Rd	1	6.35	6.35	0	0	0	0	0	0	
1601	25	Garrison, Ivan	Centeron Rd	1	21.93	21.18	0	0.75	0	0	0	0	
1606	1	Garrison, Ivan L	Porchtown Rd	1	3.1	3.1	0	0	0	0	0	0	
1701	2	Garrison, Ivan L	Centeron Rd	1	52.44	40.19	0	12.25	0	0	0	0	3
1701	5	Garrison, Ivan L	Centeron Rd	1	44.58	39.25	0	5.33	0	0	0	0	
1801	2	The Menajlo Family Partnership	Garden Rd		1	10.91	7.83	0	3.08	0	0	0	
1801	3	Carman, Edward W	Garden Rd	1	34.37	0	0	0	34.37	0	0	0	
1801	4	Carman, Edward W & Paula	Garden Rd	1	401.44	0	0	0	71.68	0	0	0	WMP
1801	5	Mihalecz, Joseph E	Garden Rd	1	20.63	10.48	0	10.15	0	0	0	0	
1801	5.01	Mihalecz, J E Jr & J E Sr & T	Garden Rd	1	4.16	4.16	0	0	0	0	0	0	
1801	5.02	Mihalecz, Debra & Joseph & Teresa	Garden Rd	1	2.04	2.04	0	0	0	0	0	0	
1801	6	Digregorio, Angelo & Evelyn E	Garden Rd	1	67.84	64.66	0	3.18	0	0	0	0	
1801	11	Mihalecz, John K & Jane A	Muller Rd	1	36.59	26.59	0	10	0	0	0	0	
1801	13	Donelson, Tara L & Ryan J	Muller Rd		1	16.63	16.63	0	0	0	0	0	
1801	14	Cook, John	Parvin Mill Rd	1	57.68	16.5	0	41.18	0	0	0	0	
1801	15	Smith, Walter L & Pelton	Parvin Mill Rd		1	39.53	18.25	0	21.28	0	0	0	
1801	26	Snyder, James D	Almond Rd	1	20.38	19	0	1.38	0	0	0	0	

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1801	27	Snyder, Harry E & Patricia B	Almond Rd	1		7.96	7.96	0	0	0	0	0	
1801	28	Fisher, John D & Patricia J	Almond Rd	1		7.89	6.39	0	1.5	0	0	0	
1801	29	Snyder, Harry W & Nona L	Almond Rd	1		25.43	9.15	0	16.28	0	0	0	
1801	49	Tkach, Andrew H	Almond Rd	1		13.46	10.01	0	2.45	0	0	0	
1801	51	Dubois, Robert D & Tammy L	Almond Rd		1	7.01	7.01	0	0	0	0	0	
1801	52	Poolake, Heiki & Donna A	Almond Rd		1	11.1	10.85	0	0	0	0	0	
1801	71	Dendinos, Denise	1009 Parvin Mill Rd		1	18	11	0	7	0	0	0	
1801	72	Halter, Glendon & Carol A	Parvin Mill Rd		1	16.89	12	0	4.89	0	0	0	
1801	73	Kmrc LLC C/O Marilyn R Chappius	Parvin Mill Rd		1	86.5	39.1	0	47.4	0	0	0	
1901	6	Freeman, Joseph L	485 Garden Rd	1		23.83	0	0	22.83	0	1	0	
1901	11	Weinberg, Mark Et Al	Garden Rd	1		9.3	9.3	0	0	0	0	0	
1901	12	Weinberg, Mark Et Al	Garden Rd	1		12.74	12.74	0	0	0	0	0	
1901	17	Weinberg, Mark Et Al	Parvin Mill Rd	1		23.4	23.4	0	0	0	0	0	
1901	18	Bernardini, Steven & Jo-Ellen	Parvin Mill Rd	1		13.73	0	0	0	13.73	0	0	
1901	18.01	Bernardini, Steven & Joellen	Parvin Mill Rd	1		3	0	0	0	3	0	0	
2001	1.01	Bifulco Brothers	Parvin Mill Rd	1		31.62	28	0	3.62	0	0	0	
2001	1.02	Pagels, Thomas R & Elizabeth Ann	Parvin Mill Rd		1	5.15	5	0	0.15	0	0	0	
2001	9	Sara, Lila Mae	Crystal Rd		1	8.75	0	0	8.75	0	0	0	
2001	10	Goren, Shirley Rita & Sara, Lila M	Crystal Rd		1	3.6	3.6	0	0	0	0	0	
2001	11	Goren, Shirley Rita & Sara, Lila M	Crystal Rd		1	10	10	0	0	0	0	0	
2001	14	Rizzo Jr, Anthony D	Alvine Rd		1	28.3	15.05	0	13.25	0	0	0	
2001	15	Smith, Walter L & Pelton	Alvine Rd		1	47.3	21.11	0	26.19	0	0	0	
2001	17	Basolis, Elbert G Et Al	Alvine Rd		1	97.93	41.8	0	56.13	0	0	0	



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2001	20	Creamer, Jeffrey B	Almond Rd	1	1	9.69	3	0	6.69	0	0	0	
2001	28	Parvin, Joseph W & Pauline L	Almond Rd	1		18.27	17.47	0	0.8	0	0	0	Preserved
2001	29:01	Bifulco Brothers	Almond Rd	1		10.16	10.16	0	0	0	0	0	
2001	29:02	Bifulco, Umberto Jr & Charlotte R	Almond Rd	1		55.46	49	0	6.46	0	0	0	
2002	1	Creamer, Jeffrey B	Almond Rd	1	1	8.4	3.75	0	4.65	0	0	0	
2002	3	Camp, Edith M	Alvine Rd	1	1	18.93	15.65	0	3.28	0	0	0	
2002	4	Hadfield, Timothy P & Kimberly A	Alvine Rd	1		14.34	8.34	0	6	0	0	0	
2002	4:01	Hadfield, Timothy P & Kimberly	Alvine Rd	1		6.29	3.29	0	3	0	0	0	
2002	5	Smith, Walter L & Pelton	Alvine Rd	1	1	30.57	24.4	0	6.17	0	0	0	
2002	6	Smith, Walter L	Shiff Ave	1	1	0.1	0.1	0	0	0	0	0	
2002	7	Trommello, Sandra Robinson Et Al	Shiff Ave	1	1	5.94	5	0	0.94	0	0	0	
2002	8	Miller, Ronald & Penn, Tammatha L	Shiff Ave	1	1	5.4	5.4	0	0	0	0	0	
2002	10	Yeager, Gilbert K & Madlyn	Crow Pond Rd	1		9.69	0	9.69	0	0	0	0	
2002	14	Pagano, Victoria H	Crow Pond Rd	1		8.85	8.85	0	0	0	0	0	
2002	16	Jurewicz, Maria	Crow Pond Rd	1	1	9.5	9.5	0	0	0	0	0	
2003	2	Parvin, Joseph W & Pauline L	Alvine Rd	1		66.3	64.02	0	2.28	0	0	0	Preserved
2003	4:01	Parvin, Joseph W & Pauline L	Alvine Rd	1		52.96	27.56	0	25.4	0	0	0	Preserved
2003	5	Cole, Ruth J & Robin A	Garden Rd	1		7.36	6.63	0	0.66	0	0	0	
2003	6	Puccio, Anthony P Jr & Louise K	Garden Rd	1	1	7.24	5.2	0	2.04	0	0	0	
2003	8	Puccio, Charles J	Garden Rd	1	1	7.21	6.1	0	1.11	0	0	0	
2003	11	Weaver, Lester H & Miriam L	Garden Rd	1		33.25	0	0	33.25	0	0	0	
2003	13	Helig, Nolan R & Devorah	Garden Rd	1		24.49	24.49	0	0	0	0	0	
2003	15	Peters, Theodore & Kathy	Crow Pond Rd	1		10.72	10.72	0	0	0	0	0	
2003	16	Lenchitz, Norman	Crow Pond Rd	1	1	16.71	12.4	0	4.31	0	0	0	
2003	17	Kupelian J & Barbara Flores	Crow Pond Rd	1	1	29.58	29.58	0	0	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Crop/land Harvested	Crop/land Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
2003	21	Goren, Shirley Rita & Sara, Lila M	Crow Pond Rd		1	14.64	14.2	0	0.44	0	0	0	
2003	22	Kupelian, Robert L	Shiff Ave		1	35.46	32.59	0	2.87	0	0	0	
2003	23	Parvin, Joseph W & Pauline L	Crow Pond Rd	1		9.11	6.65	0	2.46	0	0	0	Preserved
2004	6	Italiano, Paul V & Anna B	Parvin Mill Rd	1		9.97	0	0	4.97	0	5	0	
2004	29	Smith, David A & Margaret L	643 Alvine Rd	1		9	0	9	0	0	0	0	
2004	33	Crystal, Samuel & Inge	Crystal Rd		1	29.27	29.27	0	0	0	0	0	
2004	34	Crystal, Samuel	Crystal Rd		1	2.2	2.2	0	0	0	0	0	
2004	36	Sadeghian, Homayoon D C/O David	Crystal Ave		1	61.16	48	0	13.16	0	0	0	
2004	37	O'hara, Eileen & Maureen	Crystal Rd	1		28.18	11.44	0	16.74	0	0	0	
2007	4	Copare, Fiore J & Andrea	Parvin Mill Rd	1		18.64	9.32	0	9.32	0	0	0	
2101	13	Nichols, Christopher D & Dalek	Shiff Ave		1	9.41	9.41	0	0	0	0	0	
2101	14	Swyersky, Sharon	Rosenfeldt Ave		1	9.2	9.2	0	0	0	0	0	
2101	16	Walters, Ellen & Christine Mesiano	Rosenfeldt Ave	1		10.13	10.13	0	0	0	0	0	
2101	17	Walters, Ellen & Christina Mesiano	Rosenfeldt Ave	1		7.2	7.2	0	0	0	0	0	
2101	36	Sauder, Daniel L	Almond Rd	1		14.17	14.17	0	0	0	0	0	
2101	38	Miller, John G & Ethel M	Almond Rd		1	20.8	20.8	0	0	0	0	0	
2101	42	Miller, John G & Ethel M	Almond Rd		1	18.91	18.91	0	0	0	0	0	
2101	44	Mayerfeld, Henry/Bernard Etals\ Trust	Almond Rd		1	36.37	36.37	0	0	0	0	0	
2101	47	Davis, Agnes V & William Israel	Almond Rd	1		7.81	7.81	0	0	0	0	0	
2101	48	Tobolski Jr, Robert & Cynthia	Almond	1		13.76	0	13.76	0	0	0	0	
2101	50	Mayerfeld, Sali	Almond Rd		1	23.26	23.26	0	0	0	0	0	51
2101	52	Pittsgrove Farms, LLC	Crow Pond Rd	1		40.66	40	0	0.66	0	0	0	Preserved
2102	1	Levin, C/O Sheryl Kenyon	Shiff Ave		1	2.62	2.62	0	0	0	0	0	
2102	2	Levin, C/O Sheryl Kenyon	Shiff Ave		1	1.05	1.05	0	0	0	0	0	
2102	4	Levin, C/O Sheryl Kenyon	Gershal Ave		1	2.31	1.09	0	1.22	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
2102	7	Walters, Ellen	Rosenfeldt Ave	1		2.82	2.82	0	0	0	0	0	
2102	8	Walters, Ellen	Gershal Ave	1		2.58	2.58	0	0	0	0	0	
2201	1	Klak, Andrezej A & Magdalena	Shiff Ave		1	7.77	7.77	0	0	0	0	0	
2201	4	Fox, Mark	Henry Ave		1	7.9	7.9	0	0	0	0	0	
2201	6	Pinizzotto, Nicholas A Jr & Tamara	Crow Pond Rd	1		9.41	9.41	0	0	0	0	0	
2201	11	Claypool, T L & Pontelandolfo, R	Henry Ave		1	12.13	9.43	0	2.7	0	0	0	
2201	14	Lyettefi, Omar & Maria & N Lenchitz	Henry Ave		1	10.01	9.01	0	1	0	0	0	
2201	16	Nichols, James K & Susan E	Crow Pond Rd	1		8.08	0	5.73	2.35	0	0	0	
2201	18	Bishop, James E & Cindy R	Garden Rd	1		10.3	10	0	0.3	0	0	0	
2201	19	Majek, John A & Martha E	Garden Rd	1		10.91	10.91	0	0	0	0	0	
2202	1	Frohlich, Henry	Shiff Ave		1	11.9	11.9	0	0	0	0	0	
2202	7	Decker, Gerald & Lois	Henry Ave		1	13.57	12.9	0	0.67	0	0	0	
2202	8	Decker, Gerald & Lois	Henry Ave		1	14.14	13.05	0	1.09	0	0	0	
2202	12	Levin, Barry B	Gershal Ave		1	7.3	0	0	7.3	0	0	0	
2202	13	Levin, Barry B	Gershal Ave		1	12.61	12.61	0	0	0	0	0	
2202	15	Levin, C/O Sheryl Kenyon	Gershal Ave		1	13.11	13.11	0	0	0	0	0	
2202	16	Levin, C/O Sheryl Kenyon	Shiff Ave		1	13.63	13.63	0	0	0	0	0	
2202	17	Bauman, John G	Shiff Ave		1	13.63	13.63	0	0	0	0	0	
2202	18	Pace, Frank J & Marie C	Shiff Ave	1		5	5	0	0	0	0	0	
2202	19	Wargo, Andrew S & Mary P	Shiff Ave	1		6.26	6.14	0	0	0	0	0	
2202	20.01	Gruccio Jr, Philip A & Denise J	Shiff Ave		1	8	8	0	0	0	0	0	
2203	4.01	Bauman, John G & Anna	Henry Ave		1	4.68	4.68	0	0	0	0	0	
2203	4.02	Bauman, John G	Henry Ave		1	4.57	4.57	0	0	0	0	0	
2203	32	Bauman, John G	Gershal Ave		1	6	6	0	0	0	0	0	
2203	33	Bauman, John G	Gershal Ave		1	10.6	0	0	10.6	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Crop/land Harvested	Crop/land Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
2203	42	Bauman, John G & Anna L	Isaacs Ave		1	10.65	10.65	0	0	0	0	0	
2203	42.02	Bauman, John G & Anna L	Isaacs Ave		1	0.71	0.71	0	0	0	0	0	
2203	43	Bauman, John G	Isaacs Ave		1	13.53	13.53	0	0	0	0	0	
2301	1	Levin, C/O Sheryl Kenyon	Gershal Ave		1	13.01	13.01	0	0	0	0	0	
2301	2	Levin, C/O Sheryl Kenyon	Gershal Ave		1	2.09	2.09	0	0	0	0	0	
2401	13	Chevra Kadisha Of Alliance	Eppinger Ave		1	6.91	6.91	0	0	0	0	0	
2401	14	Chevra Kadisha Of Alliance	Eppinger Ave		1	6.23	6.23	0	0	0	0	0	
2402	34	Mayerfeld, Barnard & Henry	Gershal Ave		1	4.11	5.11	0	0	0	0	0	
2501	1	Wozunk, Robert W & Sandra	Almond Rd	1		4.63	4.63	0	0	0	0	0	
2501	2	Wozunk, Robert W & Sandra	Almond Rd	1		4.71	4.71	0	0	0	0	0	
2501	5	Miller, John G & Ethel M	Almond Rd		1	6	5	0	1	0	0	0	
2501	19	Seibel, Michael & Lois	Central Ave	1		6.76	6.76	0	0	0	0	0	
2501	24	Mayerfeld Farms & Supply Co, Inc	Central Ave		1	4.56	4.56	0	0	0	0	0	
2501	25	Birmingham, Theresa	546 Can House Rd	1		10.55	10.55	0	0	0	0	0	
2503	4	Lorentz, Grant & Raymond Et Al	Central Ave		1	3.84	3.84	0	0	0	0	0	
2503	16	Stephens, Robert P	Gershal Ave	1		12.23	12.23	0	0	0	0	0	
2503	21	Mayerfeld Farm And Supply Co, Inc	Landis Ave		1	6.19	6.19	0	0	0	0	0	
2503	22.03	Lorentz, Grant & Raymond Et Al	Landis Ave		1	19.59	19.59	0	0	0	0	0	
2601	1.02	Rentz, Jeffery W & Earleen Riggins	543 Can House Rd	1		7.63	0	0	0	0	7.63	0	
2601	3	Mayerfeld Farm & Supply Co	Can House Rd		1	1.24	1.24	0	0	0	0	0	
2601	3.01	Mayerfeld Farm & Supply Co	Can House Rd		1	0.93	0.93	0	0	0	0	0	
2601	3.02	Mayerfeld Farm & Supply Co	Can House Rd		1	0.93	0.93	0	0	0	0	0	
2601	4	Mayerfeld Farm & Supply Co	104 Central Ave		1	10.92	10.92	0	0	0	0	0	
2601	4.01	Mayerfeld Farm & Supply Co	Can House Rd		1	0.93	0	0	0.93	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Crop/land Harvested	Crop/land Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
2601	4.02	Mayerfeld Farm & Supply Co	Can House Rd		1	1.07	0	0	1.07	0	0	0	
2601	5	Kempa, Jeffrey T	Central Ave	1		5.53	5.53	0	0	0	0	0	
2601	6	Cook, John W & Nancy M	Central Ave	1		26.78	23.78	0	3	0	0	0	7, 10
2601	12	Hedgeman, Mercer M & Audrey A	Alvine Rd	1		24.03	0	0	0	24.03	0	0	WMP
2601	29	Haak, Gustav H Jr & Marilyn T	Almond Rd		1	6.27	6.27	0	0	0	0	0	
2601	31	Mayerfeld, Martin Et Al	315 Almond Rd		1	54.4	38.8	0	15.6	0	0	0	
2601	32	Frankel, Blossom K Trustee	Almond Rd	1		30.48	30.48	0	0	0	0	0	
2602	1	Jahsst, Inc C/O Bierig Bros Inc	Central Ave	1		10.22	10.22	0	0	0	0	0	
2602	13	Cook, John W & Nancy W	Central Ave	1		25	20.25	0	4.75	0	0	0	
2701	1	Merckx, Albert F & Virginia M	130-136 Middle Dr	1		9.85	0	0	9.85	0	0	0	
2701	2	Merckx, Albert F & Virginia & Robyn	Middle Dr	1		1.9	0	0	1.9	0	0	0	
2701	3	Merckx, Albert F & Virginia & Robyn	Middle Dr	1		2.13	0	0	2.13	0	0	0	
2701	32	Bifulco, Umberto & Charlotte R	Almond Rd	1		35.15	35.15	0	0	0	0	0	
2701	33	Parvin, Joseph W & Pauline L	Almond Rd	1		0	25	0	23.5	0	0	0	Preserved
2701	35	Parvin, Joseph W & Pauline L	Almond Rd	1		18.39	11.3	0	7.09	0	0	0	Preserved
2701	36	Parvin, Joseph W & Pauline L	Almond Rd	1		19.73	5	0	14.73	0	0	0	Preserved
2701	37	Creamer, Edson R Sr & Elaine M	Almond Rd		1	20.52	5	0	15.52	0	0	0	
2701	38	Creamer, Edson R Sr & Elaine M	Almond Rd		1	33.44	7	0	26.44	0	0	0	
2701	46	Mihalecz, Stanley & Jean	Alvine Rd	1		10.23	9	0	1.23	0	0	0	
2701	55	Clifford, James A	1083 Alvine Rd	1		13.55	13.55	0	0	0	0	0	
2701	56	Dreyfuss, Edith	Alvine Rd		1	48.79	48.79	0	0	0	0	0	
2701	60	Kevra, William & Elizabeth Jean	Alvine Rd		1	11.94	10.94	0	1	0	0	0	
2701	61	Varesio, Linda, Robinson	Alvine Rd		1	5.81	5.81	0	0	0	0	0	
2701	62	Junghans, William A & Patricia	Alvine Rd		1	6.91	5.91	0	1	0	0	0	
2701	63	Raab Group The & Irving Raab	Alvine Rd		1	6.87	6.87	0	0	0	0	0	
2701	131	Wulderk, Nicholas	Parvin Mill Rd		1	0.94	0.94	0	0	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Cropland Harvested	Cropland Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Addl Lots
2701	132	Wulderk, Nicholas	Parvin Mill Rd		1	16.62	8.1	0	8.52	0	0	0	
2701	135	Miranda, Marc J & Susan-Cushane	Parvin Mill Rd	1		8.64	8.53	0	0.11	0	0	0	
2701	137	Lisar, LLC	Morton Ave		1	45.62	41.2	0	4.42	0	0	0	
2701	138	Daly, Carol V Trustee	Morton Ave	1		25.06	14.2	0	11.45	0	0	0	
2701	138.01	Smith, Robert J Jr & Denise M	Morton Ave	1		4.57	4.57	0	0	0	0	0	
2701	139	Benvenuti, Andrew & Barbara	Big Oak Rd		1	4.01	0	0	4.01	0	0	0	
2701	140	Benvenuti, Andrew & Barbara	760 Big Oak Rd		1	8.52	8.52	0	0	0	0	0	
2701	141	Caselli, Louis S & Erica Lynn	Big Oak Rd	1		42.32	26	0	16.32	0	0	0	
2701	142	Cozza, Claude V	Big Oak Rd		1	14.12	14.12	0	0	0	0	0	
2701	143	Sparks, John K & Sharon R Caroccio	Big Oak Rd	1		13.38	13.38	0	0	0	0	0	
2701	167	Eatmor Market & Genova Invest. Inc.	Big Oak Rd		1	8.58	8.58	0	0	0	0	0	
2801	3	Danna, Philip	Parvin Mill Rd		1	28.18	28.18	0	0	0	0	0	
2801	4	Loetell, Albert S	Parvin Mill Rd		1	21.89	21.89	0	0	0	0	0	
2803	15.02	Falk, Michelle	877 Morton Avenue		1	0.56	0.56	0	0	0	0	0	
2901	41	Whitson, Jack K Et Al	Centerton Rd		1	23.44	16.5	0	6.94	0	0	0	
3001	1	The Raab Group Et Al C/O A Raab	Landis Ave		1	24	17.82	0	0	0	0	0	
3001	2	Salem Co Refrigeration & Logistics	Landis Ave		1	18.77	24.49	0	0	0	0	0	
3001	6	Lorentz, Grant & Raymond Et Al	Landis Ave		1	12.48	6.1	0	6.38	0	0	0	
3001	17	Salem County Refrig. & Logistics	Gershal Ave		1	7.57	0	0	7.57	0	0	0	
3001	19	Salem Co Refrigeration & Logistics	Evelyn Ave		1	10.22	10.22	0	0	0	0	0	
3001	20	Salem Co Refrigeration & Logistics	Evelyn Ave		1	11.55	11.55	0	0	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Crop/land Harvested	Crop/land Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
3001	22	Salem Co Refrigeration & Logistics	Evelyn Ave		1	20.05	0	0	20.05	0	0	0	22.1
3001	38	Simmerman, Barbara J	Alvine Rd		1	22.27	19	0	3.27	0	0	0	
3001	39	Simmerman, Barbara J	Alvine Rd		1	25.39	25.39	0	0	0	0	0	
3002	1	Raab Group The & Irving Raab	Landis Ave		1	25.95	10.95	0	15	0	0	0	
3002	2	Simmerman, Barbara J	Alvine Rd		1	21.95	4	0	17.95	0	0	0	5
3002	17	Table, Edward	Tuska Ave		1	12.12	11	0	1.12	0	0	0	
3002	18	Koering, Doris Et Al	Tuska Ave		1	9	9	0	0	0	0	0	
3002	26	Kamin, Irene	Stillman Ave		1	52.31	36.31	0	16	0	0	0	
3002	27	Schaper, Loretta G	Stillman Ave		1	28.9	28.9	0	0	0	0	0	
3002	29	Schaper, Herbert H & Mary L	Stillman Ave		1	22.45	22.45	0	0	0	0	0	
3002	30	Schaper, Herbert H & Mary L	Stillman Ave		1	1.9	0	0	1.9	0	0	0	
3002	31	Mercier, Lawrence	Landis Ave		1	25.64	25.64	0	0	0	0	0	
3003	1	Catalana, Carmine C III & Theresa	Landis Ave		1	5.09	5.09	0	0	0	0	0	
3003	3	Schaper, Kenneth A & Karen	913 Landis Ave		1	8.7	8.7	0	0	0	0	0	
3003	4	Schaper, Loretta G	Stillman Ave		1	9.05	9.05	0	0	0	0	0	
3003	6	Schaper, Keith & Julie Ingrid	612 Kenyon Ave		1	3.97	4.51	0	0	0	0	0	
3003	7	Schaper, Keith	Landis Ave (Rear)		1	14.37	6.05	0	0	0	0	0	
3003	7.01	Cifaloglio, Mark A	Kenyon Ave		1	0.55	0.55	0	0	0	0	0	5.52 Ac in Deerfield
3003	7.02	Schaper, Frank	Kenyon Ave		1	4.32	4.32	0	0	0	0	0	4.13 Ac in Deerfield
3003	7.03	Schaper, Mary L	Kenyon Ave		1	1.91	1.91	0	0	0	0	0	5.01 Ac in Deerfield
3003	7.04	Schaper, Mary L	Kenyon Ave		1	1.06	1.06	0	0	0	0	0	4.75 Ac in Deerfield
3003	8	Schnitzler, Jon E & Nora	Stillman Ave		1	2.89	2.89	0	0	0	0	0	
3003	9	Schnitzler, Jon E & Nora	Stillman Ave		1	1.74	1.74	0	0	0	0	0	
3101	5	Perlstein, Harriet	Gershal Ave		1	38.08	19.08	0	19	0	0	0	

Block	Lot	Owner Name	Property Location	Owner Farmed	Rented	Total Acres	Crop/land Harvested	Crop/land Pasture	Appurtenant Woodland	NA Woodland	Permanent Pasture	Board- Rehab- Training	Notes: Add'l Lots
3101	8	Wenger, Lloyd & Pauline	Gershal Ave		1	19.04	18.24	0	0.8	0	0	0	
3101	10	Wenger, Lloyd & Pauline R	Gershal Ave		1	6.76	6.76	0	0	0	0	0	
3101	11	Wenger, Lloyd & Pauline R	Gershal Ave		1	17	15	0	2	0	0	0	
3101	12	Mayerfeld Farm & Supply Co, Inc	Gershal Ave		1	6.71	6.71	0	0	0	0	0	
3101	13	Mayerfeld Farm & Supply Co, Inc	Gershal Ave		1	3.9	3.9	0	0	0	0	0	
3101	23	Mayerfeld Farm & Supply Co, Inc	Landis Ave		1	10.4	10.4	0	0	0	0	0	
			<b>TOTALS</b>			<b>0</b>	<b>7957.218</b>	<b>138.98</b>	<b>3048.798</b>	<b>1471.54</b>	<b>42.13</b>	<b>0</b>	

Source: Pittsgrove Township





## APPENDIX B: RANKING CRITERIA

### Pittsgrove Township Agriculture Advisory Committee Planning Incentive Grant Ranking Criteria December 2007

#### Acreage

50 or more	= 5 points
40 to 50	= 4 points
30 to 40	= 3 points
20 to 30	= 2 points
10 to 20	= 1 point

#### Soils

Percent of Prime	= % x 5 points
Percent of Statewide Importance	= % x 4 points
Percent of Local Importance	= % x 2 points

#### Tillable

80 to 100%	= 5 points
60 to 79%	= 4 points
40 to 69%	= 3 points
20 to 39%	= 2 points
10 to 19%	= 1 point

#### Boundaries/Buffers

Preserved farmland	= 5 points
Preserved nonfarmland	= 4 points
Eight-year program	= 4 points
Unrestricted farmland	= 3 points
Streams and wetlands	= 3 points
Limited access parks	= 3 points
High access parks	= 2 points

#### Density

Within ½ mile of 100+ acres of other preserved farmland	= 5 points
Within ½ mile of 50 to 99 acres of other preserved farmland	= 4 points
Within ½ mile of 50+ acres of eight-year farms	= 3 points
Within ½ mile of 50+ acres of other preserved (nonfarmland)	= 3 points

## Frontage

1500 feet of continuous road frontage	= 5 points
1200 feet of continuous road frontage	= 4 points
900 feet of continuous road frontage	= 3 points
600 feet of continuous road frontage	= 2 points

## Special Consideration

Environmentally Sensitive*	= 5 points
Eight-Year Program	= 3 points

\* State Planning Areas PA4 and PA5

## APPENDIX C: AGRICULTURAL SUPPORT

<i>Table C-1: Agricultural Support Businesses in Cumberland, Gloucester, and Salem Counties</i>				
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
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
Jesco, Inc	1275 Bloomfield Avenue Suite 5	Fairfield, NJ 07004-2736	Cumberland	(973) 227-2221

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

<b>Supplier</b>	<b>Address</b>	<b>Town</b>	<b>County</b>	<b>Phone</b>
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
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
W & W Farm Supply, Inc	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604

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

Supplier	Address	Town	County	Phone
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

**Table C-2: Produce Wholesale Distributors in Southern New Jersey**

Name	Location	County	Phone
Amazon Produce Network	809 Kings Croft, Cherry Hill	Camden	(856) 321-3400
Atlantic County Provision Buena Vista	789 Harding Hwy, Newfield	Gloucester	(856) 697-1840
B & B Produce, Inc	11 Seth Dr, Hammonton	Atlantic	(609) 561-8835
B & B Produce, Inc	1008 N Main Rd, Vineland	Cumberland	(856) 691-0721
B & B Produce, Inc	935 11th St, Hammonton	Atlantic	(609) 561-8835
B F Mazzeo	601 New Rd, Northfield	Atlantic	(609) 641-6608
Bacigalupo R Trucking	1850 E Oak Rd, Vineland	Cumberland	(856) 692-1440
Bassetti Joe	1088 N Main Rd, Vineland	Cumberland	(856) 691-7006
Bifulco Farms, Inc	1145 N Main Rd, Vineland	Cumberland	(856) 696-9392
Bramante Farms	509 Sicklerville Rd, Sicklerville	Camden	(856) 629-7698
Buy It Fresh	105 W Broad St, Gibbstown	Gloucester	(856) 224-0005
Catalano Farms	11 Pointers Auburn Rd, Swedesboro	Gloucester	(856) 769-3249
Cherry Hot Shots, Inc	215 N Mill Rd, Vineland	Cumberland	(856) 696-0940
Consalo Wm & Sons	1269 N Main Rd, Vineland	Cumberland	(856) 692-4414
D Spina & Sons	165 Haines Neck Rd, Salem	Salem	(856) 299-1940
Diamond Blueberry, Inc	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-3661
Don A Lynn Prod Inc.	114 S Main Rd, Vineland	Cumberland	(856) 691-3711
Donald Myers Produce, Inc	1088 N Main Rd, Vineland	Cumberland	(856) 692-4084
Donio Trucking Company	692 N Egg Harbor Rd, Hammonton	Atlantic	(609) 561-2466
Formisano Farms Produce & Seeds	313 Plymouth St, Buena	Atlantic	(856) 697-0909
Fresh Ware, 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

**Table C-2: Produce Wholesale Distributors in Southern New Jersey**

<b>Name</b>	<b>Location</b>	<b>County</b>	<b>Phone</b>
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
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 Co, Inc	557 Oak Rd, Hammonton	Atlantic	(609) 567-1070
Raio Produce Co, 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 Crosskeys Rd, Sewell	Gloucester	(856) 262-0830
Zambito Produce Sales, Inc	44 Cooper St, Woodbury	Gloucester	(856) 686-4810

Source: *Yellowpages.com, 2007*

<b>Table C-3: Vegetable Auctions in New Jersey</b>			
<b>Auction</b>	<b>Location</b>	<b>Open</b>	<b>Phone</b>
Vineland Produce Auction Association, Inc	1088 N. Main Rd, Vineland, NJ 08360	Sales daily 10:00am except Sunday	(856) 691-0721
Swedesboro Vegetable Auction	Anderson Ave., Swedesboro, NJ 08085		(856) 476-0313
Tri-County Cooperative Auction Market Association, Inc	P.O. Box 269, Hightstown, NJ 08520	Sales Mon-Wed-Fri 7:00pm	(609) 448-0193
Landisville Produce Cooperative Association, Inc	Northwest Blvd., Landisville, NJ 08326	Direct sales daily	(609) 697-2271

Source: Rutgers Cooperative Extension of Salem County, 2007

<b>Table C-4: Produce Cooperatives in New Jersey</b>		
<b>Name</b>	<b>Location</b>	<b>Phone</b>
Vineland Cooperative Produce Auction Association	1088 N. Main Road, Vineland, NJ 08360	(856) 691-0721
Trenton Market Growers Cooperative Association	960 Spruce Street, Trenton, NJ 08648	(609) 695-2998
Tri-County Cooperative Auction Market Association	P.O. Box 269, Hightstown, NJ 08520-0269	(609) 448-0193
Tru-Blu Cooperative Association	P.O. Box 5, New Lisbon, NJ 08064	(609) 894-8717
The Belle Mead Co-OP	100 Township Line Road, Hillsborough, NJ 08844	(908) 359-5173
Cedarville Cooperative Marketing Association, Inc	P.O. Box 245, Cedarville, NJ 08311	(856) 447-4585
Cooperative Growers Association, Inc	1360 Highway Rte. 206, Tabernacle, NJ 08088	(609) 268-1018
Jersey Fruit Cooperative Association, Inc	800 Ellis Street, Glassboro, NJ 08028	(856) 863-9100
Landisville Cooperative Association, Inc	P.O. Box 303, North Boulevard, Landisville, NJ 08326	(856) 697-2271
South Jersey Produce Cooperative, Inc	4470 Italia Avenue, Vineland, NJ 08360	(856) 692-6600

Source: Rutgers Cooperative Extension of Salem County, 2007



**Table C-5: Food Products Wholesale Suppliers and Distributors in Southern New Jersey**

<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 Corporation	Lock Avenue, Swedesboro, NJ 08085	Gloucester
Del-Val Foods	104 Maple Leaf Ct, Glassboro NJ 08028	Gloucester
Demitri M	199 Dundee Dr, Williamstown NJ 08094	Gloucester
Dimar Foods Corp	144 Black Horse Pike, Mt Ephraim, NJ 08059	Camden
D L Matthews & Co	100 Dartmouth Drive, Swedesboro, NJ 08085	Gloucester
D'Orazio Foods, Inc	State Highway 47 North, Deptford, NJ 08096	Gloucester
Eagle Distribution, Inc	103 Sewell Rd, Sewell, NJ 08080	Gloucester
Eatem Foods, Inc	1829 Gallagher Dr, Vineland, NJ 08360	Cumberland
En Enterprises, Inc	6728 Dewey Ave, Pennsauken, NJ 08110	Camden
F & S Produce	913 Bridgeton Ave, Rosenhayn, NJ 08352	Cumberland
Facts Enterprises	835 Canal St Blackwood, NJ 08012	Camden
Foods Etc	1001 Lower Landing Rd # 303, Blackwood, NJ 08012	Camden
Foods Galore, Inc	9246 Commerce Hwy Pennsauken, NJ 08110	Camden
General Mills Food Service	1200 S Church St, Mt Laurel, NJ 08054	Burlington
Gino's Provision, Inc	7 Hill Farm Way, Swedesboro, NJ 08085	Gloucester

**Table C-5: Food Products Wholesale Suppliers and Distributors in Southern New Jersey**

<b>Name</b>	<b>Location</b>	<b>County</b>
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

<b>Table C-5: Food Products Wholesale Suppliers and Distributors in Southern New Jersey</b>		
<b>Name</b>	<b>Location</b>	<b>County</b>
Southside Food Service	7300 S Crescent Blvd, Merchantville, NJ 08109	Camden
Stavola Foods	Frontage Rd & Route 47, Westville, NJ 08093	Gloucester
Tokyo House	7550 S Crescent Blvd, Merchantville, NJ 08109	Camden
Utz Quality Foods, Inc	1570 Grandview Ave, Paulsboro, NJ 08066	Gloucester
Wagner Provisions Co	54 East Broad Street, Gibbstown, NJ 08027	Gloucester
WCLD	701 North Broadway, Gloucester City, NJ 08030	Camden

Source: Yellowpages.com, 2007

<b>Table C-6: Roadside Markets in Salem County</b>				
<b>Market</b>	<b>Address</b>	<b>Phone</b>	<b>Open</b>	<b>Products</b>
Bradway's Farm Market	97 Main Street, Quinton	(856) 878-0177	Year round, Daily, summer 9 am - 9 pm; winter 6 days 9 am - 6 pm	Corn, strawberries, apples, peaches, other local produce
Charles W. Humphreys	245 Richwood Rd., Monroeville	(856) 358-2940	Year Round	Vegetables
Dad's Produce	439 South Broadway, Pennsville	(856) 678-6015	Daily, Apr./Easter - Oct. & Dec.	Produce
DiBella's Farm Market	1199 Route 40, Pilesgrove	(856) 769-2443	Daily, March - Dec., 9 AM - 6 PM	Vegetables, fruits, flowers
Elmer Murphy Farms	130 Richwood Rd., Monroeville	(856) 358-8348	May - November, Daily 8 am - 6 pm	Vegetables, sweet corn, tomatoes, cucumbers, peppers, broccoli, cauliflower, cabbage, eggplant, watermelon, cantaloupes
Fox's Farm Market & Garden Center	395 Harding Hwy., Pittsgrove			Produce
Frank J. Fichera Farms	370 Pointers-Auburn Rd., Salem	(856) 935-8044	Daily, Apr. - Sept., 6 AM - 6 PM	Peppers, Romaine Lettuce, Pickles
Harvey's Honey	912 Rt. 40, Monroeville	(856) 358-1010	Year Round, Sunrise to Sunset	Honey
Jersey Farm Market	1077 Rt. 40 & Quinton Rd., Carneys Point	(856) 299-1510	June - December, Daily, 9 am - 8 pm	Fruits; vegetables

**Table C-6: Roadside Markets in Salem County**

Market	Address	Phone	Open	Products
Larchmont Farms, Inc	201 Rt. 77, Elmer	(856) 358-0700	June - November, Daily 8 am - 6 pm June - August, Monday - Friday September - November	Sour cherries, peaches, nectarines, apples
Moore's Farm Market	324 Pointers Auburn Rd., Salem	(856) 935-8492	May 1 - September (Labor Day), Mon. - Fri. 10 am - 6 pm, Sat. & Sun. 10 am - 5 pm	Fruits; vegetables; spinach; green beans; peppers; peas; watermelon; cantaloupe
Neptune Farm	723 Harnersville-Canton Rd., Salem	(856) 935-3612		Vegetables; asparagus; squash; blueberries; raspberries; herbs; Hay; beef; lamb; eggs; wool
Pennsville Farm & Custard	N. Broadway, Pennsville	(856) 678-2334	March 15 - December 25, 9 am - 6 pm	Seasonal produce, homegrown watermelon, peppers, tomatoes, cantaloupes, squash, sweet corn, pumpkins
Rick's Country Produce	187 Richwood Rd., Monroeville	(856) 358-7450	Daily, May 1 - Nov., 8 am - 8 pm	All farm fresh vegetables & fruit
Sauder's Farm Market	184 Almond Rd., Pittsgrove	(856) 692-9424	Monday - Saturday 9 am - 6 pm	Tomatoes, peppers, vegetables, cantaloupes, watermelon, pumpkins
Tkach's	824 Almond Rd., Pittsgrove	(856) 358-8429	Daily, June - Nov.	Strawberries, Potatoes (white & sweet), Cucumbers, Sweet Corn, Peppers, Tomatoes, Eggplant, Squash, Melons
Walker's Farm Market	105 Porchtown Rd., Pittsgrove	(856) 358-1318	Daily, Apr. 1 - Oct., Monday - Friday 9 AM - 6 PM, Sunday 10 AM - 3 PM	Asparagus, Strawberries, Sweet Corn, Tomatoes, Peaches, Blueberries, Cantaloupe, Apples
Weaver's Farm Market	762 Garden Rd., Pittsgrove	(856) 692-9481	Apr. - Oct., Monday - Saturday 8:30 AM - 6:30 PM	Hydroponically-grown Greenhouse Vegetables, In-season Garden Produce. Specializing in Early Tomatoes, Strawberries, Seedless Watermelon
West Branch Farms	65 Longbridge Rd, Salem	(856) 935-3384	Year Round, Call for times.	Cracked Corn, Corn, Cracked Soybeans
Wojculewski's Sweet Corn	180 Upper Neck Rd, Pittsgrove	(856) 358-6024	Monday - Friday 6 am - 6 pm, Saturday, Sunday, holidays 6 am - 2 pm	White sweet corn

Source: NJ Dept of Agriculture, 2007

**Table C-7: Cold Storage Warehouses in Southern New Jersey**

Name	Location	County	Phone
C R England & Sons	403 Dultys Ln, Burlington	Burlington	(609) 386-8034
Cumberland Cold Storage Compressor Room	85 Finley Rd, Bridgeton	Cumberland	(856) 455-1499

**Table C-7: Cold Storage Warehouses in Southern New Jersey**

<b>Name</b>	<b>Location</b>	<b>County</b>	<b>Phone</b>
Bifulcos Four Seasons Cold Storage Inc	590 Almond Rd., Elmer	Salem	(856) 696-2288
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
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
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
South Jersey Cold Storage	100 Dartmouth Dr, Swedesboro	Gloucester	(856) 241-2004
Stor Rite Freezer Storage	215 N Mill Rd, Vineland	Cumberland	(856) 696-0055
Timberline Cold Storage, Inc	55 Commerce Ave, Pitman	Gloucester	(856) 589-3130
United States Cold Storage, Inc	100 Dobbs Ln, Cherry Hill	Camden	(856) 354-8181
Vineland Ice & Storage	544 E Pear St, Vineland	Cumberland	(856) 692-3990

Source: Yellowpages.com, 2007

## APPENDIX D: Conservation Programs for Farmers

### FEDERAL PROGRAMS

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

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

Another program targeted for wetlands preservation is called the **Wetlands Reserve Program (WRP)**. WRP is a voluntary resource conservation program that provides landowners with the opportunity to receive financial incentive to restore, protect, and enhance wetlands in exchange for returning marginal land from agriculture. WRP is made possible by a reauthorization in the Food, Conservation and Energy Act of 2008, known as the Farm Bill. The program has three enrollment options: permanent easement, 30-year easement, or restoration cost-share agreement, which has a minimum 10-year commitment. Applications are accepted on a continuous basis and may be obtained and filed at any time. Please see the website for more details: [www.nrcs.usda.gov/programs/wrp/](http://www.nrcs.usda.gov/programs/wrp/).

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

## APPENDIX D: Conservation Programs for Farmers (cont'd.)

firebreaks and fences. There are four enrollment options: permanent easement, 30-year easement, rental agreement, which is available in 10-, 15-, 20-, or 30-year contracts, and restoration agreement. Participants are compensated in different ways according to the enrollment option. For more information and application procedures, visit the GRP website: [www.nrcs.usda.gov/programs/grp/](http://www.nrcs.usda.gov/programs/grp/).

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

The **Environmental Quality Incentives Program (EQIP)** is also a part of the reauthorized Farm Bill of 2008. EQIP is a voluntary program that focuses on conservation that promotes both agricultural production and environmental quality. The program itself offers technical and financial assistance with installation and implementation of structural and management practices on agricultural land. EQIP features a minimum contract term compared to other programs, lasting a maximum of 10 years. Landowners are eligible for incentive and cost-share payments of up to 75 percent and sometimes up to 90 percent, while still engaging in livestock or agricultural production activities. For more information please visit the website: [www.nrcs.usda.gov/programs/eqip](http://www.nrcs.usda.gov/programs/eqip).

The **Conservation Stewardship Program (CSP)** is a voluntary program administered by the NRCS that replaces the Conservation Security Program. This program is intended to promote conservation and improvement of soil, water, air, energy, plant and animal life, etc. on tribal and private working lands. Working lands refer to a variety of land types, including cropland, grassland, prairie land, improved pasture, and range land. In some cases, forested lands would also be included in this category. CSP is available in 50 states, as well as the Caribbean and Pacific Basin areas, and provides equal access to funding. For more information please visit the website: [www.nrcs.usda.gov/programs/new\\_csp/csp.html](http://www.nrcs.usda.gov/programs/new_csp/csp.html).

## APPENDIX D: Conservation Programs for Farmers (cont'd.)

The **Farm and Ranch Lands Protection Program (FRPP)** is a voluntary land conservation program that assists farmers in keeping their lands for agricultural purposes. FRPP provides matching funds to those provided by state, tribal, local government, or nongovernment organizations, offering farm and ranch protection programs designed to purchase conservation easements. The FRPP is managed by the NRCS. Conservation easements are purchased by the state, tribal, or local entity. A participating landowner agrees not to convert their land to nonagricultural uses, and to develop a conservation plan for any highly erodible lands. Landowners do, however, maintain all of their rights to utilize their land for agricultural purposes. For more information about FRPP, please visit the website: [www.nrcs.usda.gov/programs/frpp/](http://www.nrcs.usda.gov/programs/frpp/).

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

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

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

### STATE PROGRAMS

The **Landowner Incentive Program (LIP)** is a preservation program for private landowners who wish to protect and conserve rare wildlife habitat and species. LIP is funded by the U.S. Fish and Wildlife Service and is administered by NJDEP's Division of Fish and Wildlife Endangered Nongame Species Program. Participating landowners receive both technical and financial assistance through this competitive grant program. Generally, a five-year minimum commitment is required and longer terms are preferred. A 25 percent cost-share is required of the landowner. While the LIP is seeking funding for additional habitat protection projects, it may be another year before grants are available. To learn more about the program in general visit the website: [www.state.nj.us/dep/fgw/ensp/lip\\_prog.htm](http://www.state.nj.us/dep/fgw/ensp/lip_prog.htm).



#### APPENDIX D: Conservation Programs for Farmers (cont'd.)

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

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

# APPENDIX E: RIGHT-TO-FARM ORDINANCE

## PITTSGROVE TOWNSHIP

### Right to Farm Ordinance

#### Township Code 60-3

##### **60-3. Right to farm.**

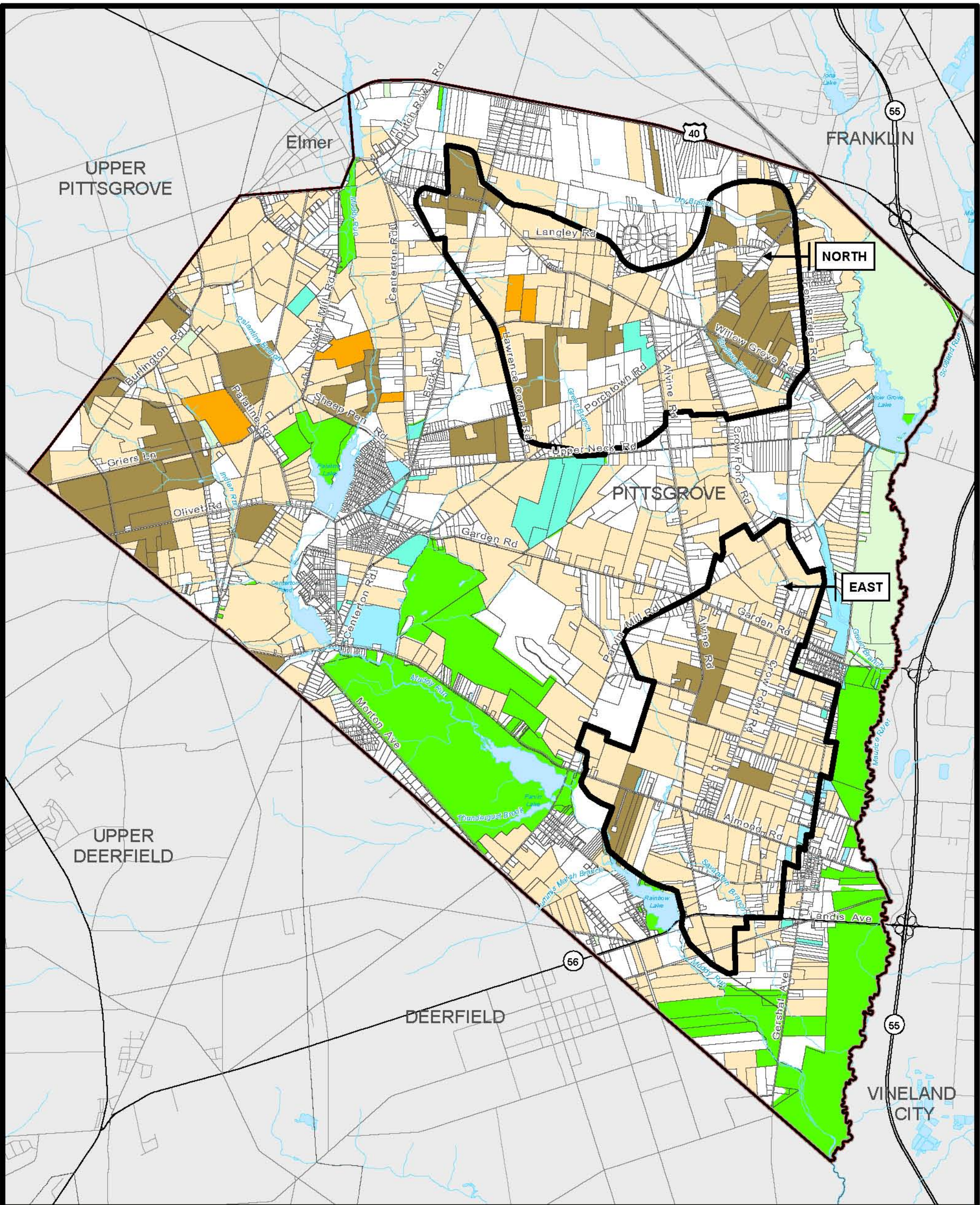
- A. The Township Committee of the Township of Pittsgrove hereby recognizes that the neighborhood, community and society in general benefit from farming through the preservation of open space, the preservation of the aesthetic nature of the countryside and by the supplying of this and future generations with plentiful agricultural products. The Township Committee recognizes and endorses that the entire Township is shown on the Salem County Agricultural Development map as a farmland preservation target area.
- B. The Township Committee of the Township of Pittsgrove also recognizes the right to farm as being a right worth protecting for the benefit of the residents of Pittsgrove Township and specifically adopts the following rules, regulations and guidelines in order to carry out the goal of preserving the right to farm within Pittsgrove Township:
- (1) For purposes of this section, the right to farm applies to any parcel of land involving five or more acres which is used for gain from an agricultural pursuit and meets all the requirements for farmland assessment, except that it need not have met farm activity and sales requirements for prior years.
  - (2) The right to farm all land within the Township of Pittsgrove is hereby recognized to exist as a natural right and is also hereby recognized to exist as a permitted use throughout the Township of Pittsgrove, regardless of zoning designation and regardless of the specified uses and prohibited uses set forth elsewhere in the zoning provisions of the Township of Pittsgrove.
  - (3) The right to farm includes the use of large irrigation pumps and equipment; aerial and ground seeding and spraying; large tractors; numerous farm laborers; and the application of chemical fertilizers, insecticides, herbicides and manure, other than human sewage or septic effluent, all for the purpose of producing from the land agricultural products, such as but not limited to, vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds.
  - (4) The right to farm also includes the use of the land for the grazing of animals.
  - (5) The foregoing uses and activities included in the right to farm may occur on holidays, Sundays and weekdays, 24 hours per day, and the noise, odors, dust and fumes that are caused by said uses are also specifically permitted as part of the exercise of this right to farm, when reasonable and necessary for the particular farming, livestock or fowl production or other agricultural pursuit and when conducted in accordance with generally accepted agricultural best management practices.



# MAPS

1. 2007 Project Areas
2. 2007 Project Areas – Aerial Photo (2002)
3. NJDEP Land Use/Land Cover (2002) – Project Areas
4. North Project Area
5. East Project Area
6. Pittsgrove Township Soils
7. Project Areas – Soil Classifications
8. North Project Area – Soil Classifications
9. East Project Area – Soil Classifications
10. Landscape Project Priority Habitat
11. Groundwater Recharge
12. New Jersey State Planning Areas
13. Pittsgrove Township Zoning
14. Greenway Map





# Pittsgrove Township

## Map # 1: Project Areas

0 0.5 1  
Miles

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

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

NJ State Owned	8-Year Program
Pittsgrove Township Owned	Permanently Preserved Farmland
Non-Profit Owned	Farm Assessed - Class 3A & 3B
School or Church Property	Project Area
Non-Farm Assessed Land	

Pittsgrove Township,  
Salem County,  
New Jersey

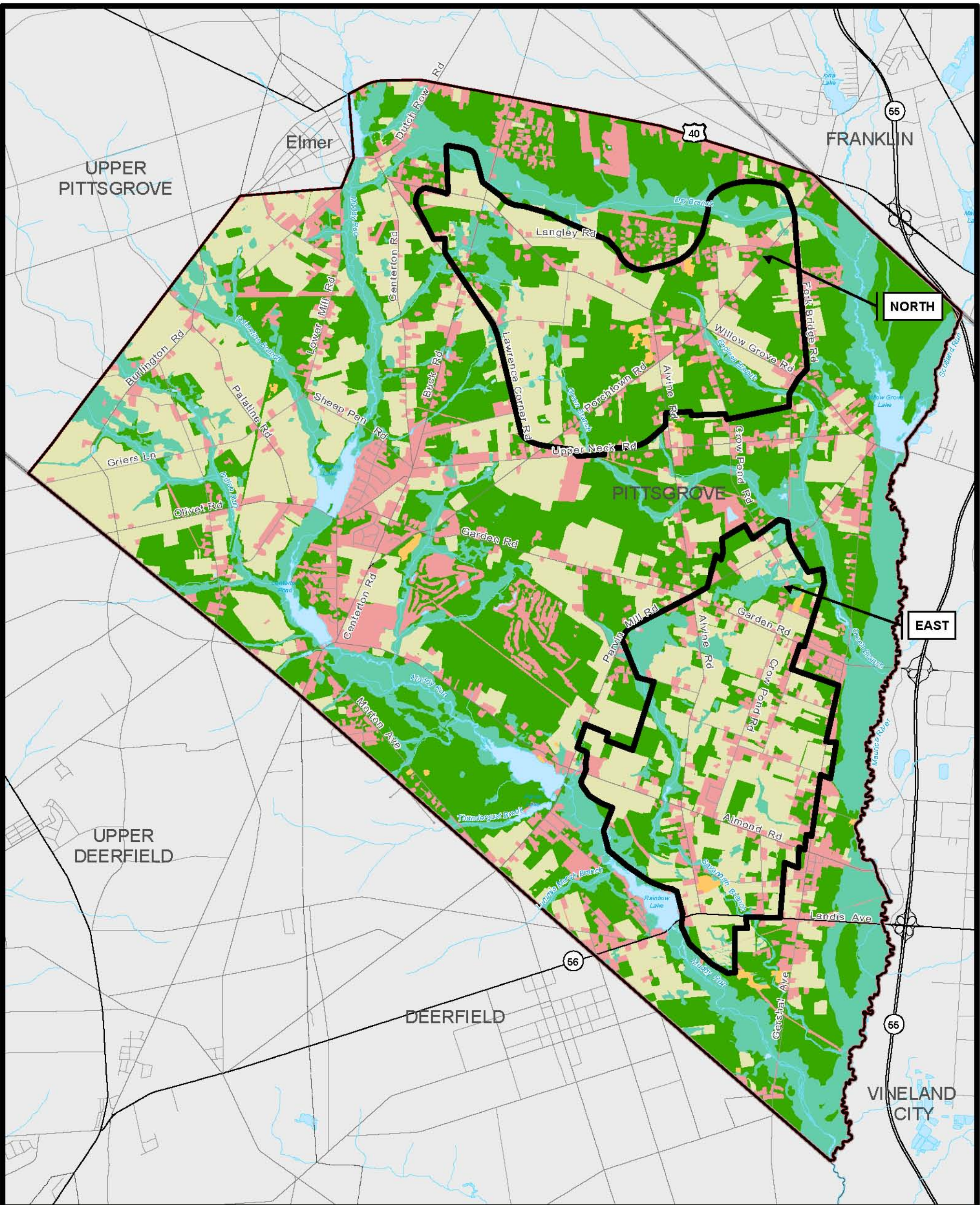


- Project Area
- Pittsgrove Township
- Municipal Boundary
- County Boundary
- Lot Boundary

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

DRAFT

Pittsgrove Township,  
 Salem County,  
 New Jersey



# Pittsgrove Township

## Map # 3: NJDEP Land Use/ Land Cover (2002) - Project Areas

0 0.5 1  
Miles

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

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

**Land Cover Categories**

Agriculture	Forest	Water
Barren Land	Developed	Wetlands

**Boundaries**










Project Area

Pittsgrove Township,  
Salem County,  
New Jersey



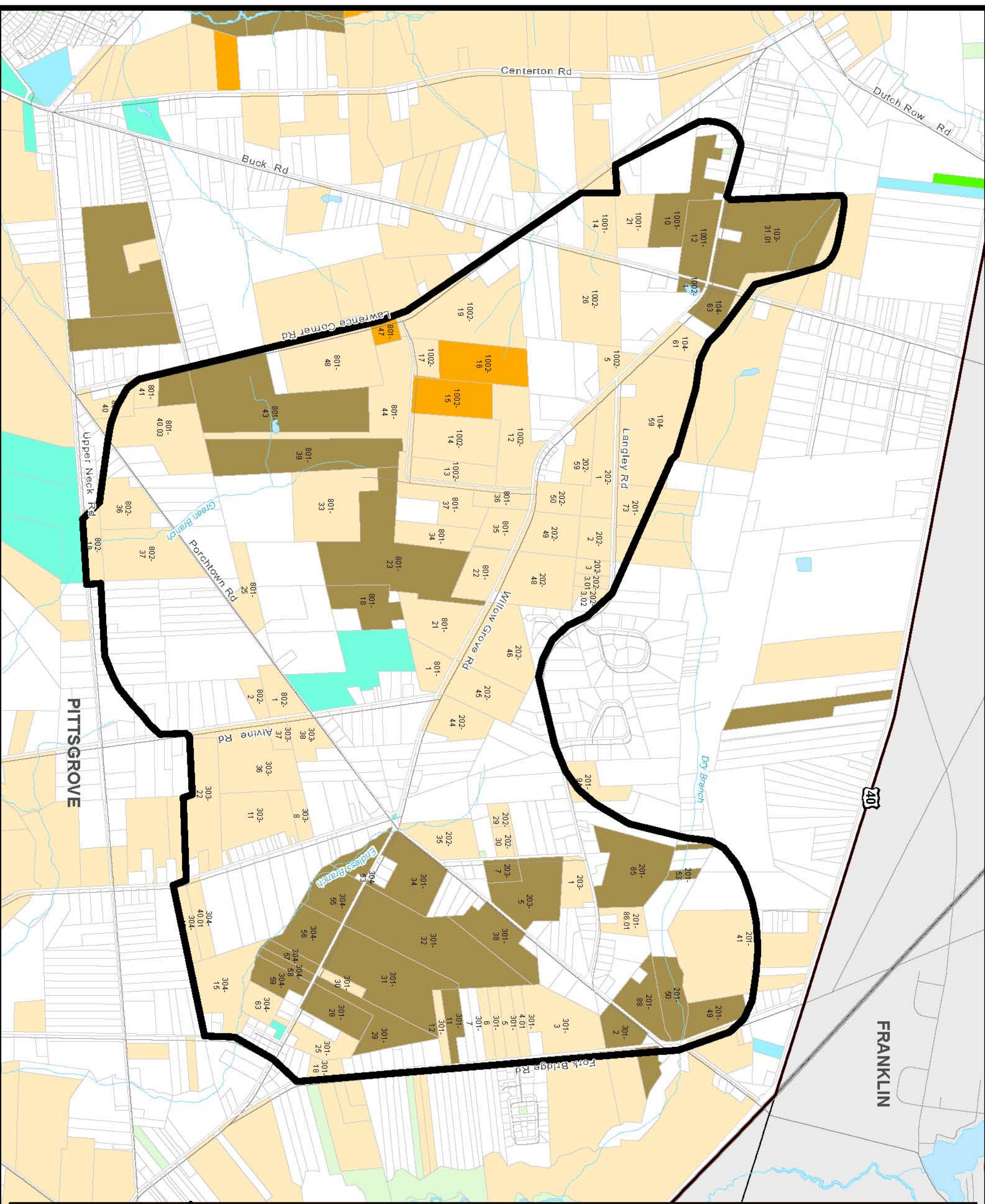
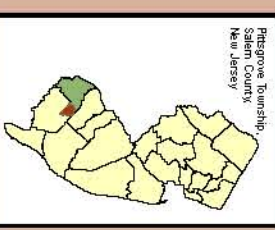
# Pittsgrove Township

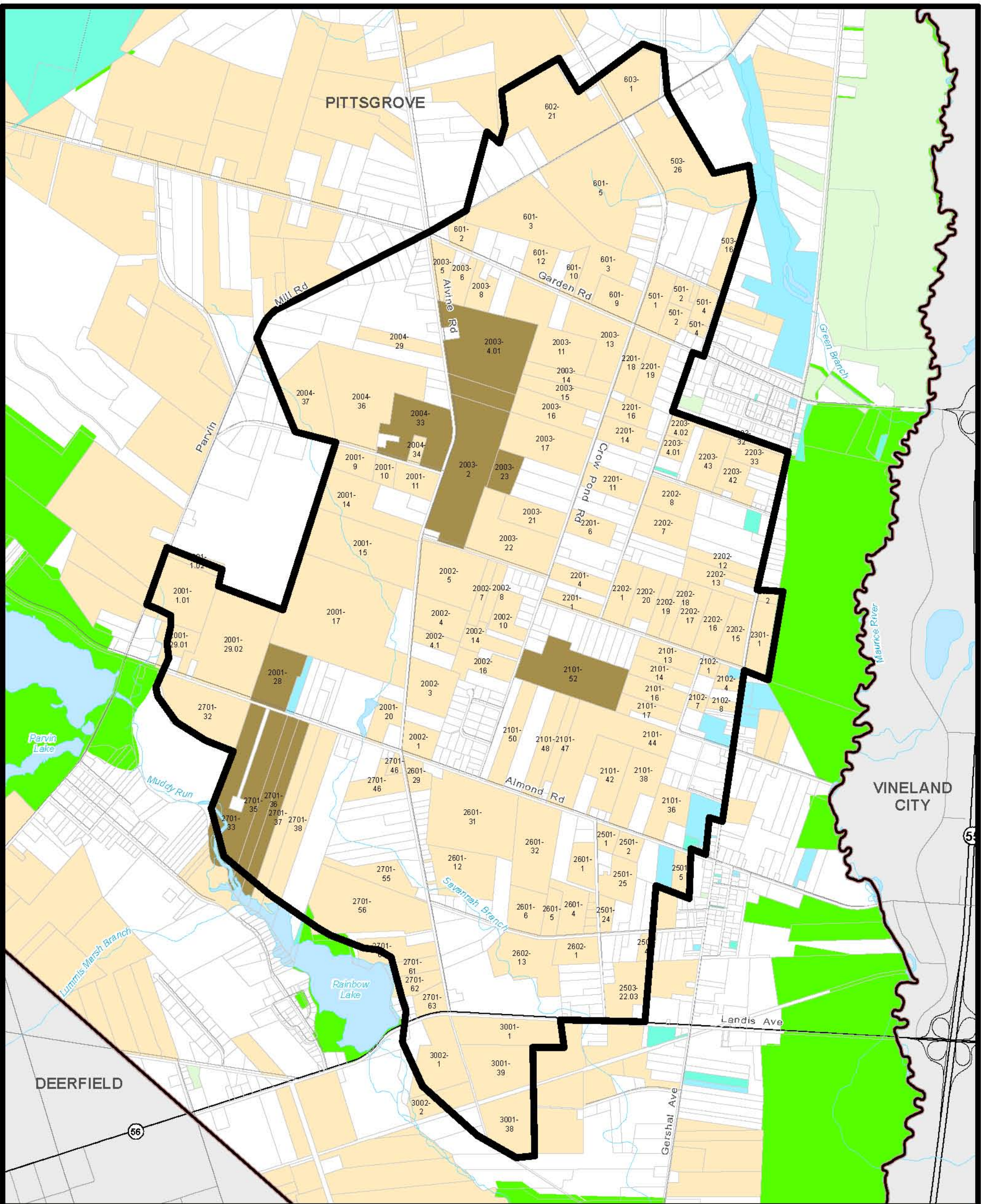
## Map # 4: North Project Area

-  NJ State Owned
-  Pittsgrove Township Owned
-  Non-Profit Owned
-  School or Church Property
-  Non-Farm Assessed Land
-  8-Year Program
-  Permanently Preserved Farmland
-  Farm Assessed - Class 3A & 3B
-  Project Area



Source: NADER, NUDOT, DVRPC.  
This map was prepared using aerial photography, Department of Transportation (NJDOT) parcel data, Geographic Information System (GIS) data, but this secondary product has not been verified by NADER and is not state-authorized.





# Pittsgrove Township

## Map # 5: East Project Area

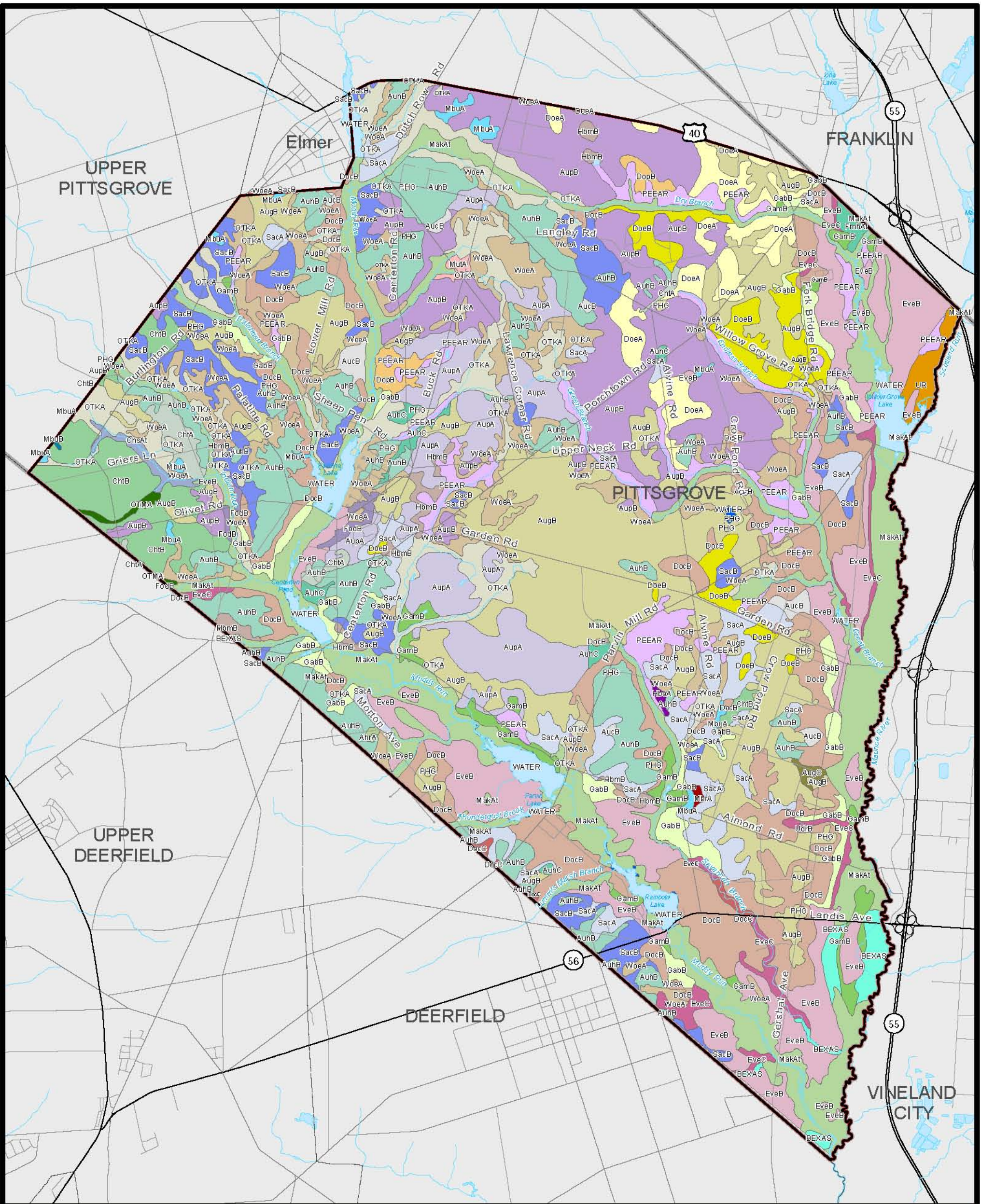
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Miles

**dvrpc**  
DELAWARE VALLEY  
REGIONAL  
PLANNING COMMISSION

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

NJ State Owned	8-Year Program
Pittsgrove Township Owned	Permanently Preserved Farmland
Non-Profit Owned	Farm Assessed - Class 3A & 3B
School & Church Property	Project Area
Non-Farm Assessed Land	

Pittsgrove Township,  
Salem County,  
New Jersey



# Pittsgrove Township

# Map # 6: Pittsgrove Township Soils

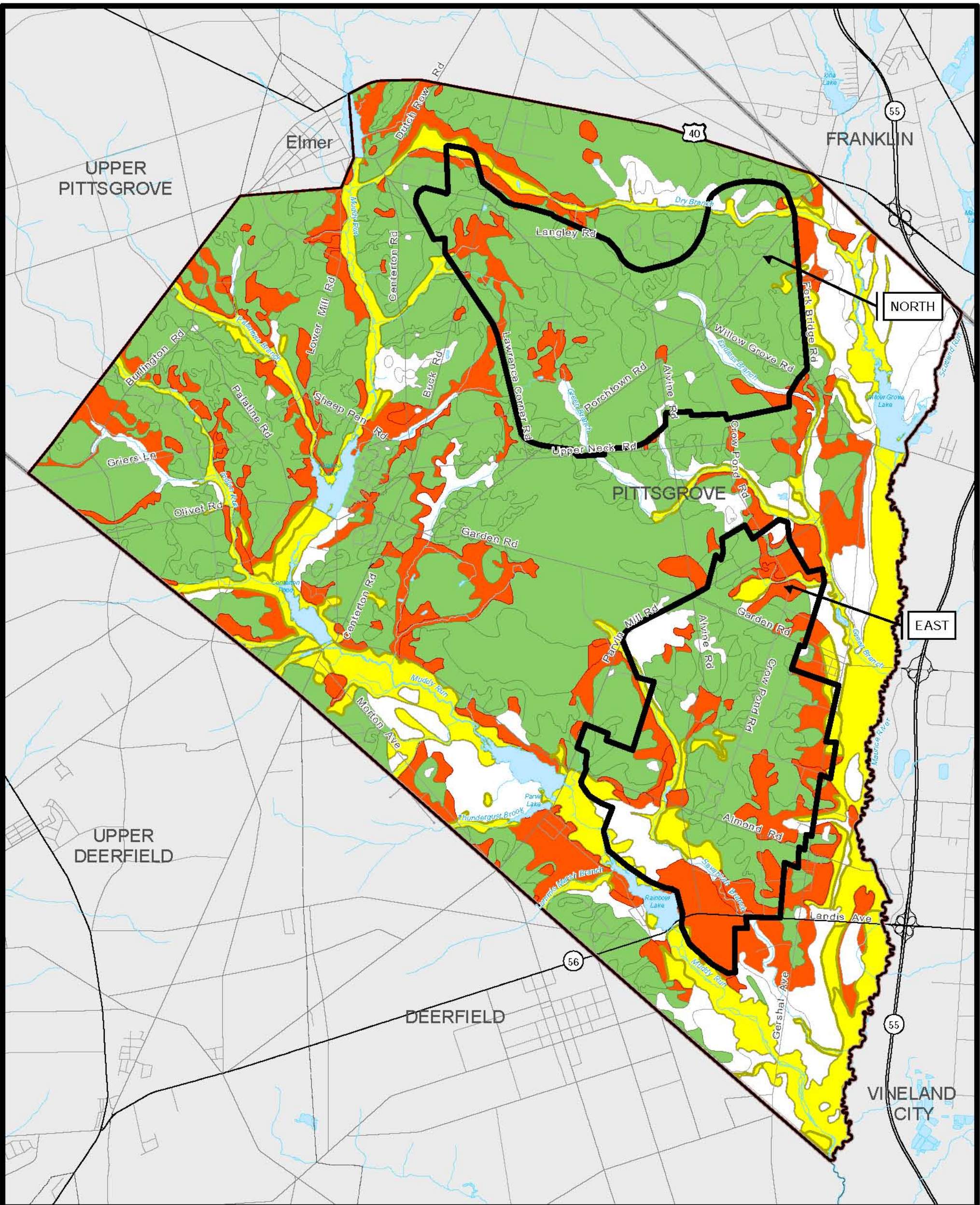
0 0.5 1  
Miles

**dvrpc**  
DELAWARE VALLEY  
REGIONAL  
PLANNING COMMISSION

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

AhrA	AupA	DocB	EveC	HboA	OTKA	UR
AucB	AupB	DocC	FmhAt	MakAt	OTMA	UdrB
AugB	BEXAS	DoeA	FodB	MbrA	PEEAR	WATER
AugC	ChsAt	DoeB	GabB	MbuA	PHG	WoeA
AuhB	ChtA	DopB	GamB	MbuB	SacA	
AuhC	ChtB	EveB	HbmB	MutA	SacB	





# Pittsgrove Township

## Map # 7: Project Areas - Soil Classifications

0 0.5 1  
Miles

**dvrpc**  
DELAWARE VALLEY  
REGIONAL  
PLANNING COMMISSION

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

**Soil Designation**

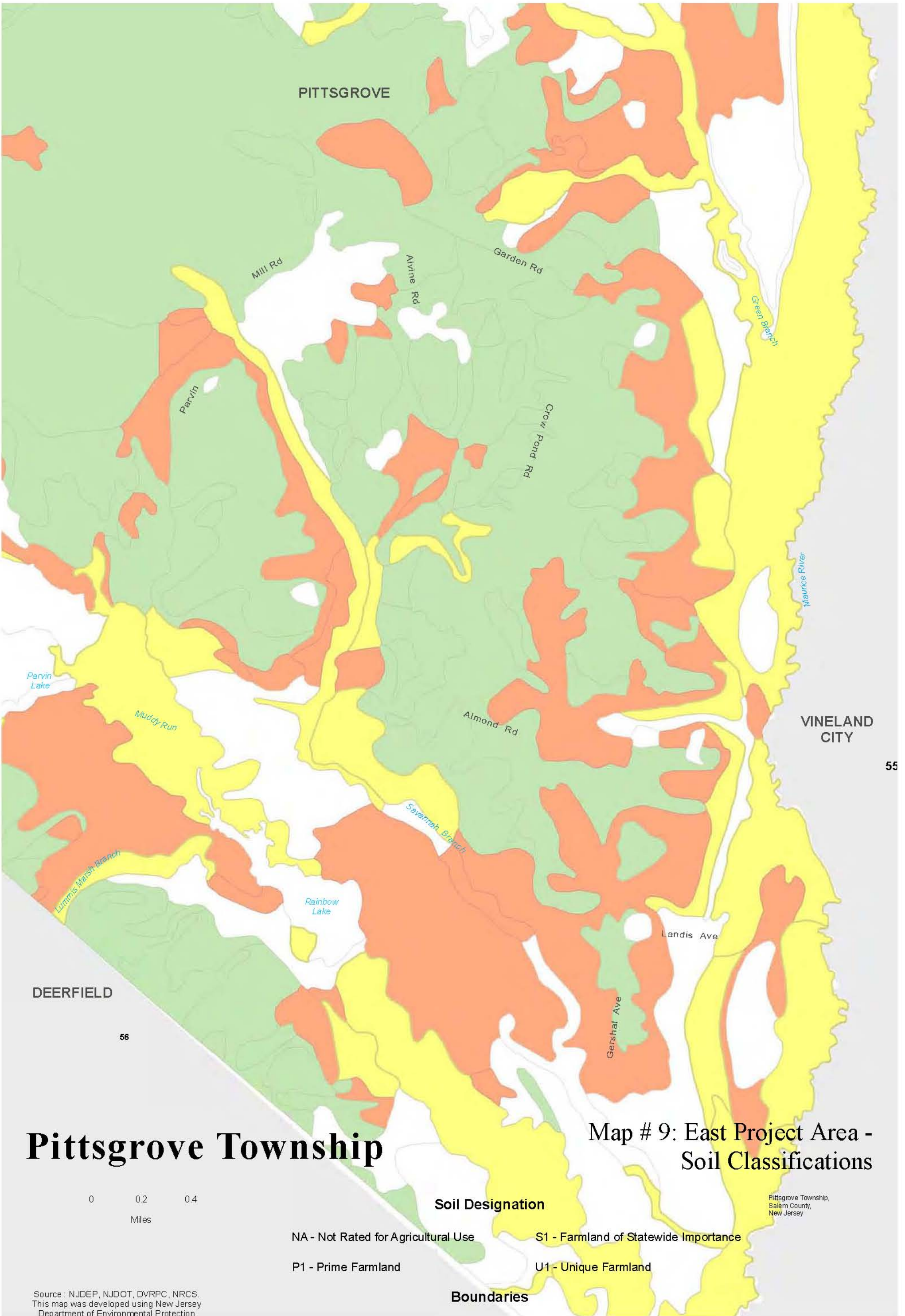
NA - Not Rated for Agricultural Use	S1 - Farmland of Statewide Importance
P1 - Prime Farmland	U1 - Unique Farmland

**Boundaries**

Project Area

Pittsgrove Township, Salem County, New Jersey





# Pittsgrove Township

## Map # 9: East Project Area - Soil Classifications

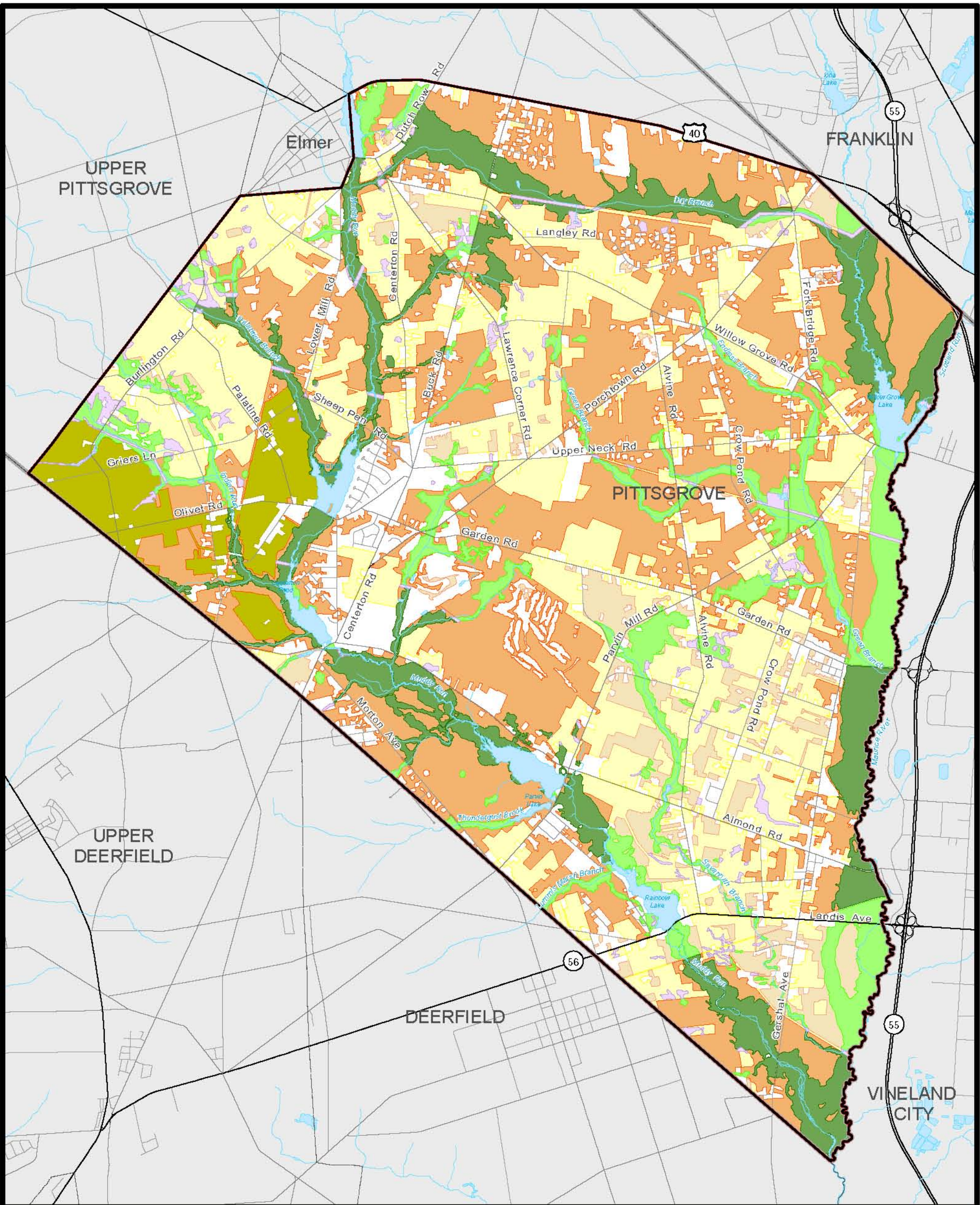
0 0.2 0.4  
Miles

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

- Boundaries**
- Project Area
  - Parcel Boundary

Pittsgrove Township,  
Salem County,  
New Jersey

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



# Pittsgrove Township

# Map # 10: Landscape Project

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Miles

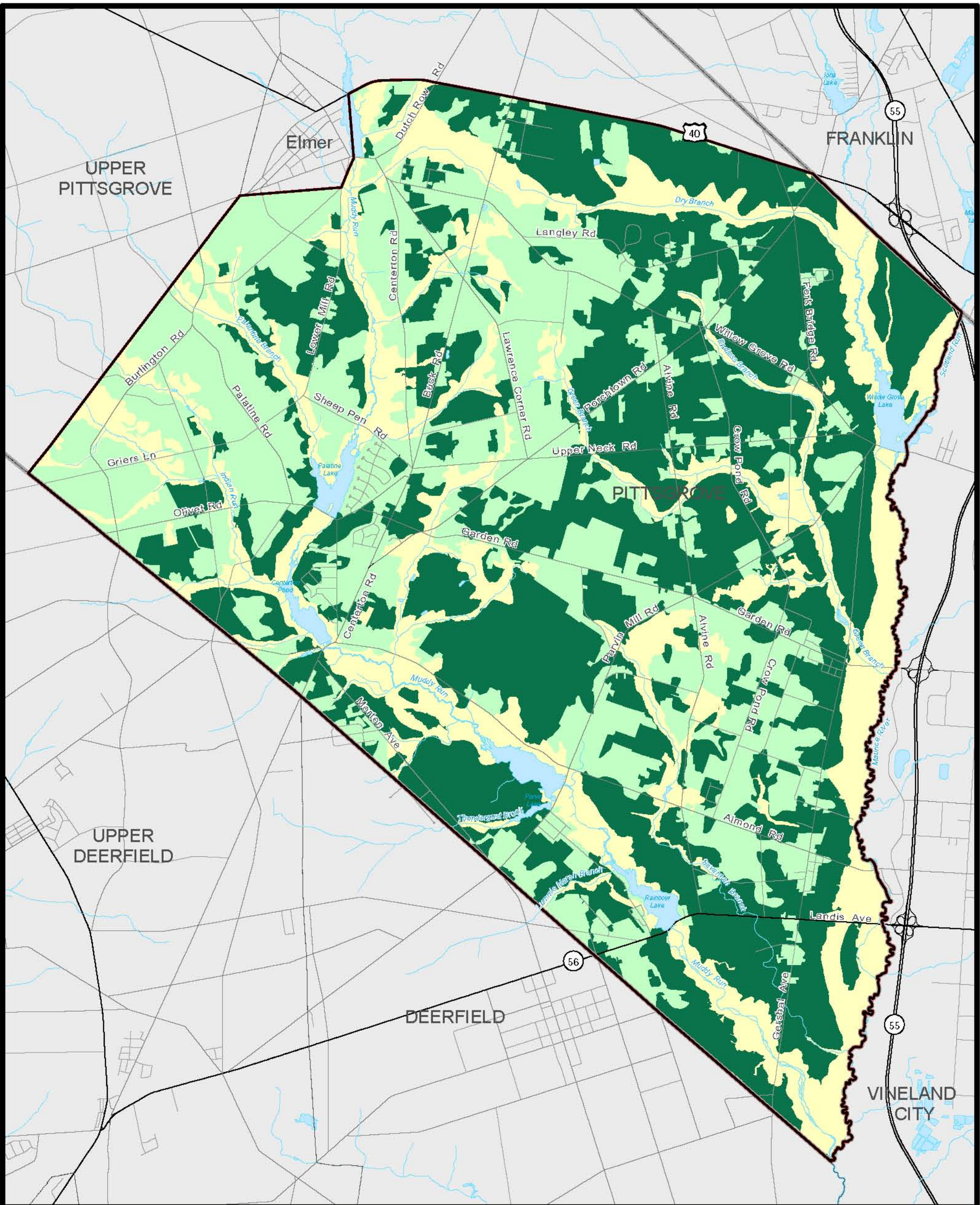
**DELAWARE VALLEY**  
**dvrpc**  
REGIONAL  
PLANNING COMMISSION

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

**Conservation Priority Type**

<b>Forested Wetlands</b>	<b>Emergent Wetlands</b>	<b>Upland Forest</b>	<b>Grasslands</b>
Critical Habitat	Suitable Habitat	Critical Habitat	Critical Habitat
Suitable Habitat		Suitable Habitat	Suitable Habitat

Pittsgrove Township,  
Salem County,  
New Jersey



# Pittsgrove Township

# Map # 11: Groundwater Recharge

0 0.5 1  
Miles

**dvrpc**  
DELAWARE VALLEY  
REGIONAL  
PLANNING COMMISSION

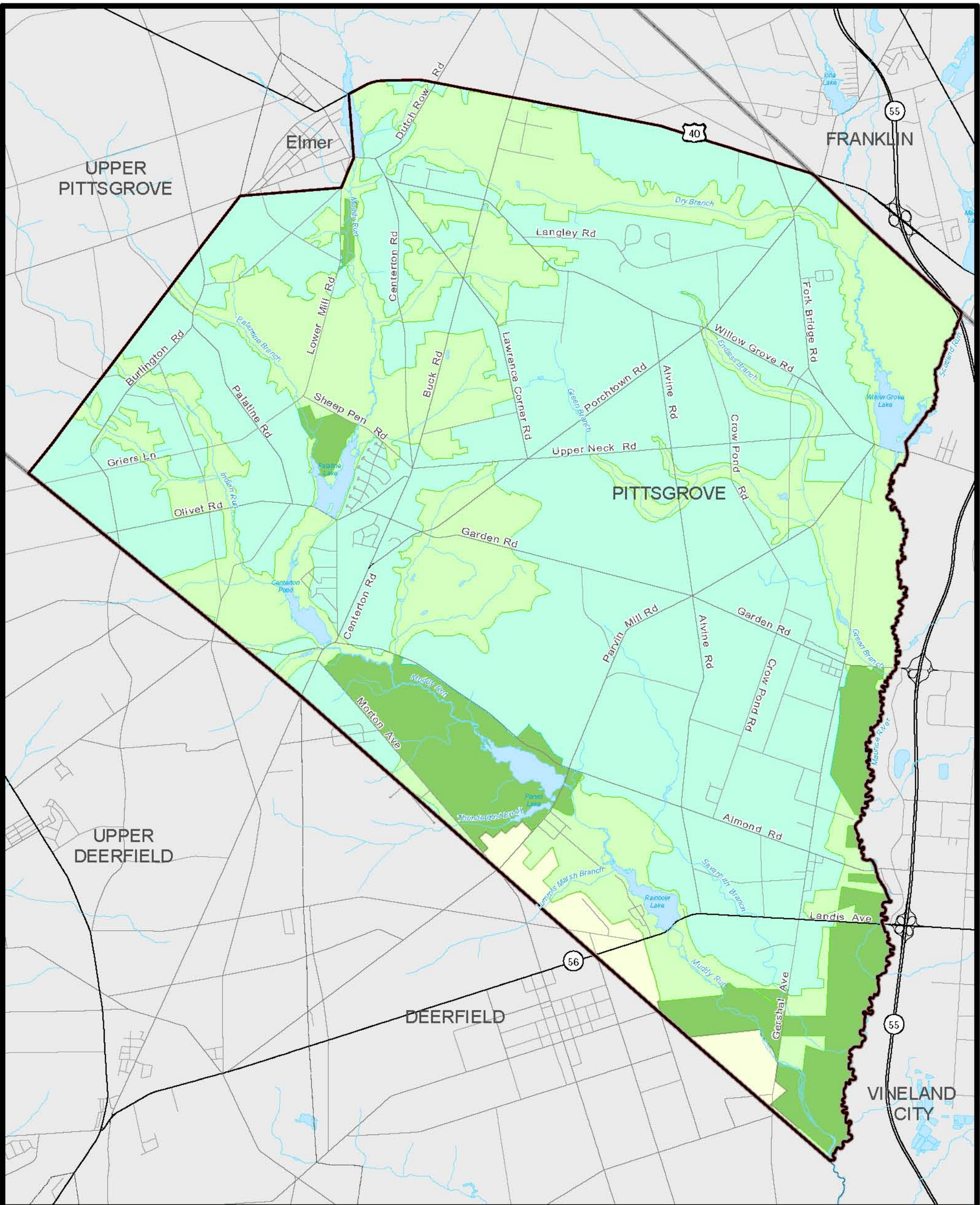
Source: NJDEP, NJDOT, DVRPC.  
This map was developed using New Jersey  
Department of Environmental Protection  
Geographic Information System digital data,  
but this secondary product has not been  
verified by NJDEP and is not state-authorized.

Inches per Year

0 - 6	7 - 10	11 - 14
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Pittsgrove Township,  
Salem County,  
New Jersey





# Pittsgrove Township

# Map # 12: New Jersey State Planning Areas

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Miles

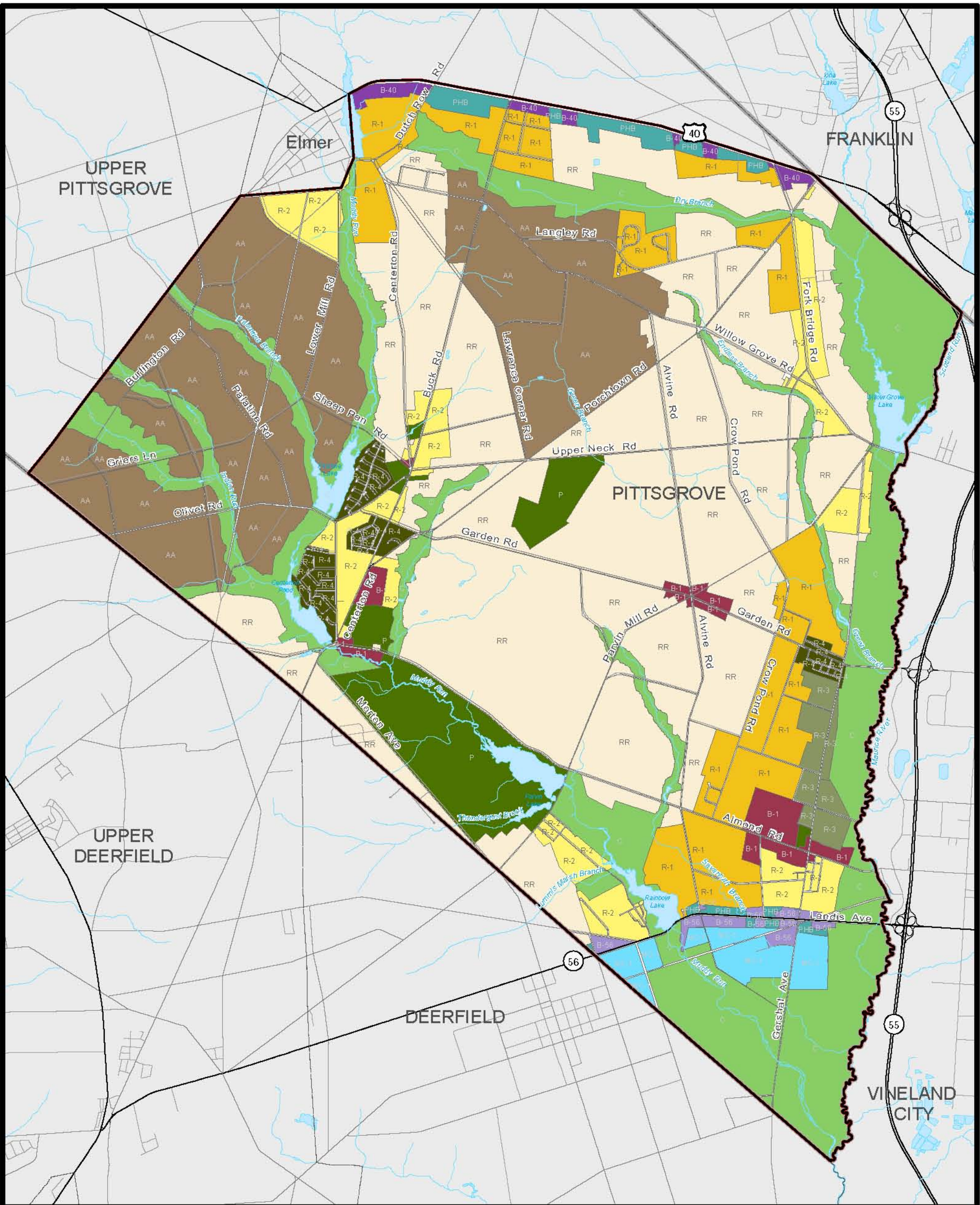
**dvrpc**  
REGIONAL PLANNING COMMISSION

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

**Planning Areas**

PA-4 - Rural	PA-4B - Rural Environmentally Sensitive
PA-6 - State-Owned Parks & Wildlife Management Areas	PA-5 - Environmentally Sensitive

Pittsgrove Township, Salem County, New Jersey



# Pittsgrove Township

# Map #13: Pittsgrove Township Zoning

0 0.5 1  
Miles

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

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

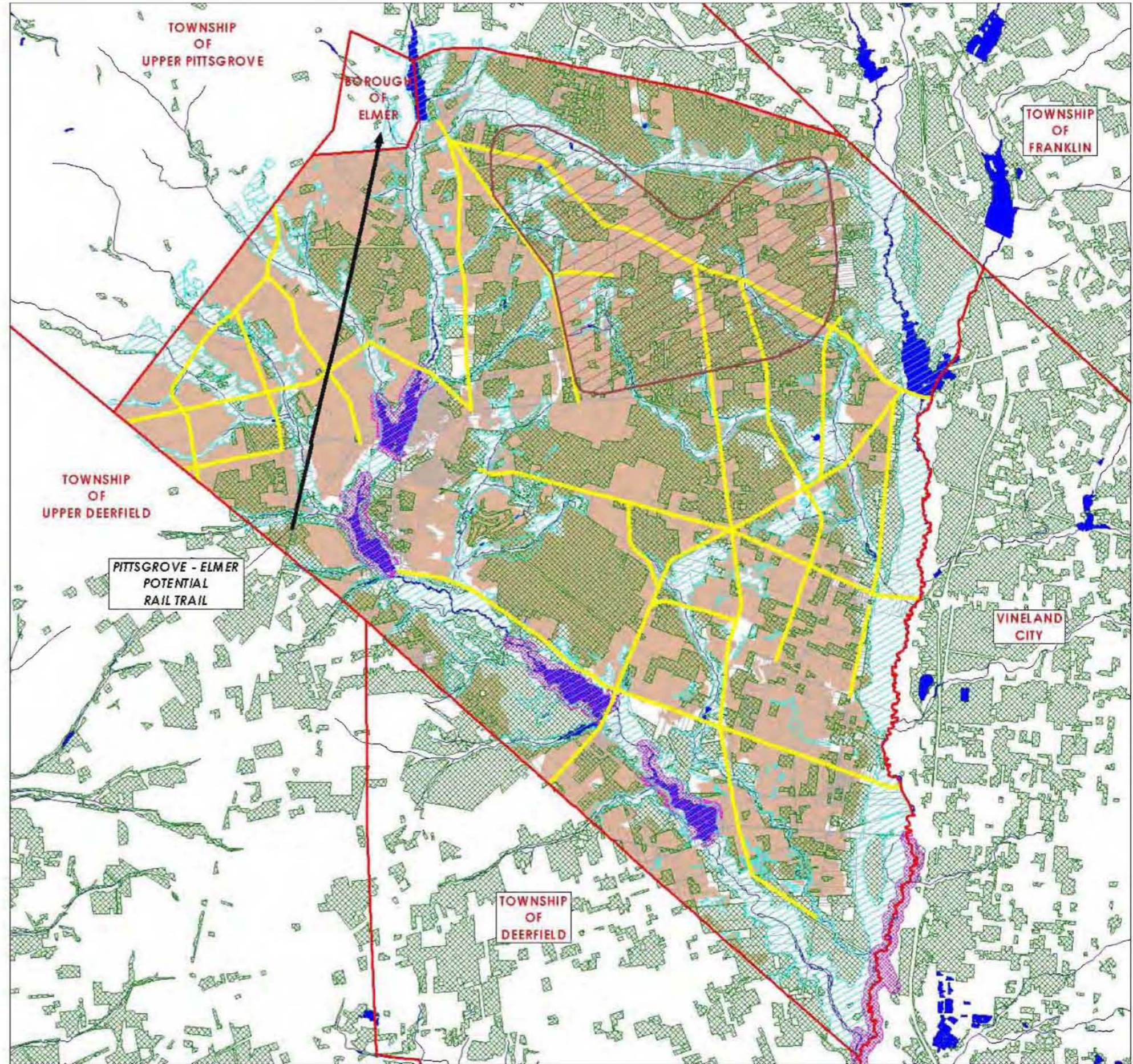
A - Agricultural	PHB - Planned Highway Business
B-1 - Neighborhood Business	R-1 - Residential (2 Ac.)
B-40 - Highway Business RT. 40	R-2 - Residential (45,000 S.F.)
B-56 - Highway Business RT. 56	R-3 - Residential (30,000 S.F.)
C - Conservation (5.0 Ac.)	R-4 - Residential (22,000 S.F.)
MC-1 - Industrial/Commercial	RR - Rural Residential (3.0 Ac.)
P - Public	



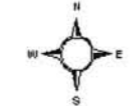


# GREENWAY MAP

## Township of Pittsgrove Salem County



-  Buck Rd - Porchtown Rd Farmland Preservation Incentive Grant Project Area
-  Potential Rail Trail
-  Proposed Scenic Byway
-  Prime Farmland Soil
-  Forested Land (upland)
-  Conservation Area\*
-  Bald Eagle Foraging Habitat
-  River/Stream
-  Waterbody
-  Municipal Boundary
-  Parcels



\* sourced from Master Plan 2008

Map Prepared January 26, 2005 by:  
MORRIS LAND CONSERVANCY  
19 BOONTON AVE  
BOONTON, NJ 07005

Data Sources: NJDEP, NRCS, Township of Pittsgrove, Pittsgrove Township Environmental Commission & Township Planner, Master Plan  
"This map is to be used solely for planning purposes, and does not take the place of a survey."

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

# DELAWARE VALLEY REGIONAL PLANNING COMMISSION

## Publication Abstract

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**Title:** Township of Pittsgrove,  
Salem County,  
Farmland Preservation Plan

**Date Published:** July 2009  
**Publication No.** 08015

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**Geographic Area Covered:** Pittsgrove Township, Salem County, New Jersey

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

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### ABSTRACT

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

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

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Township of Pittsgrove  
989 Centerton Road  
Pittsgrove, NJ 08318  
Phone 856-358-2300  
Fax: 856-358-3055  
Email: [aadministrator@pittsgrovetownship.com](mailto:aadministrator@pittsgrovetownship.com)

Delaware Valley Regional Planning Commission  
190 North Independence Mall West  
8<sup>th</sup> Floor  
Philadelphia, PA 19106-1520  
Phone: 215-592-1800  
Fax: 215-592-9125  
Internet: [www.dvrpc.org](http://www.dvrpc.org)

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