



# **COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE DRAFT**

*Upper Pittsgrove Township  
Salem County  
July 20, 2023*



UPPER PITTSBORO TOWNSHIP, SALEM COUNTY

July 20, 2023 - DRAFT

# COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE

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# ACKNOWLEDGEMENTS



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The Land Conservancy of New Jersey acknowledges the following individuals and organizations for their help in providing information, guidance, and materials for the Upper Pittsgrove Township Comprehensive Farmland Preservation Plan Update. Their contributions have been instrumental in the creation of the Plan.

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*The Upper Pittsgrove Township Comprehensive Farmland Preservation Plan Update was prepared with funding from the New Jersey State Agriculture Development Committee.*

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# Executive Summary

Farmland preservation is and has been at the centerpiece of Upper Pittsgrove Township. Farmers are committed to keeping the town agricultural, and the governing body is equally committed to supporting their efforts to permanently protect their farms.

As written in the 2006 Master Plan, “the community’s vision is directed towards how to maintain, protect, and preserve farming and the open, green spaces that it provides while accommodating a reasonable, expected growth of new residential development.” That vision has carried forward to today’s plan.

Three-quarters of Upper Pittsgrove is farm assessed property (19,980 acres), and 75% of this farmland is harvested as cropland (15,244 acres). Upper Pittsgrove has the most land in active agriculture in the State of New Jersey and the largest amount of farm assessed land in Salem County. 80% of its prime agriculture soils are in active agriculture. Upper Pittsgrove is a farming community that wants to remain as a farming town.

In 2011 Upper Pittsgrove Township adopted their Farmland Preservation Plan Element of the Master Plan, qualifying the town for the state’s Planning Incentive Grant (PIG) program for farmland preservation. This 2023 Update to the Farm Plan meets the state’s requirements and will ensure the town remains eligible for state funding through the Municipal PIG program.

The Township has 135 farms totaling 11,786 acres preserved. Upper Pittsgrove has spent a total of \$555,263, or approximately 1% of the total cost share to preserve these farms. The State of New Jersey, through the State Agriculture Development Committee, has provided \$37 million, or 82% of the total cost share. Salem County has spent \$5 million, or approximately 12% of the total cost share. Grants acquired by the municipality through the Federal Farm Bill, have provided 5% of the total cost share.

Since the completion of the 2011 Farmland Plan, an additional 4,623 acres of farmland have been preserved. Based on the State’s Minimum Eligibility Criteria for productive soils and tillable land, 7,051 acres (277 farm assessed parcels) are potentially eligible for farmland preservation.



**The Township's goal for farmland preservation is to protect an additional 3,000 acres over the next 10 years.**

### ***Public Meetings***

Three public meetings were held on the Comprehensive Farmland Preservation Plan Update to share the draft Update with residents. The first public meeting was held on November 8, 2022 as part of the regularly scheduled meeting of the Agricultural Advisory Committee (AAC). At this meeting, the AAC discussed agricultural policies and the farmland program. Following the AAC meeting, the Township Committee met to discuss the Farm Plan Update and opened the meeting for public comment.

The Land Use Board held a second public meeting on June 15, 2023, to review the Plan Update prior to approving the Update as an Element of the Master Plan. The Plan was adopted by the Land Use Board at its July 20, 2023 meeting. The meetings were announced on the municipal website and the plan was made available to the public by the Township. Materials from these meetings are included in **Appendix A.**



*Peach Farm*

# Chapter 1.

## Agricultural Land Base

### A. Agricultural Landscape

As of 2018, the Township of Upper Pittsgrove has the most farm assessed land of any town in Salem County, with 19,980 acres of land—77% of the town—devoted to agricultural or horticultural use including cropland, pasture, woodland, and equine operations. With the most active agricultural acreage of any town in New Jersey, its landscape is dominated by farmland. (**Map 1**)

Upper Pittsgrove sits in the Coastal Plain physiographic province in the southwestern corner of New Jersey. The town consists of 40 square miles of farmland, woodland, lakes, and homes. It has retained its pastoral

character despite its proximity to Philadelphia, Wilmington, and Atlantic City. The Township surrounds a village center at Elmer, and is bisected by State Route 77 and US Route 40, a major South Jersey artery. It is bordered by neighboring rural communities in Salem, Cumberland, and Gloucester Counties. Other than small areas of homes and a few public properties, the municipality consists mostly of farmland.

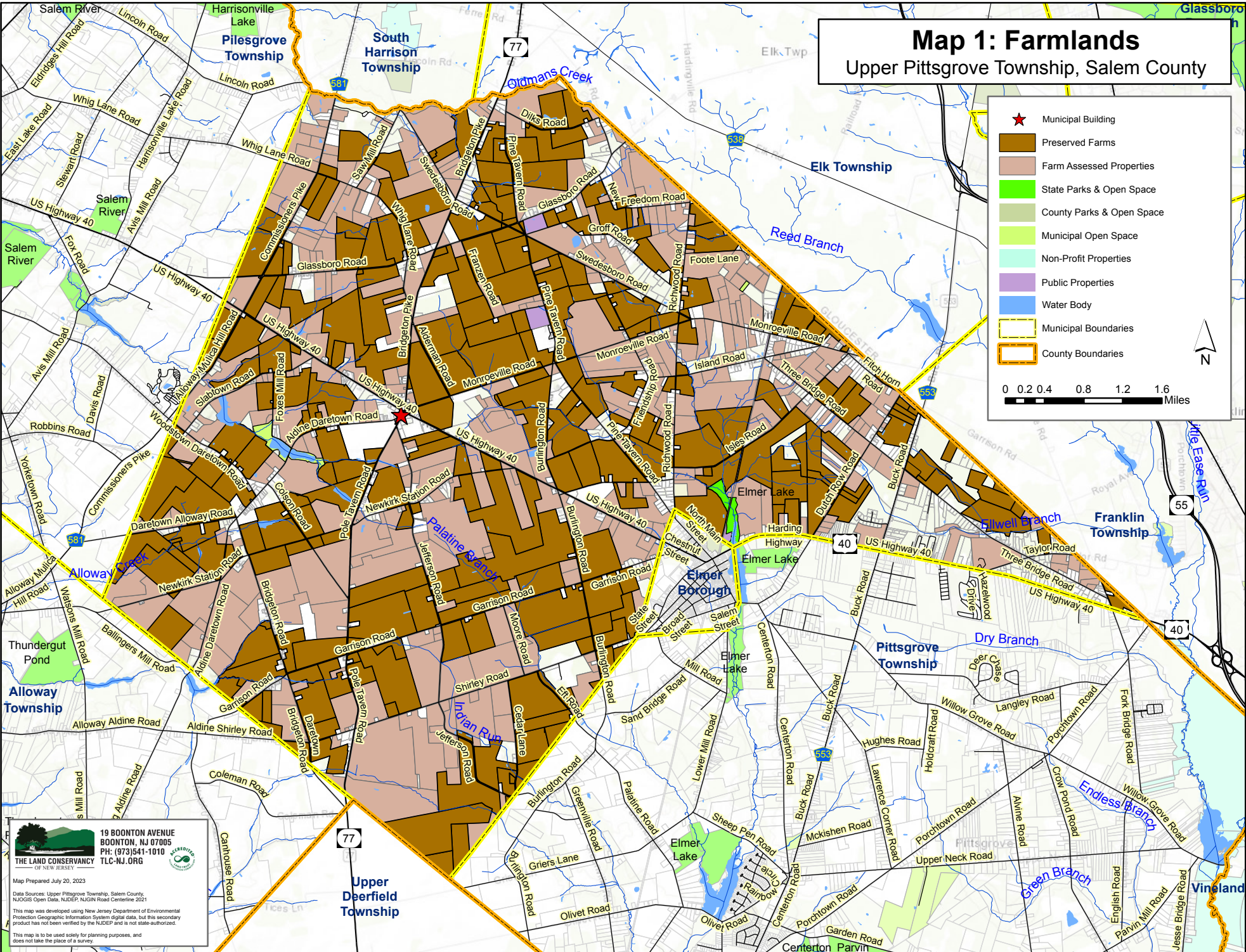
According to 2015 Land Use/Land Cover (LU/LC) data from the New Jersey Department of Environmental Protection (NJDEP), 60% of the Township is identified by the digital orthophotography as land in agricultural use, with other major uses including wetlands,


# Map 1: Farmlands

## Upper Pittsgrove Township, Salem County

-  Municipal Building
-  Preserved Farms
-  Farm Assessed Properties
-  State Parks & Open Space
-  County Parks & Open Space
-  Municipal Open Space
-  Non-Profit Properties
-  Public Properties
-  Water Body
-  Municipal Boundaries
-  County Boundaries

0 0.2 0.4 0.8 1.2 1.6 Miles




**19 BOONTON AVENUE**  
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Map Prepared July 20, 2023  
 Data Sources: Upper Pittsgrove Township, Salem County, NJDEP Open Data, NJDEP NJGIS Road Centerline 2021  
 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.  
 This map is to be used solely for planning purposes, and does not take the place of a survey.



## Land Use / Land Cover: Upper Pittsgrove Township - 2015

Source: NJDEP Land Use / Land Cover 2015

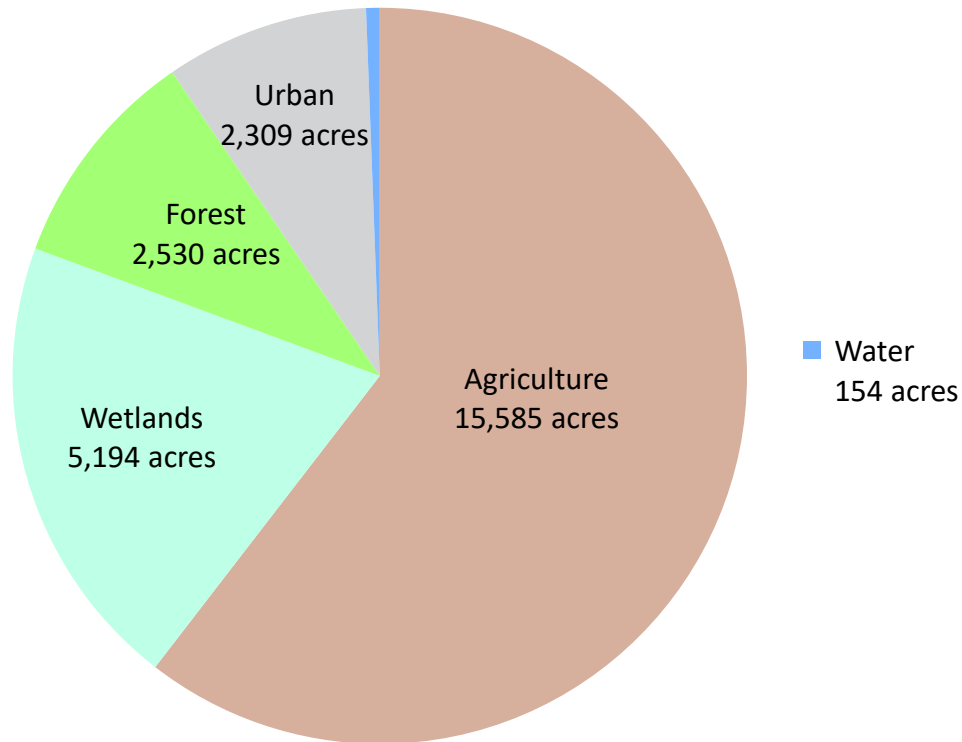


Figure 1. Land Cover Upper Pittsgrove Township

forest, and urban lands. Note that the percent of lands in agricultural use is less than the farm-assessed acreage cited above because farm-assessed property may also include forested lands. Upper Pittsgrove is predominated by agriculture throughout, with a somewhat higher presence of wetlands east of Route 77. Its forest cover follows the wetlands and riparian stream corridors. **(Figure 1 and Figure 2)**

Compared to Salem County, Upper Pittsgrove is more heavily agricultural, with a higher percentage of land in agricultural use. **(Table 1)**

Of the 19,980 acres assessed as farmland in Upper Pittsgrove Township, the majority is harvested

cropland. Other major uses include woodland/wetland, permanent pasture, and pastured cropland. **(Figure 3)**

	Upper Pittsgrove		Salem County	
	Acres	%	Acres	%
Agriculture	15,585	60%	79,011	36%
Barren	74	0.28%	1,522	.68%
Forest	2,530	10%	35,903	16%
Urban	2,309	9%	28,148	13%
Water	154	0.60%	11,660	5%
Wetland	5,194	20%	65,914	30%
<b>Total</b>	<b>25,846</b>	<b>100%</b>	<b>222,157</b>	<b>100%</b>

Source: NJDEP 2015 Land Use/Land Cover

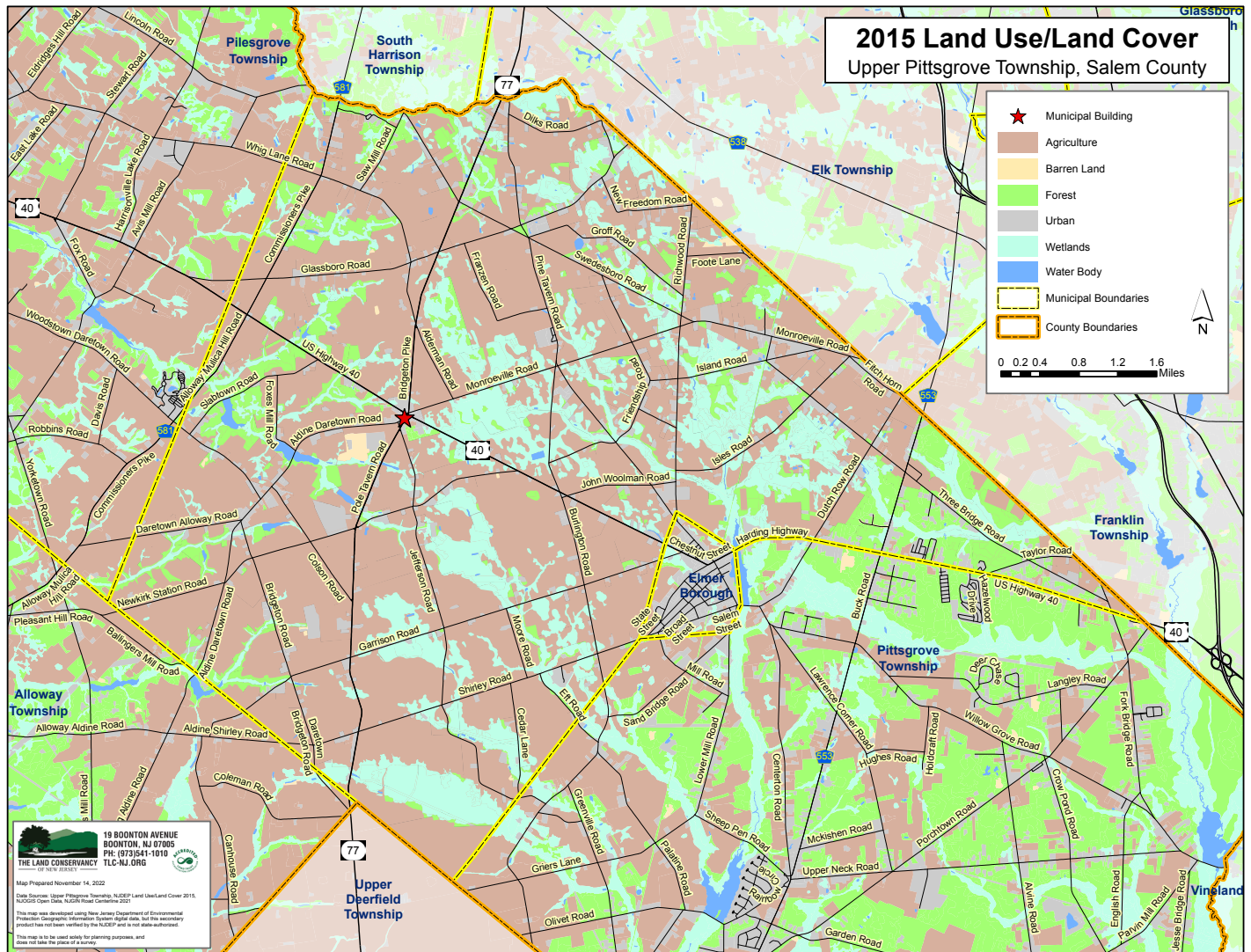


Figure 2. Land Use Land Cover Map

## B. Soils

High-quality farmland soils in Upper Pittsgrove help explain the density of agricultural practices in the community. Much of the town's agricultural soil is in active agricultural use.

Soils are classified by the United States Department of Agriculture's (USDA) Natural Resource Conservation Service (NRCS) in series, which share basic characteristics such as bedrock material from which they were formed, chemical composition, and drainage. Within these broader










series are specific soil types which are differentiated from one another by slope, stoniness, and frequency of flooding. The NRCS classifies soil types as prime, of statewide importance, or unique based on their potential for agricultural productivity.

**Table 2** identifies the major NRCS soil types in Upper Pittsgrove, and **Map 2** illustrates their location.


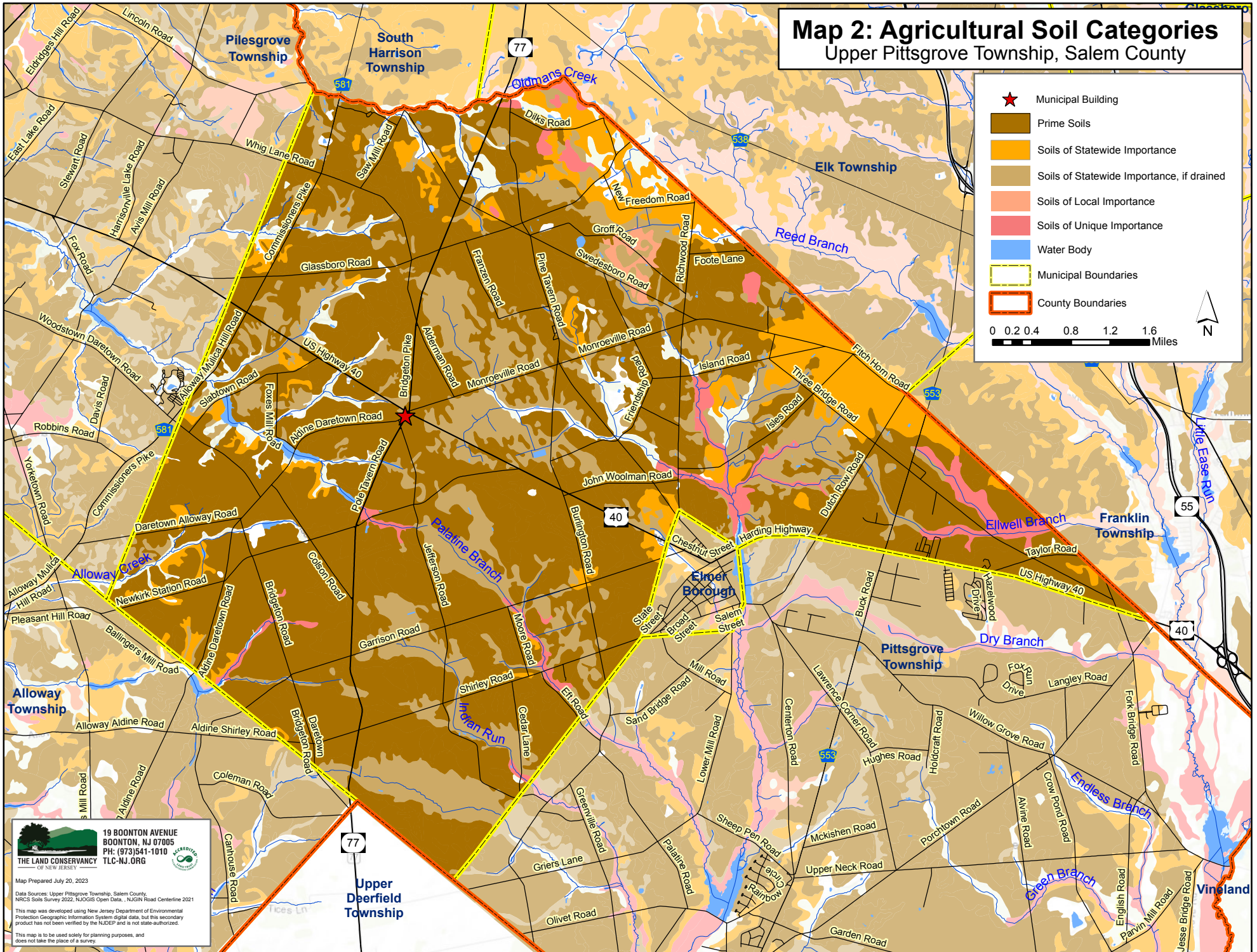
**Prime farmland soils** rest on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They have the quality, growing season, and


# Map 2: Agricultural Soil Categories

## Upper Pittsgrove Township, Salem County

-  Municipal Building
-  Prime Soils
-  Soils of Statewide Importance
-  Soils of Statewide Importance, if drained
-  Soils of Local Importance
-  Soils of Unique Importance
-  Water Body
-  Municipal Boundaries
-  County Boundaries

0 0.2 0.4 0.8 1.2 1.6 Miles

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Map Prepared July 20, 2023

Data Sources: Upper Pittsgrove Township, Salem County;  
NRCS Soils Survey 2012, NJDCIS Open Data, NJGSI Road Centerline 2021

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This map is to be used solely for planning purposes, and does not take the place of a survey.

## Farm Assessed Land (Acres) Upper Pittsgrove Township - 2018

Source: NJ Farmland Tax Assessment 2018

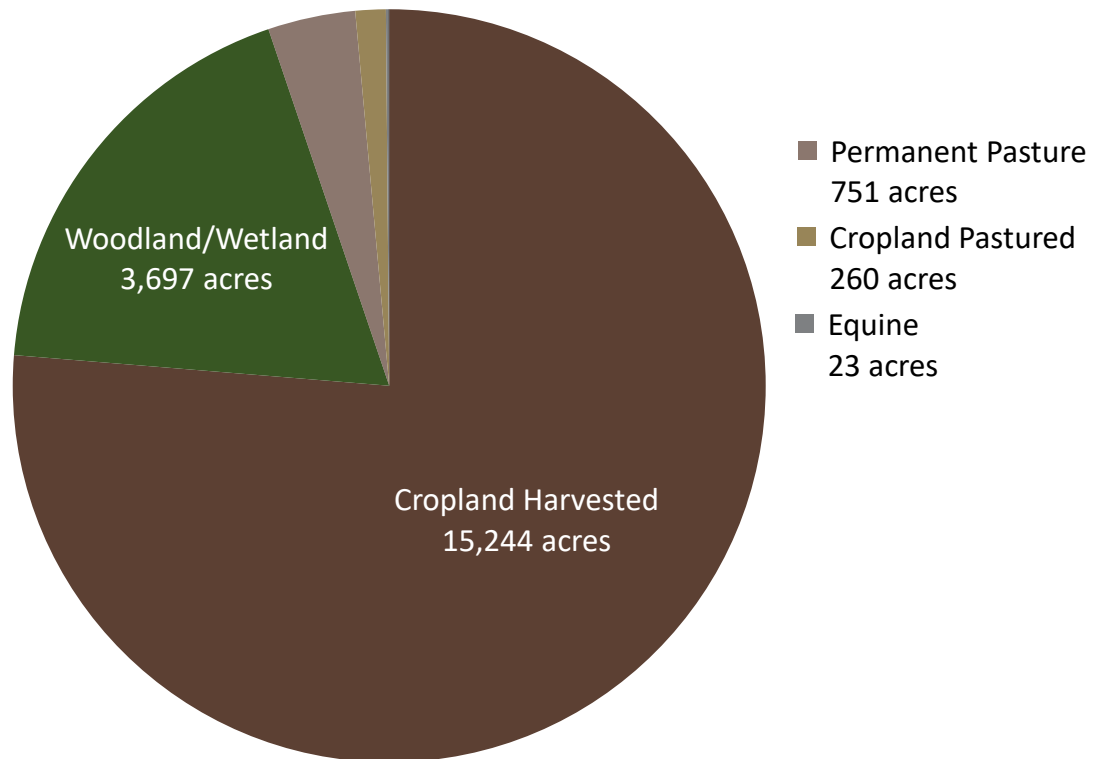


Figure 3. Farm Assessed Land, Upper Pittsgrove Township

moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime soils flood infrequently and are not excessively erodible or saturated with water for a long period of time. There are 16,720 acres of prime farmland soils in Upper Pittsgrove Township, of which 13,132 are in active agricultural use. 76% of all active agriculture in the Township is on prime farmland soil. Accounting for 65% of the total soils in the Township, most of these soils belong to the Chillum (Cht), Mattapex (Mbu), Sassafra (Sac) and Aura (Aup) series, which can be used for field crops, grains, pasture and hay, truck crops, fruits, vegetables, and flowers.

**Farmland soils of statewide importance** produce high crop yields when treated and managed according to acceptable farming methods. However, their yields are rarely as high as those of prime soils. There are 2,083 acres of soils of statewide importance in Upper Pittsgrove Township, of which 1,412 acres are in agricultural use. 8% of all active agriculture in the Township exists on prime farmland soil. Accounting for 8% of Upper Pittsgrove's soils, most of the soils of statewide importance belong to the Downer (Doc), Fort Mott (Fod), or Hammonton (Hbm) series. These soils can support field crops, vegetables, fruit, flowers, and row crops.

**Table 2. Soil Types - Upper Pittsgrove Township**

<b>Code</b>	<b>Name</b>	<b>Acres</b>
ChtB	Chillum silt loam, 2 to 5 percent slopes	6,016
SacB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	3,084
MbuB	Mattapex silt loam, 2 to 5 percent slopes, northern coastal plain	1,966
WoeA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	1,726
AupB	Aura loam, 2 to 5 percent slopes	1,271
MbuA	Mattapex silt loam, 0 to 2 percent slopes, northern coastal plain	1,217
AugB	Aura sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	574
MutA	Muttontown sandy loam, 0 to 2 percent slopes	295
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	188
DoeA	Downer sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	145
MbrB	Matapeake silt loam, 2 to 5 percent slopes	62
DoeB	Downer sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	51
AhrA	Alloway silt loam, 0 to 2 percent slopes	47
AhpB	Alloway loam, 2 to 5 percent slopes	38
ChtA	Chillum silt loam, 0 to 2 percent slopes	21
SacA	Sassafras sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	11
HboA	Hammonton sandy loam, 0 to 2 percent slopes	8
<b>Prime Farmland</b>		<b>16,720</b>
DocB	Downer loamy sand, 0 to 5 percent slopes, Northern Coastal Plain	1,287
FodB	Fort Mott loamy sand, 0 to 5 percent slopes	267
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	135
MbrC	Matapeake silt loam, 5 to 10 percent slopes	107
AugC	Aura sandy loam, 5 to 10 percent slopes	99
SacC	Sassafras sandy loam, 5 to 10 percent slopes, Northern Coastal Plain	96
GamB	Galloway loamy sand, 0 to 5 percent slopes	56
AuhC	Aura gravelly sandy loam, 5 to 10 percent slopes	35
<b>Farmland of Statewide Importance</b>		<b>2,083</b>
OTKA	Othello and Fallsington soils, 0 to 2 percent slopes	4,807
OTMA	Othello, Fallsington, and Trussum soils, 0 to 2 percent slopes	58
<b>Farmland of Statewide Importance, if Drained</b>		<b>4,865</b>
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	574
GabB	Galestown sand, 0 to 5 percent slopes	136
<b>Farmland of Unique Importance</b>		<b>710</b>

**Table 2. Soil Types - Upper Pittsgrove Township**

Code	Name	Acres
DopB	Downer-Galestown complex, 0 to 5 percent slopes	104
<b>Farmland of Local Importance</b>		<b>104</b>
ChsAt	Chicone silt loam, 0 to 1 percent slopes, frequently flooded	764
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	226
PEEAR	Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	212
WATER	Water	80
PHG	Pits, sand and gravel	41
UddfB	Udorthents, dredged fine material, 0 to 8 percent slopes	4
EveB	Evesboro sand, 0 to 5 percent slopes	3
<b>Not Prime Farmland</b>		<b>1,331</b>
<b>Total</b>		<b>25,811</b>

Source: Natural Resources Conservation Service Soil Data (2022)

Some soils are designated **farmland of statewide importance, if drained**.

This indicates that draining the soils would put them in the category of statewide importance. In Upper Pittsgrove, all of these soils belong to the Othello (OT) series, which can be used for corn, soybeans, pasture, and truck crops. Totalling 2,250 acres, this represents 13% of all active agricultural land in the town and 19% of its soils.

**Unique soils** exhibit specific qualities that may be favorable to the production of specialized crops. There are 710 acres of soils of unique importance in Upper Pittsgrove Township, of which 121 acres are in agricultural use. 1% of all active agriculture in the Township exists on soil of unique importance. Accounting for 3% of Upper Pittsgrove’s soils, the unique soils belong mostly to the Manahawkin (Mak) series, which is generally wooded but can be used for cranberries and blueberries.

Soils of **local importance** have optimal inherent physical and chemical soil properties for unique crop production or for ideal crop production at a local level, as designated at the county level. There are 104 acres of soils of unique importance in Upper Pittsgrove Township, of which 49 acres are in agricultural use. All of the soils of local importance are in the Downer-Galestown (Dop) complex series, which can be used for field crops, vegetables, fruits, pasture, truck crops, and flowers.

The following major soil series (non-prime farmland) are also found in Upper Pittsgrove:

- Chicone (Chs) – 764 acres, 3%
- Fluvaquents (Fmh) – 226 acres, 1%
- Pedricktown (PEE) – 212 acres, 1%

Much of the town’s active agriculture is located on prime farmland soils.

**(Table 3)** Note that active agriculture includes the following land use types:

**Table 3. Agricultural Soils and Land in Active Agriculture, Upper Pittsgrove Township**

Soil Classification	Acres	% of Total	Acres in Active Agriculture	% of Soil Type in Active Agriculture	% of Acres in Active Agriculture
Prime Farmland Soil	16,720	65%	13,132	79%	76%
Soils with Statewide Importance	2,083	8%	1,412	68%	8%
Soils with Statewide Importance, if Drained	4,865	19%	2,250	46%	13%
Soils with Unique Importance	710	3%	121	17%	1%
Soils with Local Importance	104	0%	49	47%	0%
Not Prime Farmland	1,331	5%	271	20%	2%
<b>Total</b>	<b>25,812</b>	<b>100%</b>	<b>17,235*</b>	<b>67%</b>	<b>100%</b>

Source: NRCS Soil Data Access 2022; 2015 NJDEP Land Use/Land Cover data

\*statistics may differ within this report due to the inclusion of agricultural wetlands as active agriculture in this chart.

agricultural wetlands, cropland and pastureland, former agricultural wetland, orchards/vineyards/nurseries, and other agriculture.

Terrain is not an obstacle to farming in Upper Pittsgrove. 1% of Township land (342 acres) is located on slopes steeper than 5%. These soils tend to have a high risk of erosion, require management to control runoff and erosion, and have some equipment limitations.

### C. Irrigated Land & Water Sources

Irrigation is a common practice in Upper Pittsgrove due to natural climatic patterns and the high water-intensity crops generally grown in the region, with pivot irrigation being the most

common method. The number of irrigated acres fluctuates from year to year, but has generally increased since 2000, with more than double the irrigated acreage in 2018 as compared to 2000. Most of this increase has come from field crops and vegetables. **(Table 4)** Upper Pittsgrove’s irrigation constitutes much of the irrigation done in all of Salem County, with Upper Pittsgrove containing 18% of Salem County’s farm-assessed acres, but between 27 and 32% of the county’s irrigated acres each year. **(Table 5)** Cost-sharing agreements from the NRCS and SADC for irrigation on preserved

**Table 4. Irrigated Land (acres), Upper Pittsgrove Township**

	2000	2005	2010	2015	2018
Field Crops	772	1,234	1,717	1,560	1,816
Fruit	20	-	110	0	5
Ornamental	325	344	365	412	106
Vegetables	434	446	655	588	1,326
<b>Total</b>	<b>1,551</b>	<b>2,024</b>	<b>2,847</b>	<b>2,560</b>	<b>3,253</b>

Source: Farmland Assessments

<b>Table 5. Irrigated Land (acres), Upper Pittsgrove Township and Salem County</b>					
	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2018</b>
Upper Pittsgrove	1551	2024	2847	2,560	3253
Salem County	5690	7089	8876	9,482	10464
% of County	27%	29%	32%	27%	31%
Source: Farmland Assessments					

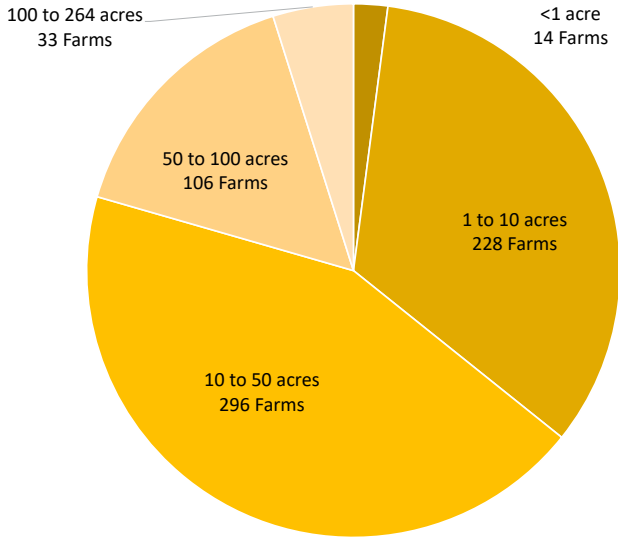
NJDEP as one of two water supply critical areas in the state. This designation acknowledges the aquifer’s vulnerability to depletion, though limits placed on the removal of water from the aquifer have stabilized water

farmland may also be a factor, given Upper Pittsgrove’s high percentage of preserved farms.

Generally, irrigation in Upper Pittsgrove either flows from surface waters or is pumped from groundwater. Groundwater sources are generally preferred to surface waters because they contain less sediment and particulates that may clog irrigation pipes and damage crops. In Upper Pittsgrove, groundwater comes from the Cohansey Aquifer. The Cohansey is a shallow, high-yielding aquifer which reaches well into the Pinelands and is substantially impacted by surface water, drought, and human activity. In other areas of the aquifer, contamination with agricultural chemicals and mercury has occurred. Some neighboring towns, such as Woodstown, have encountered salinity issues due to saltwater intrusion from the tidal Delaware River Estuary. Upper Pittsgrove, however, is well above sea level and has not been subject to this issue or any other groundwater contamination. Since the 1980s, a portion of the Cohansey Aquifer has been designated by

levels since it was declared a critical area. There are still restrictions on additional withdrawals in this area, which covers much of Upper Pittsgrove north of Route 40. The vast majority of the water withdrawal from the Cohansey Aquifer is for drinking water supply, not irrigation. The drought of 2022 caused major crop losses in unirrigated fields, and such droughts may lead farmers to install increased irrigation capacity in the future.

**Farm Parcels by Acreage, Upper Pittsgrove Township**



*Figure 4. Farm Parcels by Acreage, Upper Pittsgrove*



## D. Farmland Trends and Statistics

Upper Pittsgrove Township has 677 farm-assessed parcels as of 2022, with an average farm parcel size of 31 acres and a median parcel size of 19 acres. The largest farm parcel in Upper Pittsgrove is 264 acres.

**Figure 4** shows the breakdown of farm parcel sizes in Upper Pittsgrove based on the 2022 tax assessment data.

In Salem County over the three decades from 1987 to 2017, the number of farms increased somewhat while the acreage of

Salem County Farm Size, 1987-2017

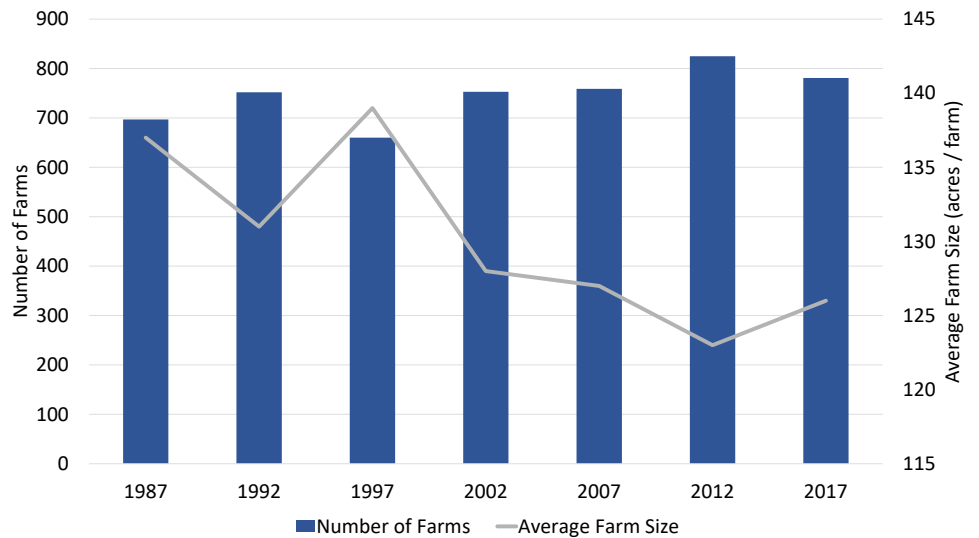


Figure 5. Salem County Farm Size, 1987-2017

farmland decreased by 9%—meaning the average farm size decreased from 137 acres to 126. (**Figure 5**) The average farm size increased, however, from 2012 to 2017. Average farm size may also be increasing in Upper Pittsgrove as older farmers sell their farms and they are consolidated.

Assessed Farmland in Upper Pittsgrove Township, 2000-2018

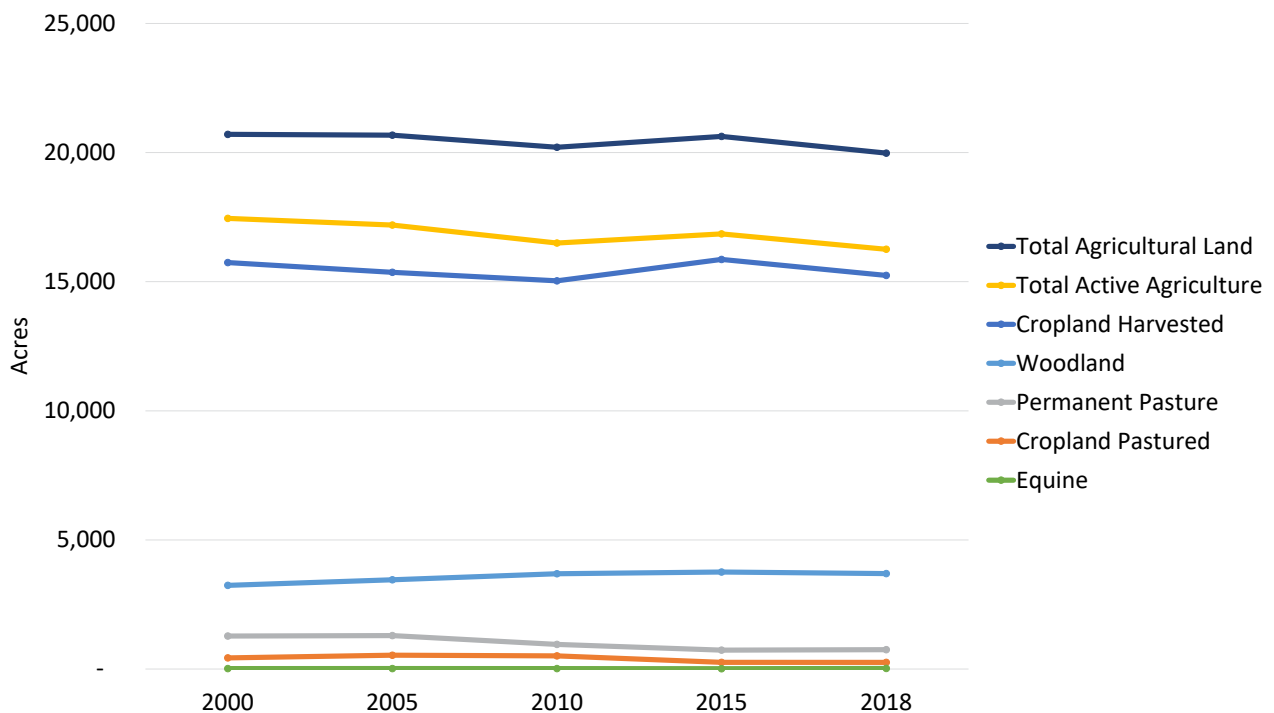


Figure 6. Assessed Farmland in Upper Pittsgrove Township, 2000-2018

The loss of farm acreage has not been evenly distributed across towns or categories of farmland. In Upper Pittsgrove, the total amount of farm assessed land in 2018 was 19,980 acres—a 4% decline from 2000, compared to Salem County’s 9% decline over the same period. Upper Pittsgrove’s 4% decline in acreage was unevenly distributed across farmland uses: (**Figure 6**)

- Harvested cropland decreased 3%
- Pastured cropland decreased 40%
- Permanent pasture decreased 41%
- Equine use increased 53%
- Woodland increased 14%

Active agricultural area—including harvested cropland, pastured cropland, and permanent pasture—declined even faster than overall farm assessed acreage, with 7% and 9% decreases for Upper Pittsgrove and Salem County respectively. The County showed its largest losses in cropland pastured, whereas the

Township showed larger losses in permanent pasture. (**Table 6**)

In Upper Pittsgrove Township, the only categories of farmland to increase in acreage between 2000 and 2018 were woodland and equine. This increase in woodland may come from cropland left abandoned or fallow for extended periods of time, which undergoes ecological succession into forested land. The increasing costs of farming and farmland in the state and the county may compel local farmers to produce less land-intensive products and leave parts of their farms fallow. Rising property taxes and the USDA’s forest stewardship incentives have encouraged more landowners of forested properties to obtain farmland tax assessment, thereby increasing the amount of forested farmland in the County for tax purposes without necessarily increasing the actual amount of forest.

**Table 6. Farmland Assessment, Upper Pittsgrove and Salem County (2000-2018) (acres)**

	Cropland Harvested		Cropland Pastured		Permanent Pasture		Total Active Agriculture	
	Upper Pitts-grove	Salem County	Upper Pitts-grove	Salem County	Upper Pitts-grove	Salem County	Upper Pitts-grove	Salem County
2000	15,744	78,624	430	3,086	1,278	8,659	17,452	90,369
2005	15,365	75,744	536	3,370	1,295	8,557	17,196	87,671
2010	15,034	72,781	510	2,395	955	7,925	16,499	83,101
2015	15,863	74,450	259	2,119	732	7,518	16,854	84,087
2018	15,244	73,398	260	2,024	751	7,135	16,255	82,557
% Change	-3%	-7%	-40%	-34%	-41%	-18%	-7%	-9%

Source: Farmland Assessments



Tilling Fields

# Chapter 2.

## Agricultural Industry

### A. Trends in Market Value of Agricultural Products Sold

Agriculture in Salem County is increasing in annual sales, while crop sales increasingly dominate the agricultural economy. As of 2017, Salem County ranked fourth in the state in agricultural sales. (**Table 7**)

In Salem County as of 2017, annual crop sales of \$90.3 million make up 88% of the total agricultural sales, \$102.3 million. The remaining 12% is made up of \$12 million of livestock sales. Since 2002, crop sales have increased by 62% while livestock sales have decreased by 28%. (**Figure 7**) Salem County ranks in the middle of all New Jersey counties based

**Table 7. Agricultural Sales by County, 2017**

County	Sales (\$1,000s)
Cumberland	\$212,649
Atlantic	\$120,673
Gloucester	\$102,454
<b>Salem</b>	<b>\$102,342</b>
Burlington	\$98,580
Warren	\$93,217
Hunterdon	\$92,246
Monmouth	\$80,633
Middlesex	\$38,359
Mercer	\$24,981
Morris	\$24,824
Ocean	\$24,640
Camden	\$22,893
Somerset	\$20,118
Sussex	\$18,226
Cape May	\$9,838
Passaic	\$2,863

on the percent change in their average sales per farm from 2012 to 2017. (**Table 8**) Sales per farm have remained relatively stable in Salem County, despite the reduction in the overall size of farms (as discussed in **Chapter 1**).

Of the \$12 million in annual livestock sales in Salem County as of 2017, \$5.3 million come from the sale of dairy. There are 13 dairy farms in the county, second only to the number of dairies in Warren County. The sales of dairy, however, are higher than any other New Jersey county. Though it has declined from \$6.6 million in sales at 22 farms in 2002, the dairy industry has held on stronger in Salem County than other areas of the state.

As of 2017, the other major livestock sectors in Salem County, as measured by annual sales, are poultry and eggs (\$4 million), cattle and calves (\$2.1 million), horses at \$0.3 million, and sheep and goats at \$0.1 million. Since 2002, there have been minor increases in the sales of cattle and calves, sheep and goats, and horses. Sales of hogs and pigs have declined sharply, and 2002 numbers are not available for poultry and eggs.

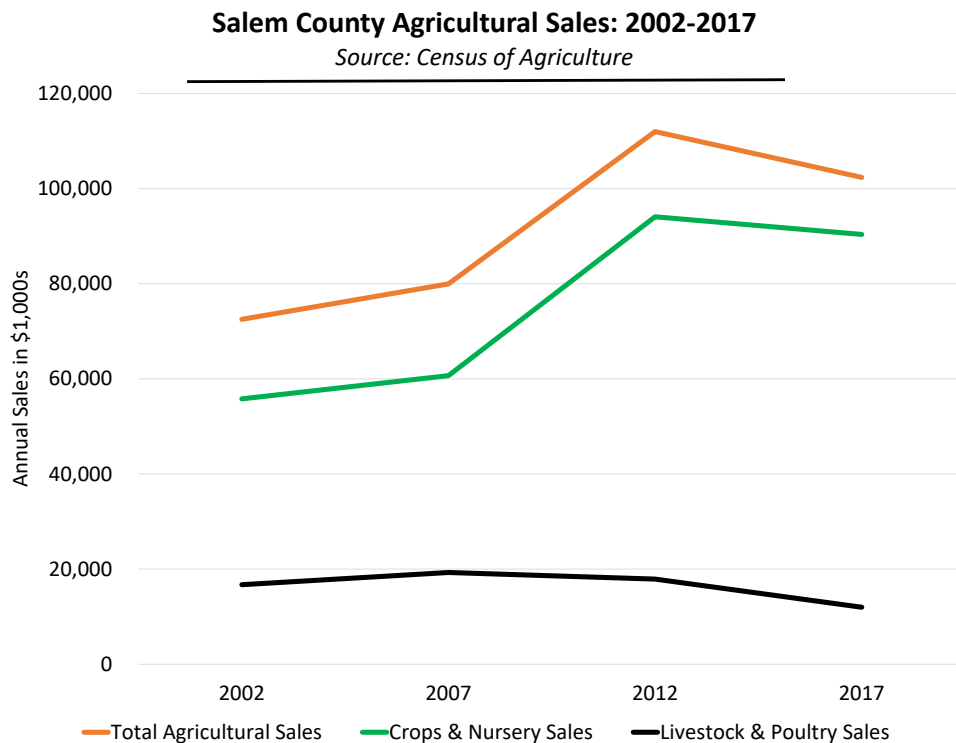


Figure 7. Agricultural Sales, Salem County, 2002-2017

Rank	County	2012	2017	% Change
1	Ocean	\$64,885	\$94,769	46.06%
2	Cumberland	\$292,216	\$379,730	29.95%
3	Camden	\$91,528	\$116,210	26.97%
4	Hunterdon	\$46,445	\$57,510	23.82%
5	Middlesex	\$147,733	\$176,772	19.66%
6	Gloucester	\$150,154	\$176,644	17.64%
7	Cape May	\$52,810	\$59,988	13.59%
8	Mercer	\$72,534	\$77,341	6.63%
9	Salem	\$135,749	\$131,040	-3.47%
10	Monmouth	\$102,565	\$96,221	-6.19%
11	Burlington	\$120,390	\$107,738	-10.51%
12	Warren	\$116,333	\$101,543	-12.71%
13	Atlantic	\$312,040	\$268,163	-14.06%
14	Sussex	\$21,078	\$18,081	-14.22%
15	Somerset	\$58,016	\$44,508	-23.28%
16	Morris	\$77,560	\$59,389	-23.43%
17	Passaic	\$44,045	\$32,168	-26.97%

Source: U.S. Census of Agriculture 2012, 2017

### Salem County Crop Sales: 2002-2017

Source: Census of Agriculture

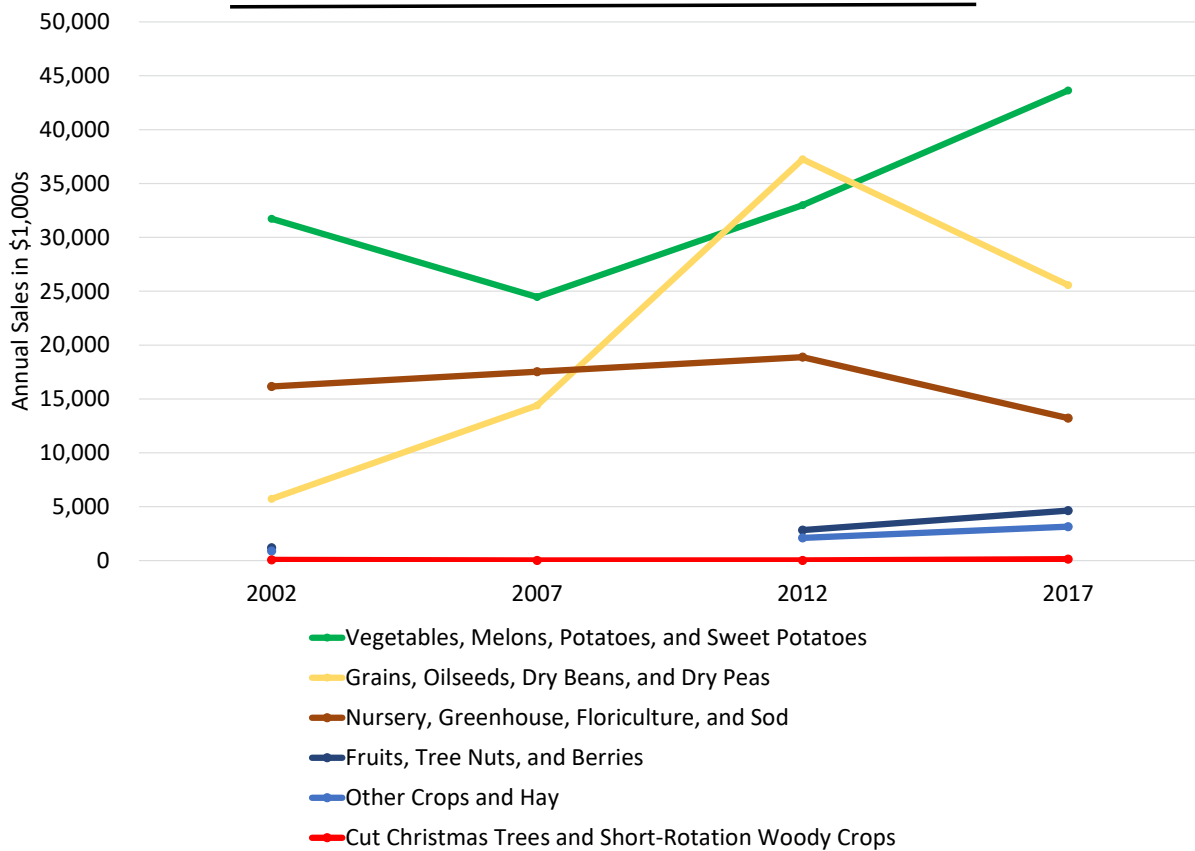


Figure 8. Crop Sales, Salem County, 2002-2017

Of the \$90.3 million in annual crop sales in Salem County, \$43.6 million come from vegetables. (full category names are shown in **Figure 8**) Sales from this category have grown by 38% since 2002. Salem, Cumberland, and Gloucester Counties all yield similar vegetable sales and together make up the bulk of New Jersey’s vegetable sales.

As of 2017, the sales of grains, fruits, and other crops have each increased by around 300% since 2002, making grains the second-highest category in the county by sales. Nursery sales increased slightly up to 2012, and have since returned below 2002 levels. Cut christmas trees make up a small, but increasing portion of crop sales. All categories experience substantial volatility, with regular

decreases and increases within 5-year periods over 25%.

These figures may not perfectly represent the value of crops grown in Salem County. For example, some grains such as corn are often fed directly to livestock on the farm where they are grown, such that some of the grain grown in the township is not included in sales figures.

### B. Agricultural Production Trends

The general decrease in agricultural acreage from 2000 to 2018 in Upper Pittsgrove Township, as discussed in **Chapter 1**, fell disproportionately on active agricultural areas while

## Top Crops by Acreage, Upper Pittsgrove, Change 2000-2018

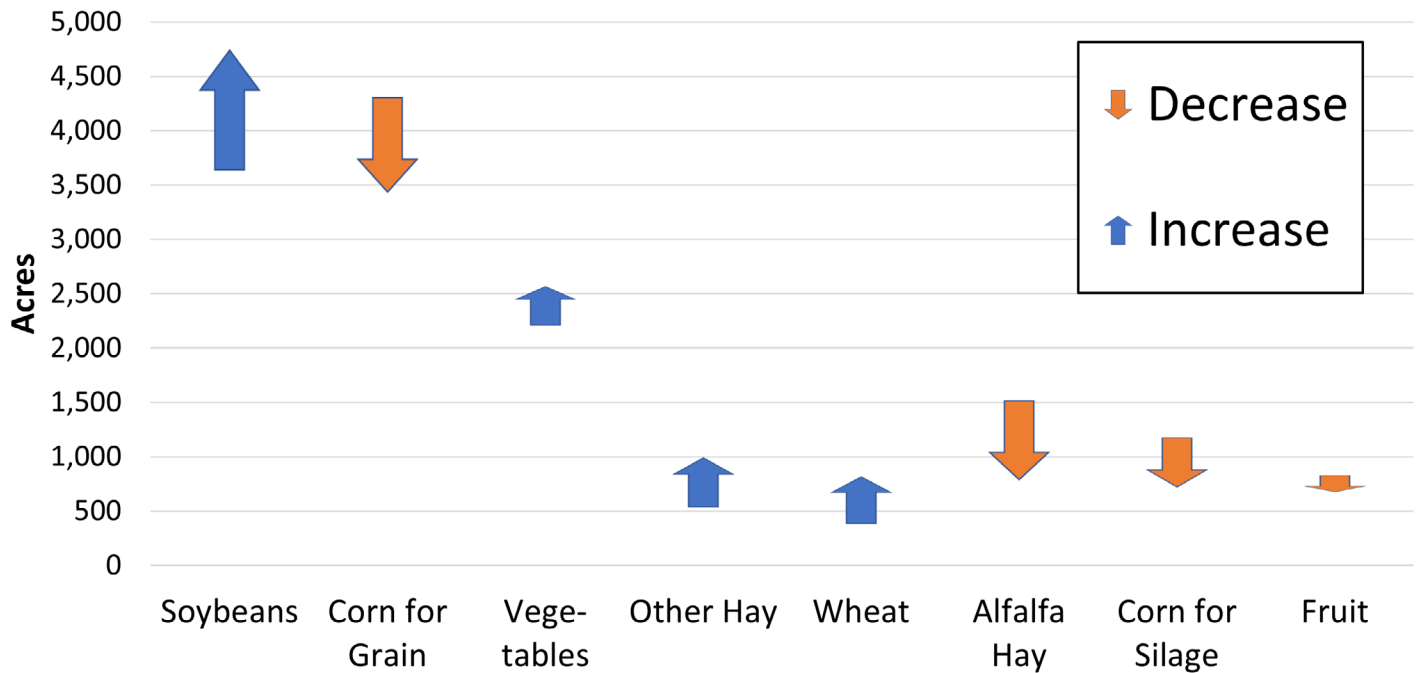


Figure 9. Top Crops by Acreage, Upper Pittsgrove, Change 2000-2018

woodland acres under farm assessment increased. The loss of acreage was also distributed unevenly across specific crops, with some crops increasing by up to 200% while others decreased by as much as 90%. Production of most crops, as measured by the number of acres

associated with their production, declined during the period from 2000 to 2018. **(Figure 9 and Figure 10)** The largest decrease was in corn for grain, which lost 888 acres. The highest percentage decrease was in sorghum, which lost 75% of its acreage. Crops which increased in

## Other Crops Acreage, Upper Pittsgrove, Change 2000-2018

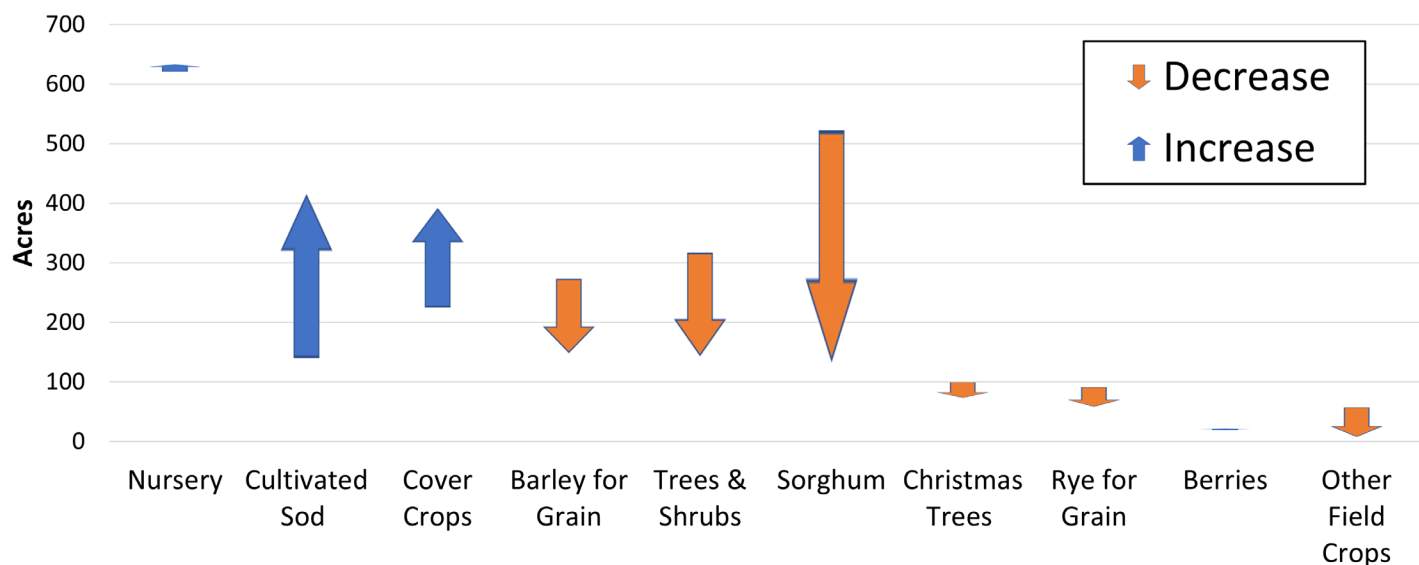


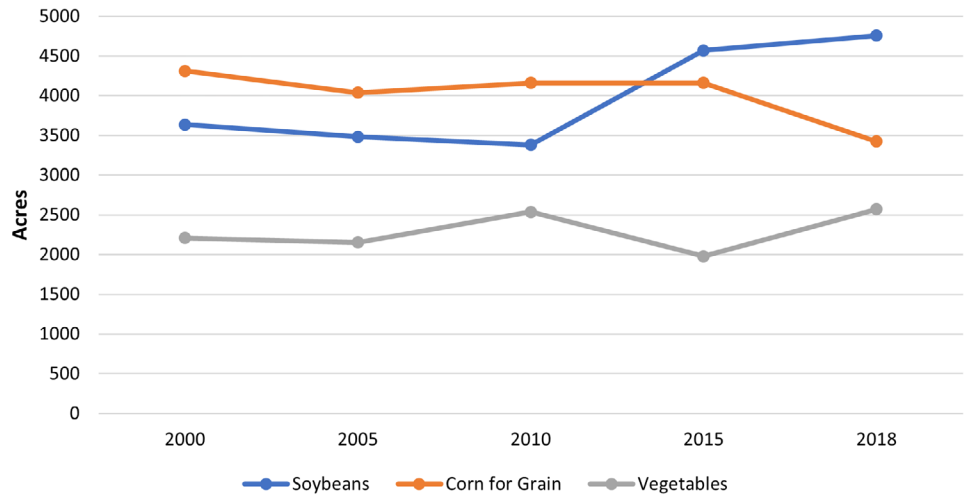
Figure 10. Other Crops Acreage, Upper Pittsgrove, 2000-2018

production acres include soybeans, vegetables, hay other than alfalfa, wheat, nursery products, cultivated sod, cover crops, and berries. Soybeans alone increased by 1,121 acres, a greater change than the decrease in corn for grain. Within the vegetable category, the most significant crops by acreage are white potato and sweet corn, which respectively make up 29% and 28% of the total vegetable acreage.

The three top crops by acreage showed fairly consistent trends between 2000 and 2018. **(Figure 11)** While acres of corn for grain have shown a slow decrease with periods

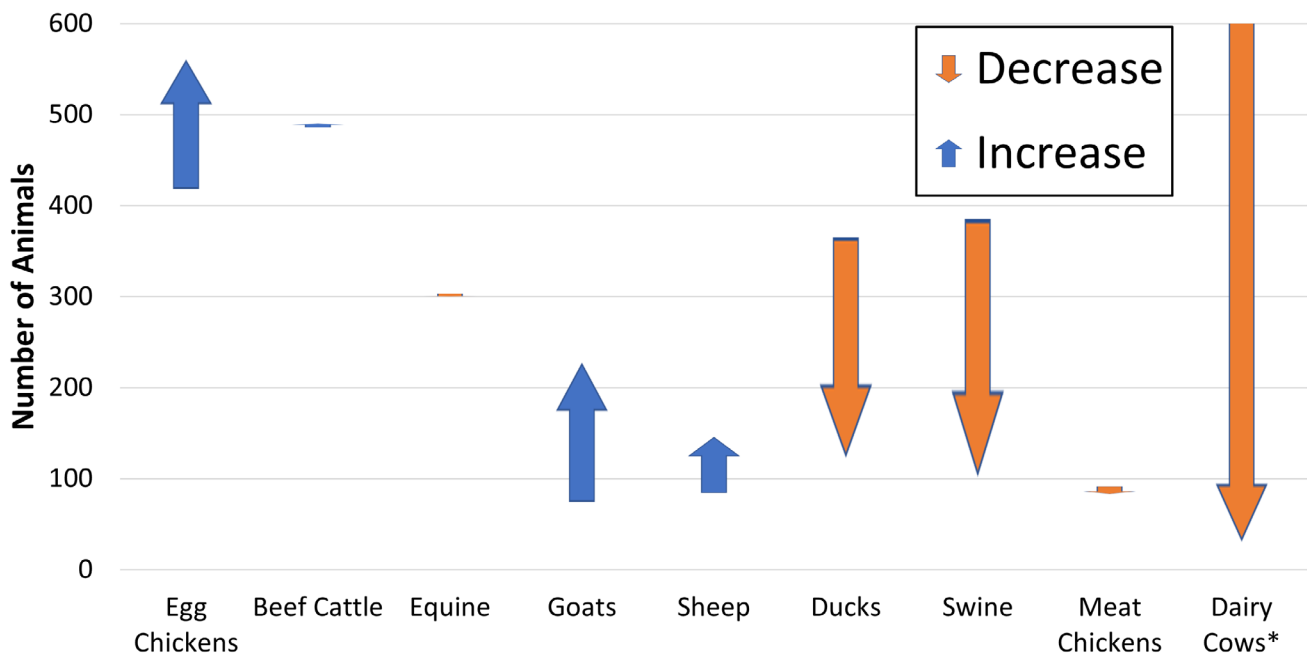
of very small increases, the acreage of soybeans decreased slowly to 2010, then increasing substantially after that year. Vegetables fluctuate mildly around within a consistent range.

**Top 3 Crops in 2018, Upper Pittsgrove, Trend 2000-2018**



*Figure 11. Top 3 Crops in 2018, Upper Pittsgrove, 2000-2018*

**Livestock, Upper Pittsgrove, Change 2000-2018**



\* Dairy Cows decreased from 1,528 animals in 2002.  
 Note: This chart excludes bee hives, which increased from 4,552 to 5,005.

*Figure 12. Livestock, Upper Pittsgrove, Change 2000-2018*

The kinds of livestock raised in Upper Pittsgrove also changed substantially between 2000 and 2018. **(Figure 12)** Major decreases occurred in the number of ducks, swine, and dairy cows—with dairy cows decreasing by 98%. Major increases occurred in the number of egg chickens, goats, and sheep. Minor decreases occurred in the number of horses and ponies (equine) and meat chickens, along with minor increases in the number of beef cattle.

The number of animals in the top three livestock categories has also fluctuated. **(Figure 13)** The number of egg chickens is particularly volatile, while the number of swine and beef cattle has remained more consistent, with gradual increases and decreases which net out to no change from 2000 to 2018. The number of bee hives has followed a similar trend. The number of dairy cows dropped precipitously from 2010 to 2015, as shown on the right axis of **Figure 13**. This likely indicates the closing of Upper Pittsgrove’s last large-scale dairy farm.

Salem County’s top crop trends are very similar to those in Upper Pittsgrove, with soybeans rising quickly while acres of corn for grain and vegetables fluctuate. Upper Pittsgrove shows more of a shift

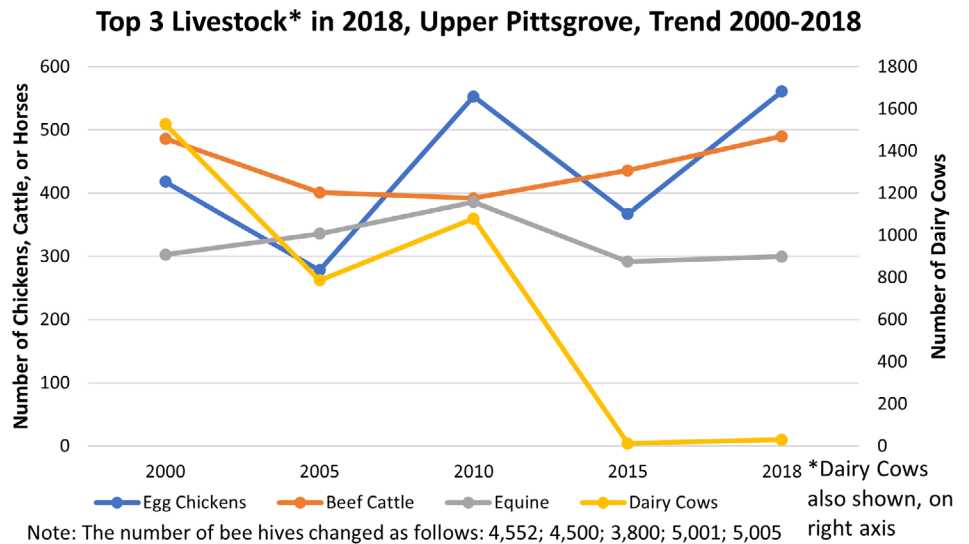


Figure 13. Top 3 Livestock in 2018, Upper Pittsgrove, 2000-2018

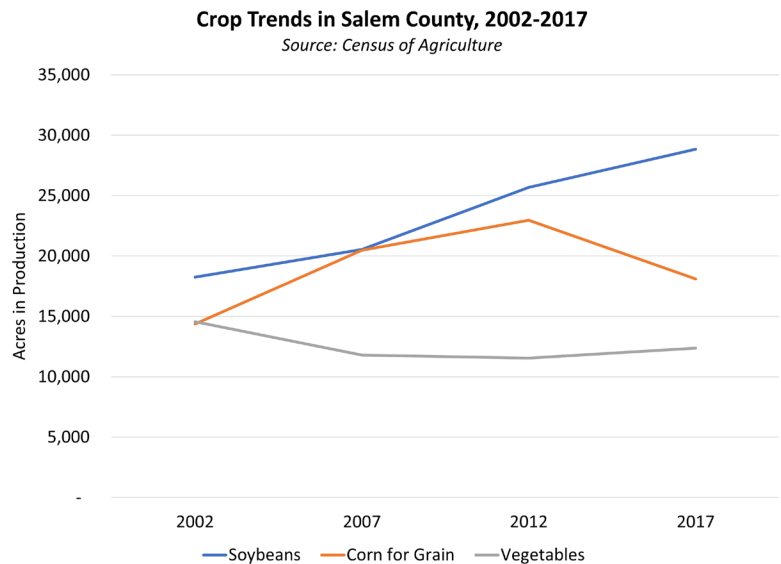


Figure 14. Crop Trends, Salem County, 2002-2017

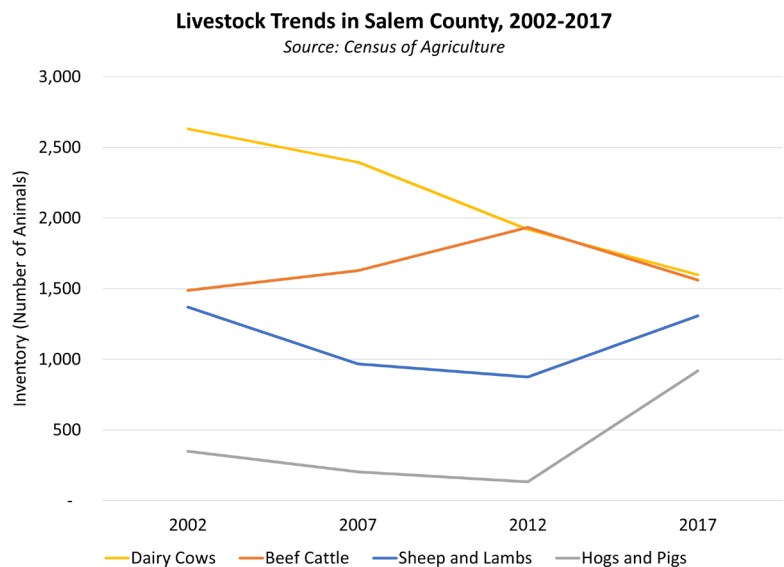


Figure 15. Livestock Trends, Salem County, 2002-2017



away from corn and an increase in vegetable production than the county as a whole. **(Figure 14)**

In Salem County, as in Upper Pittsgrove, there has been a decline in livestock inventory, caused in large part by the decline in dairy cows. Not all statistics are available at the county level for comparison. Other trends in Upper Pittsgrove are not closely aligned with county-wide trends. **(Figure 15)**

### **C. Agricultural Support Services and Related Industries**

Farmers are well-positioned in Upper Pittsgrove to take advantage of the county and region's resources and businesses supporting agriculture.

The Borough of Elmer is a regional center, with equipment and supply stores, construction services, irrigation, seed stores, an auction, and multiple stores selling fertilizer, lime, chemicals, and other supplies.

Two slaughterhouses are available in the City of Salem, crop insurance is available in Pennsville, many veterinarians are scattered throughout the county, and various state agencies maintain offices for agricultural services in Woodstown.

Supporting businesses are generally adequate in the region. For needs not met locally in Salem County, farmers can take advantage of retailers, large animal veterinarians, and feed suppliers located throughout South Jersey, which remains an agricultural hub. A comprehensive list of farm related businesses, organizations, and services in Salem County is available

through the Rutgers Cooperative Extension of Salem County Green Pages and in the 2022 [Salem County Farmland Preservation Plan](#).



*Irrigated Soybeans*

## Chapter 3.

# Land Use Planning Context

### A. State Development and Redevelopment Plan

The State Development and Redevelopment Plan outlines general policy objectives concerning land use and future development in New Jersey. Through the establishment of planning areas and designated centers, it puts in place a comprehensive framework for sustainable land use and development regulation. Land in Upper Pittsgrove is included within the the following planning areas: **(Figure 16)**

- Rural Planning Areas (PA4): This area comprises most land west of Route 77, and small portions immediately to its east.

These lands are supportive of agriculture, and are not intended to be urban or suburban.

- Rural-Environmentally Sensitive Planning Area (PA4B): This area comprises most land east of Route 57. These lands are similar to PA4, except for the presence of environmentally sensitive features. Development should respect those features.
- Environmentally Sensitive Planning Areas (PA5): This area surrounds some of the streams east of Route 77, which flow into Muddy Run toward the Maurice River. These lands contain large contiguous land areas with valuable ecosystems, and are vulnerable to damage from any new development nearby.

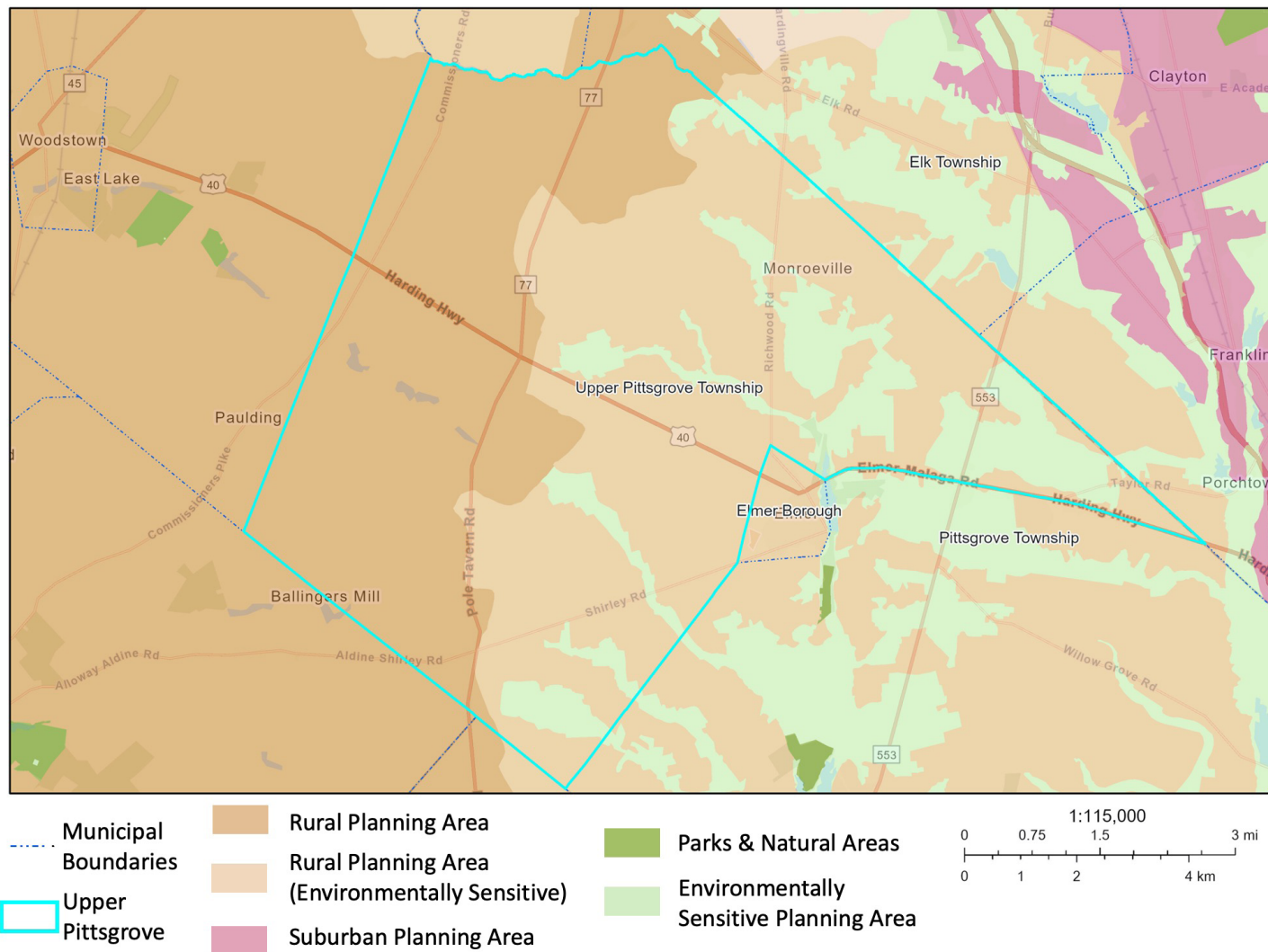


Figure 16. State Development and Redevelopment Areas

## B. Special Resource Areas

Upper Pittsgrove does not fall in any special resource areas, such as the Pinelands or Highlands.

## C. Municipal Master Plan

Upper Pittsgrove’s most recent Master Plan Reexamination, published in 2021, states that the Township aims to “retain the community’s rural character while accommodating residential and commercial development where appropriate.” It also notes that preservation of the Township’s natural amenities predominates

master planning discussions. The Township’s 2006 Master Plan and its reexaminations from 2010 and 2021 place farmland preservation at the center of municipal planning. The 2006 Master Plan notes that “the community’s vision is directed towards how to maintain, protect, and preserve farming and the open, green spaces that is provides while accommodating a reasonable, expected growth of new residential development. The 2006 Master Plan also includes the following goals pertaining to farmland preservation, among others:

- Permanently preserve 40% of the area of the Township as farmland.

- Adopt planning techniques, such as clustering, lot averaging, and TDR, designed to preserve farmlands.
- Permit farms to utilize new techniques, such as supplemental businesses related to farming, to help maintain farming's viability.
- Use standards to prevent new nonagricultural development from encroaching on farm operations to the operations detriment.
- Permit agri-business and related retail and service which serve the farm economy.
- Limit commercial development to centers and a limited area of the State Highway to prevent strip development which would impinge on the rural character of the community.

## D. Land Use Trends

According to the NJDEP's 2015 Land Cover imaging, agricultural areas make up 60% of Upper Pittsgrove Township. Other major land uses include wetland (20%), forest (10%), and urban land (9%). Since 1995, 300 acres of farmland and 100 acres of forest have been lost, mostly to urban land use. This change has occurred gradually throughout those years.

## E. Public Infrastructure: Sewer and Water

Most of Upper Pittsgrove is served by private septic systems and wells. NJDEP data show two public community water supply areas in Upper Pittsgrove: Bancroft Neuro Health Center and Country Club Estates. Both are small and specific to only one facility. NJDEP data also

identify nine sewer service areas: Bancroft Neuro Health Center, Country Club Estates, Mater Dei Nursing Home, Appel Farm Arts & Music Center, Point 40 Diner, Elmer Community Hospital, Wawa, Upper Pittsgrove Elementary School, and Burlington Beef. Similar to the water supply areas, these are all small and specific to only one facility. There is a municipal water supply system in neighboring Elmer Borough, but there are no plans for a municipal water supply or sewer in Upper Pittsgrove.

## F. Municipal Zoning

### *1. Types, Lot Size, and Distribution in the Municipality*

Upper Pittsgrove's most recent land use zoning map and schedule of use regulations is in **Appendix B**. The town's seven zoning districts are Agriculture, Business, Highway Business, Low Density Residential / Agriculture, Public, Village Business, and Village Residential. The bulk of Upper Pittsgrove falls in the Agriculture zone, except for a substantial swath of Low Density Residential / Agriculture from Elmer to the northern corner of the Township and Elk Township in Gloucester County. There are areas of Highway Business and Village Residential scattered throughout town, and a few small areas of the other zones.

Agriculture is a principal permitted use in all zones, with a minimum lot size of 5 acres. **(Table 9)** The agriculture zone allows for general purpose agriculture, conservation areas, recreational uses, public education or civic and cultural uses, farms, and single family detached

<b>Table 9. Upper Pittsgrove Zoning Districts</b>		
<b>Zone</b>	<b>Minimum Lot Size</b>	
	<b>Range for all Principal Uses</b>	<b>Single Family Home</b>
A: Agriculture	3 - 6 acres	6 acres
LR/A: Low Density Residential / Agriculture	3 - 6 acres	3 acres
HB: Highway Business	1.5 - 5 acres	N/A
VR: Village Residential	30,000 sq ft - 5 acres	30,000 sq ft
VB: Village Business	1.5 - 5 acres	N/A
B: Business	3 - 5 acres	N/A
P: Public	2- 5 acres	N/A

dwelling. In this zone, the maximum permitted floor area ratio ranges from 15 to 20% based on usage type. A minimum lot size of 6 acres for single family homes helps reduce development pressure in this zone. The low density residential / agriculture zone permits the same uses as the agriculture zone, but allows single family detached dwellings on a minimum lot size of 3 acres. As commercial and residential development pressures change, the town continues to monitor potential impacts on farmlands. All zones have required building setbacks, and maximum floor area ratios between 10 and 25%.

**2. Adopted Redevelopment Areas**

There are no known redevelopment areas in Upper Pittsgrove.

**3. Innovative Planning Techniques**

There are mandatory and volunteer options for a municipality to use to set aside land for farmland and/ or open space. Voluntary options are ones a town can use when determining maximum lot sizes and mandatory set asides for resource protection. If the municipality turns

to mandatory cluster provisions or a mandatory transfer of development rights (TDR) program, the Agricultural Advisory Committee will work with the Land Use Board to ensure agriculture resources and land are set aside in a manner to ensure viability of the farm in the future.

Cluster zoning allows development to occur on a smaller percentage of a site while retaining the net development density permitted by local zoning. A common cluster zoning provision would allow (or require) 50% of a site to be preserved in its natural or agricultural state and would permit the other half of the site to be developed at twice the allowable zoning density. Some clustering ordinances require that certain sensitive natural areas or prime farmlands on a development site be preserved. Cluster zoning provides both the ability to develop a site to its full extent based on zoning and the preservation of contiguous agricultural lands.

This option is often attractive to builders because there tends to be fewer infrastructure costs associated with roadway construction, power

lines, and sewage connections in more compact developments. Clustering is attractive to residents and farmers because it retains some agricultural areas and the rural character they create. Additionally, the undeveloped portions of clustered developments are permanently deed restricted, which helps to ensure the permanence of local farming. Clustering has added effectiveness when open space set-asides on adjacent properties are linked in a coordinated fashion. This requires pre-planning on the part of the municipality. Cluster zoning may be used where there is minimal opportunity for new development in the higher density zones that accommodate residential development. Clustering is not currently used in Upper Pittsgrove, but implementation of this technique was recommended in the Township's 2006 Master Plan.

Lot size averaging is another planning tool that maintains the net allowable zoning density on a site but does not enforce uniform lot size requirements or setbacks. This allows for some development lots to be very small to accommodate affordable housing units, neighborhood commercial stores, or "village" development densities, while other lots can be very large to encompass active farms or natural areas. Lot size averaging is not used in Upper Pittsgrove, but implementation of this technique was recommended in the Township's 2010 Master Plan Reexamination.

Transfer of Development Rights (TDR) is a growth management tool that allocates development rights from one location (the preservation or "sending" area) to another (the development or "receiving" area).

These development rights are purchased by developer and allow them to build at higher densities within the receiving zone than existing zoning permits. Viewed as an equity protection mechanism, transfer-of-development rights provides for the preservation of important agricultural lands while fully compensating landowners and minimizing public expenditures.

The New Jersey State Transfer of Development Rights Act (N.J.S.A. 40:55D-140) authorizes the transfer of development rights by municipalities and outlines what a town must do to adopt or amend a TDR ordinance. First, the municipality must amend its master plan to include a Development Transfer Plan Element that outlines a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. An updated Utility Service Plan and Capital Improvement Program for the receiving zone should be adopted as well. The municipality must also prepare a Real Estate Market Analysis (REMA) that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. Finally, a town must receive approval from the State Planning Commission to adopt the TDR ordinance. (N.J.S.A. 40:55D-140) TDR is not used in Upper Pittsgrove, but implementation of this technique was recommended in the Township's 2010 Master Plan Reexamination.

#### 4. Buffer Requirements

In accordance with state and county regulations, there are multiple mechanisms through which agricultural uses are separated from other uses. At the state level, both the NJDEP and the New Jersey Department of Agriculture (NJDA) offer guidelines. NJDEP's Freshwater Wetlands Protection Act Rules provide permit and other administrative exemptions for a range of farming activities, which helps to protect inland water resources. Similarly, NJDEP's Flood Hazard Area Control Act Rules, most recently amended in February 2015, now include numerous agricultural permits-by-rule. The following agricultural activities are included:

- Continuing ongoing agricultural activities that result in no fill,
- Commencing new agricultural activities that result in no fill,
- Undertaking soil conservation practices outside a floodway, and
- Constructing an agricultural building of no more than 1,000 square feet outside a floodway.

There are seven general permits which allow the continuation of agriculture activities in otherwise regulated areas. These include soil erosion control, bank stabilization or bank restoration, channel cleaning,

constructing a roadway across a water body, filling a manmade water body for freshwater wetlands restoration, creating a ford across a water body to manage livestock, constructing a fence across or along a water body to manage livestock, and constructing a pump or water intake for livestock.

Upper Pittsgrove also has its own agricultural buffer laws. Minor developments must include a deed-restricted 100-foot buffer along any border adjoining any farm-assessed land. This buffer must prohibit the placement of structures or facilities which would encourage congregation, such as gazebos. For major developments, buffers must be 200 feet from affected property boundaries.

#### Population, Upper Pittsgrove, 2000-2021

Source: NJ Department of Labor, U.S. Census Bureau

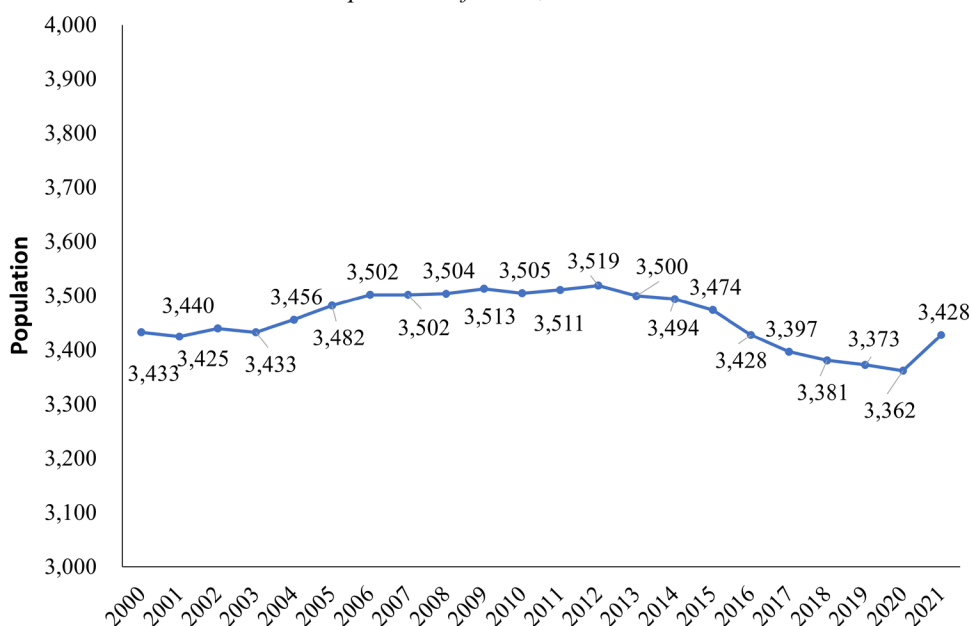


Figure 17. Population, Upper Pittsgrove, 2000-2021

### 5. Development Pressure and Land Value

Upper Pittsgrove population as of 2021 is 3,428 individuals according to the U.S. Census Bureau data. **(Figure 17)** This is a 3% decrease from the Township's 2012 population peak of 3,519 people. Upper Pittsgrove's population has remained fairly stable since 2000, remaining largely between 3,400 and 3,550 individuals.

The most substantial year-over-year decline since 2000 was a 46-person decrease between 2015 and 2016. An increase of 66 people occurred between 2020 and 2021, in keeping with ongoing impacts of Covid-19 in less urban parts of the state.

Upper Pittsgrove's population trends are consistent with county-wide trends, with fairly slow population fluctuation in Salem County. However, Covid-19 had a definite impact on Salem County, with a 4% increase in only one year from 2019 to 2020 and a continued increase through 2021.

**(Figure 18)** Upper Pittsgrove notably

### Population, Salem County, 2000-2021

Source: NJ Department of Labor, U.S. Census Bureau

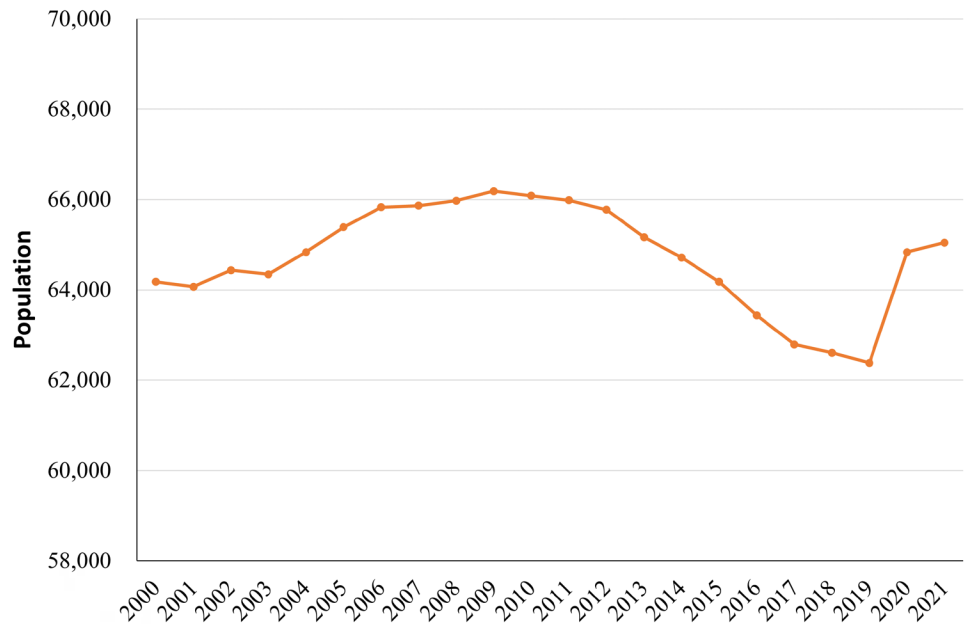


Figure 18. Population, Salem County, 2000-2021

diverged from the county's general trends, experiencing no boom in 2020 but rather an increase in 2021 which may or may not be attributed

### Residential Building Permits, Upper Pittsgrove, 2000-2021

Source: NJ Department of Community Affairs

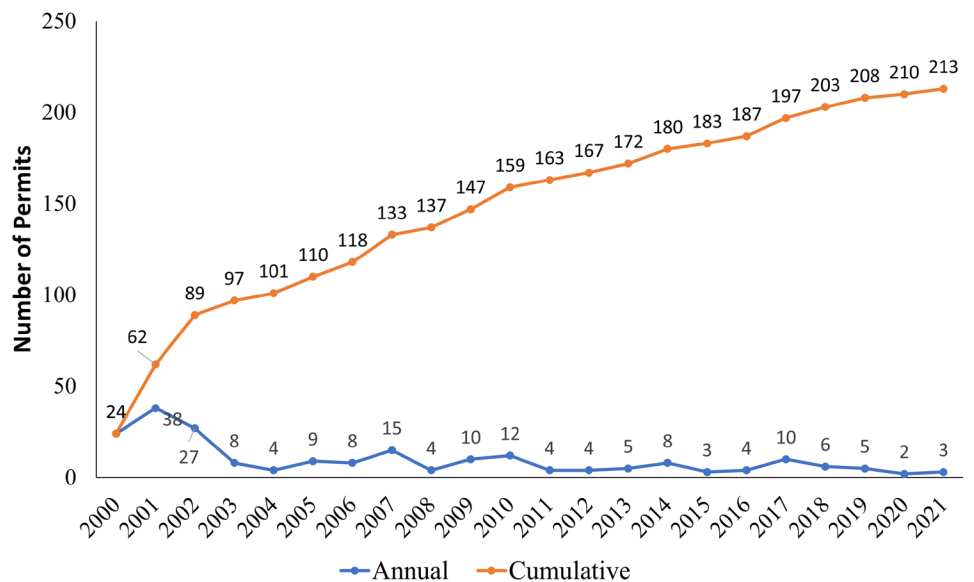


Figure 19. Residential Building Permits, Upper Pittsgrove, 2000-2021



to direct consequences of Covid and the region's housing market.

Many residential construction projects in Upper Pittsgrove received building permits from 2000 to 2002, but since 2003 there have been only a few building permits granted per year. (**Figure 19**) Salem County has experienced a similar trend, with permits issued in 2021 numbering only 29% of the permits issued in 2000. Except for one multi-family permit issued in 2006, all building permits in Upper Pittsgrove since 2004 have been for single or double homes. The longer-term impacts, if any, of the Covid-19 real estate boom may not yet be clear, but residential growth does not appear to pose a major threat to the town's farming activity.

## **G. Density Transfer Opportunities**

An intra-municipal TDR is one in which sending and receiving areas are located within the same town. Alternatively, inter-municipal TDR programs establish sending areas in one municipality and receiving areas in another. Some form of tax-based revenue sharing may be necessary with inter-municipal TDR programs.

Regional programs are an alternative that may be proposed at the regional or state level, such as the program introduced as part of the Highlands Regional Master Plan. The New Jersey TDR Bank and the Office of Planning Advocacy (Smart Growth) are facilitating TDR activities statewide. They offer Planning Assistance Grants and technical assistance to municipalities looking to establish municipal TDR programs and may provide funds

for the purchase of development credits. The State TDR Bank will also provide financial banking on loans secured using development credits as collateral and keep records of all development credit transfers within the State. Upper Pittsgrove could benefit from participating in a TDR program, primarily as a municipality with sending areas.

Non-contiguous cluster zoning is a planning technique that allows one parcel to be preserved while its density is transferred and developed instead on a different, noncontiguous parcel. This technique, first authorized in 1996, allows a municipality to approve "planned developments" consisting of two different parcels, where the "sending area" parcel is preserved, for example, as farmland or open space, and the "receiving area" parcel is developed at a higher than otherwise normally permitted density. Non-contiguous cluster zoning is not currently used in Upper Pittsgrove.

On the local level in Upper Pittsgrove, density transfer programs may be beyond the capacity of the municipal government.



## Chapter 4.

# Farmland Preservation Program

There are 19,980 acres of farm-assessed land in Upper Pittsgrove Township. Farms in the Township have been preserved using a variety of programs, and the town is firmly committed to farmland protection.

### **A. Salem County Agricultural Development Area (ADA)**

#### ***1. Statutory and County Criteria***

The Salem County Agriculture Development Board (CADB) developed the Salem County Agriculture Development Area (ADA) based upon both statutory and county criteria. The ADA designates land that has potential for long-term agricultural viability, with agriculture being the preferred, but not the

exclusive, use within the ADA. The statutory criteria are as follows:

- Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a nonconforming use.
- Is reasonably free of suburban and conflicting commercial development.
- Comprises not greater than 90% of the agricultural land mass of the county.

- Incorporates any other characteristics deemed appropriate by the board.

The County criteria are as follows:

- The ADA must consist of a minimum 500 acres of contiguous land that is farmland assessed. (Contiguous means the properties must share at least a portion of a property line. However, public and utility rights-of-way should not be considered. For example, if two properties are separated by a public road, they are still considered contiguous.)
- Soils within the ADA should be of Class I and II as designated by the U.S. Department of Agriculture (USDA) Soils Classification System.
- ADA land should not be closer than 500 feet to existing accessible public sewer lines.
- Borough, Town or City land shall not be eligible for inclusion, with the exception of Woodstown and Elmer Boroughs.
- If land has been given final approval by a planning board for non- agricultural use, it may not be included in the ADA.

Within these requirements, the Salem CADB notes three exceptions, which include:

- If there is a significant cluster of commercial farms that have been excluded from the ADA, some criteria that excluded these lands may be waived so that the land may be included within the ADA.
- If the soil of a land is exceptionally agriculturally productive and that land has been excluded from the ADA based on other criteria, some

of these criteria may be waived so that the land may be included.

- If a landowner or landowners meet the eligibility to form an agricultural district but were excluded from the ADA, these owners may request reconsideration for inclusion.

The current County ADA comprises more than two-thirds of the County's total area. As part of the 2022 Update to the Salem County Farmland Preservation Plan, the ADA was amended to add agricultural lands in the County's western portion and exclude lands with existing or proposed sewer systems. In and around Upper Pittsgrove, the ADA is unchanged since the 2008 Salem County Farmland Preservation Plan, except for the removal of all of Elmer Borough and two lots in Upper Pittsgrove on the western border of Elmer Borough.

## ***2. Agricultural Development Area: Upper Pittsgrove***









In total, there are 19,980 acres of farm assessed land in Upper Pittsgrove Township. The entire Township, excepting two small lots on the western side of Elmer Borough, lies within the Salem County ADA (**Map 3**)

## **B. Farmland Preserved to Date by Program**


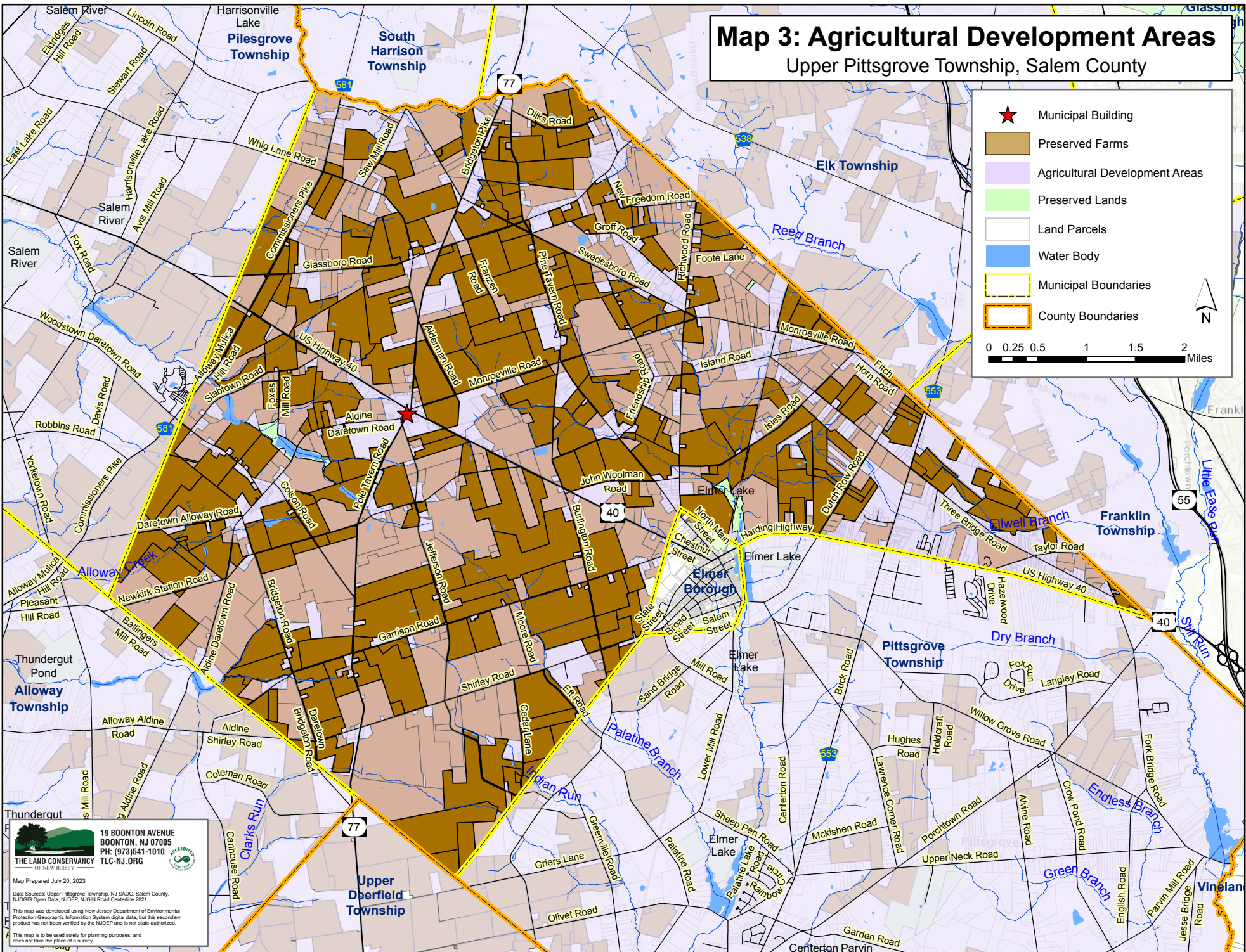
As of March 2023, there are 135 farms totaling 11,786 acres preserved in Upper Pittsgrove, at an average cost of \$3,831 per acre. The first farm in Upper Pittsgrove was preserved in 1995. (detailed in **Table 10, Map 1** and **Appendix C**)

# Map 3: Agricultural Development Areas

## Upper Pittsgrove Township, Salem County

-  Municipal Building
-  Preserved Farms
-  Agricultural Development Areas
-  Preserved Lands
-  Land Parcels
-  Water Body
-  Municipal Boundaries
-  County Boundaries

0 0.25 0.5 1 1.5 2 Miles

**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
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**TLC-NJ.ORG**

**THE LAND CONSERVANCY**  
 OF NEW JERSEY

Map Prepared July 20, 2023

Data Sources: Upper Pittsgrove Township, NJ SADC, Salem County, NJGIS, Open Data, NJDC's NJGIS Road Centerline 2021

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.

This map is to be used solely for planning purposes, and does not take the place of a survey.

**Table 10. Farm Preservation in Upper Pittsgrove by Program**

Abbreviation	Program Name	Number of Farms	Acres	Percent of Preserved Farm Acres in Upper Pittsgrove
County EP	County Easement Purchase	40	5,047	43%
County PIG	County Planning Incentive Grant	15	630	5%
SADC EP	State Easement Purchase	50	4,815	41%
SADC Fee	State Fee Acquisition	3	150	1%
Muni PIG	Municipal Planning Incentive Grant	22	888	8%
NP EP	Non-Profit Easement Purchase	3	204	2%
Independent	Independent Preservation	1	3	0%
Gloucester County EP	Gloucester County Easement Purchase	1	49	0%

- The State of New Jersey, through the SADC, has provided \$37,044,367, or 82% of the total cost share.
- The County has spent a total of \$5,177,750, or approximately 12% of the total cost share.
- Federal funding has provided \$2,174,761, or 5% of the total cost share.
- Upper Pittsgrove has spent a total of \$555,263, or approximately 1% of the total cost share.

As of June 2023, there are 9 farms pending preservation through various programs in Upper Pittsgrove.

The town, county, state, and federal government have been active participants in the farmland preservation program in Upper

Pittsgrove. **Table 10** identifies the different programs used to protect farmland in the municipality, and they are detailed below.

**1. County Easement Purchase**

County Easement Purchases (EP) involve the sale of farmland development rights to the County by the landowner. To be eligible for the County Easement Purchase program, the land must be in the ADA and be eligible for farmland assessment. Close to half of the farmland protected in Upper Pittsgrove has been preserved through the County EP program (40 farms, 5,047 acres).

## **2. County Planning Incentive Grants**

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. Salem County completed their 2022 Comprehensive Farmland Preservation Plan Update to maintain eligibility for the County Planning Incentive Grant program. Salem County has preserved 15 farms through the PIG program in Upper Pittsgrove (630 acres).

## **3. Municipal Planning Incentive Grants**

Municipal Planning Incentive Grants (PIGs) are very similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. To qualify for this program, the municipality must have an agricultural advisory board, and their municipal code must include a Right to Farm ordinance. Municipalities also must establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L.1997, c.24 (C.40:12-15.1 et seq.), or any alternative means of funding for farmland preservation that demonstrates a continued commitment to farmland preservation. It can be funding such as an open space tax that has money dedicated to farm preservation, repeated annual appropriations, or repeated issuance of bonded indebtedness that demonstrates commitment on the part of the municipality. There is no minimum qualifying amount for the dedicated source of funding; The funding just needs to cover a cost share for any applications. Farms to be

preserved through a municipal PIG need to be approved by the CADB. For municipal PIG preservation, the SADC funds 60% of the development easement purchase while the County and the municipality split the remaining cost. In Upper Pittsgrove, this municipal cost share requirement has often been fulfilled using federal dollars. Upper Pittsgrove is currently enrolled in the Municipal PIG program and will maintain eligibility through this Farm Plan Update. The town has preserved 22 farms through the Municipal PIG program (888 acres).

## **4. SADC Direct Easement Purchase**

The SADC Direct Easement Purchase is a program that allows a landowner to apply directly to the SADC for the sale of development rights. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program. 50 farms in Upper Pittsgrove (4,815 acres) have been preserved through this program.

## **5. SADC Fee Simple**

An SADC fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment, and the transaction can be completed in a matter of months. The property is then resold at auction, and the SADC does not retain ownership. To participate in this program, the farmland must be within an ADA, and be eligible for Farmland Assessment. 3 farms in Upper Pittsgrove (150 acres) have been preserved through this program.

## **6. Non-profit Grant Program**

Grants from the SADC to non-profit organizations fund up to 50% of the fee simple or development easement values on farms. In order to qualify for state and county cost share, farms preserved through the non-profit program must fall within the ADA and county Project Area and meet the other minimum eligibility criteria set forth by the SADC and CADB. Three farms in Upper Pittsgrove (204 acres) have been preserved through non-profit organizations.

## **7. Transfer of Development Rights**

TDR is a growth management tool that transfers development rights from one location, a sending or preservation area, to another, an identified growth or receiving area. To date, this program has not been used by Upper Pittsgrove to preserve farmland.

## **8. Other Programs and Partnerships**

Various other forms of preservation can be used for farmland. In Upper Pittsgrove, two farm parcels have been preserved using other methods. 3 acres have been preserved through a deed restriction added to a property as it was sold by the Township. The second was 49 acres on the border with Elk Township in Gloucester County which have been preserved through Gloucester County's Easement Purchase program.

## **C. Term Farmland Preservation Programs**

Term Farmland Preservation Programs are cost sharing programs for soil and water conservation projects, in which farmers receive up to 50% of the costs for these projects, as well as protection against nuisance complaints, emergency fuel and water rationing, zoning changes, and eminent domain actions. In return, farmers sign an agreement that restricts their land to agricultural use for either eight years or sixteen years. For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service. In Upper Pittsgrove, no farms currently participate in the Term Farmland programs.

## **D. Coordination with Open Space Preservation Initiatives**

Farmland preservation and the identification of targeted farms should be coordinated with open space planning efforts. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers. Upper Pittsgrove has a Municipal Open Space, Recreation, Farmland, and Historic Preservation Trust Fund, but does not have an Open Space and Recreation Plan and is not eligible for state grants for open space preservation.

## E. Farmland Preservation Program Funding Expended to Date by Source

The Upper Pittsgrove Open Space, Recreation, Farmland, and Historic Preservation Trust Fund was approved in 2005 by voter referendum. This approval allowed the governing body to authorize the Open Space tax levy to collect up to four cents (\$.04) per one hundred dollars (\$100) of assessed property value. The levy is currently set at 2 cents, in 2021 it had been lowered to one cent. The Fund currently generates approximately \$68,000 per year and has a balance of \$58,782 as of September 2022. **Table 11** details the amount generated per year for the past several years.

<b>Table 11. Upper Pittsgrove Open Space Trust Fund</b>		
<b>Year</b>	<b>Tax Rate (cents per one hundred dollars assessed value)</b>	<b>Amount Generated (dollars)</b>
2019	2	67,472
2020	2	68,318
2021	1	33,966
2022	2	68,034

To date, the Township has expended \$647,274 in funds from their Open Space, Recreation, Farmland, and Historic Preservation Trust Fund to cover the costs of appraisals, survey, and title work on pending farmland preservation projects.

## F. Monitoring the Easements

The SADC and Salem County staff monitor farms preserved through the County’s preservation program, while SADC monitors farms preserved through SADC programs. When violations occur, the program coordinator will bring them to the attention of the CADB. If not rectified, violations will be brought to the attention of the County Commissioners and, ultimately, the state.

## G. Coordination with Transfer of Development Rights Programs

TDR may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. As previously discussed, Upper Pittsgrove is not currently enrolled in or developing a TDR program.





## Chapter 5.

# Future Farmland Program

### A. Preservation Goals

Upper Pittsgrove Township is 40.2 square miles (25,728 acres) in size (according to the US Census). Of this, 19,980 acres (77% of the town) are under farmland assessment, which includes croplands, woodlands, farm structures and wetlands/waterways that occur on an agricultural property. Since starting in 1995, Upper Pittsgrove Township has preserved 135 farms (11,786 acres) of farmland. (**Appendix C**) Based upon the State's Minimum Eligibility Criteria for productive soils and tillable land, 277 farm assessed properties totaling 7,051 acres are potentially eligible for farmland preservation in Upper Pittsgrove Township and are located within the ADA.

In Upper Pittsgrove, these are the “targeted” farms through the municipal Planning Incentive Grant (PIG) program. This analysis was done on a farm parcel (individual lot) basis.

**The Township's goal for farmland preservation is to protect an additional 3,000 acres over the next 10 years.** Based upon the available funding to purchase and preserve farmland, and the amount of farmland potentially eligible for preservation, the following preservation goals are identified for Upper Pittsgrove Township:

- Year 1 target: 250 acres, 2 farms
- Year 5 target: 1,500 acres, 10 farms
- Year 10 target: 3,000 acres, 20 farms

## B. Description of Project Areas

All of Upper Pittsgrove Township is included in the Salem County ADA (as described in **Chapter 4**). In the 2022 Update of the Salem County Comprehensive Farmland Preservation Plan, the CADB redistricted the Project Areas to create three new areas: the Southern Project Area, Northern Project Area, and Eastern Project Area. Upper Pittsgrove (and Pittsgrove Township) is located in the Eastern Project Area. (**Map 4**)

## C. Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC's rules for farmland preservation and project eligibility (Adopted by the SADC May 21, 2007 and July 25, 2019). In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production, and meet minimum tillable land standards (N.J.A.C. 2:76-6.20).

To determine farms that are potentially eligible for preservation, a series of queries were made using ArcGIS digital mapping software for soils and table land. The minimum eligibility analysis involved a parcel-based screen of tax lot characteristics. Farmland preservation applications often include multiple lots; combining these lots may increase the acreage eligible for SADC cost share funding in Upper Pittsgrove Township.

**Appendix D** describes the state's requirements and the methodology for mapping these on the ArcGIS.

For a farm application to qualify for SADC cost share, the farm must

have at least one parcel listed on the targeted farm list; comprise an assemblage of substandard parcels which together meet SADC minimum standards; or have sufficient justification by the municipality and the Salem CADB that the parcels were not identified as targeted due to a specific mapping issue or other error.

The town may proceed without state funding on projects that do not meet these minimum eligibility standards, but as a rule, the CADB will not cost share on applications that do not meet SADC minimum standards. In all cases, the Upper Pittsgrove Township AAC will work closely with the Salem CADB to review and process applications from landowners for farmland preservation. The Upper Pittsgrove AAC will follow all county and state procedures to ensure consistency in application review and processing.

Farms which meet the minimum eligibility criteria for tillable land in Upper Pittsgrove are shown on **Map 5**, and those which meet the minimum criteria for soils are shown on **Map 6**. "Target farms" or farms which are potentially eligible for preservation and meet the minimum eligibility criteria are shown on **Map 7** and listed in **Appendix E**. This analysis was run on an individual farm parcel basis.

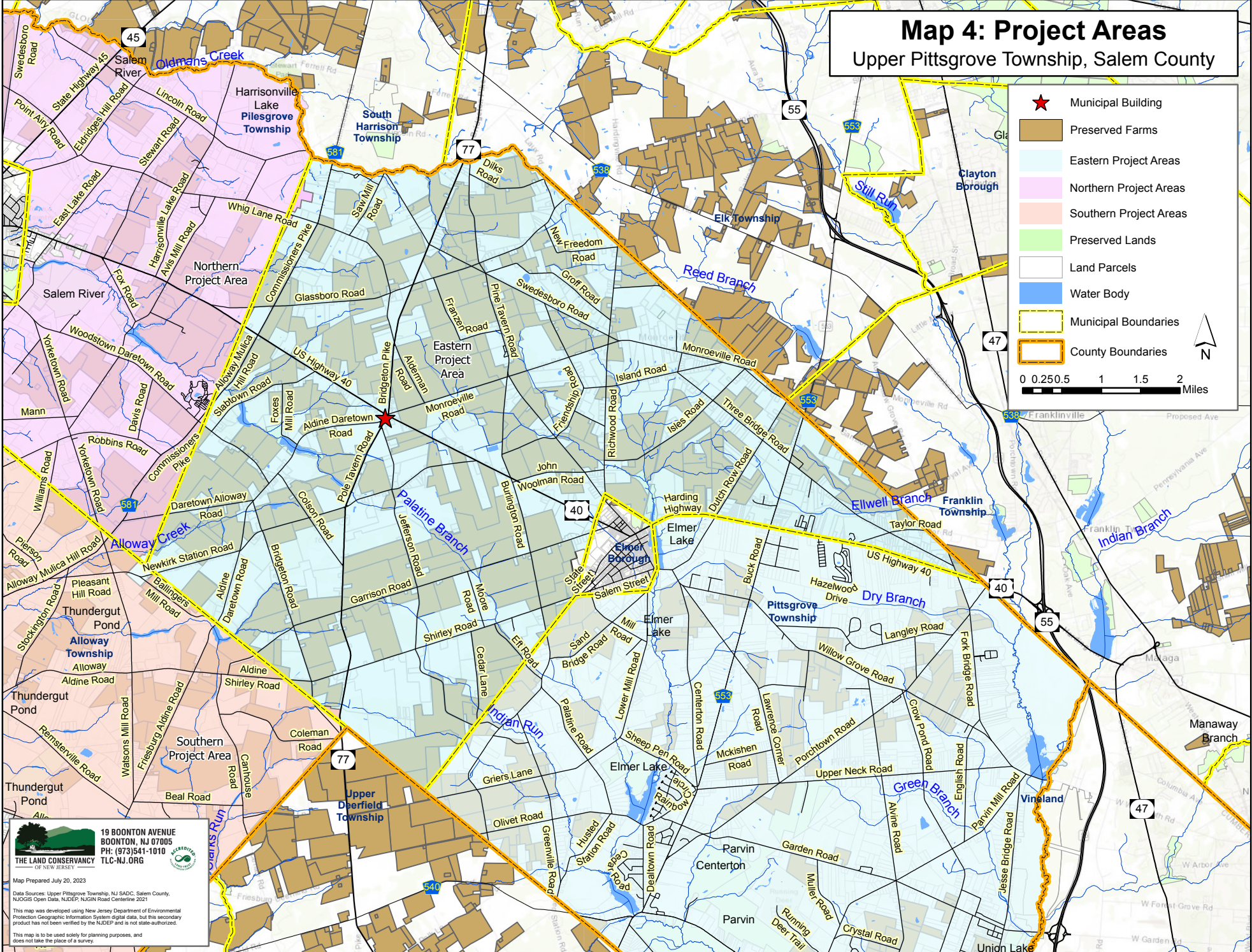
There are 277 farm parcels, or 7,051 acres of farm assessed land which meet the minimum eligibility criteria for the state's farmland preservation program and are located within the ADA. All parcels were included regardless of local zoning because Upper Pittsgrove permits agriculture in all zones and prioritizes farmland preservation in its master planning.


# Map 4: Project Areas

## Upper Pittsgrove Township, Salem County

-  Municipal Building
-  Preserved Farms
-  Eastern Project Areas
-  Northern Project Areas
-  Southern Project Areas
-  Preserved Lands
-  Land Parcels
-  Water Body
-  Municipal Boundaries
-  County Boundaries

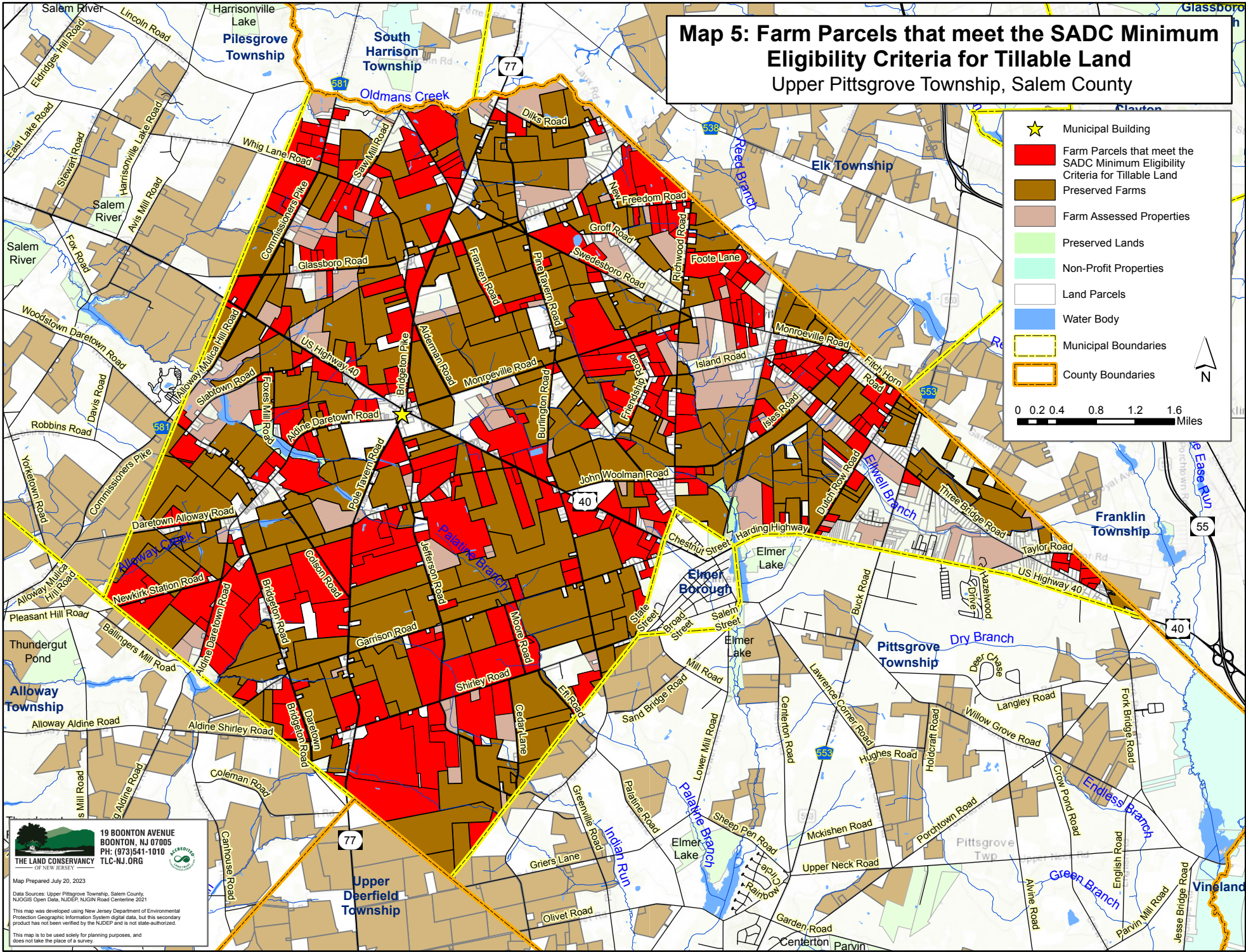
0 0.250.5 1 1.5 2 Miles


**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
**PH: (973) 541-1010**  
**TLC-NJ.ORG**

Map Prepared July 20, 2023  
 Data Sources: Upper Pittsgrove Township, NJ SADC, Salem County, NJDCS Open Data, NJDCS, NJGIS Road Centerline 2021  
 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.  
 This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 5: Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land Upper Pittsgrove Township, Salem County



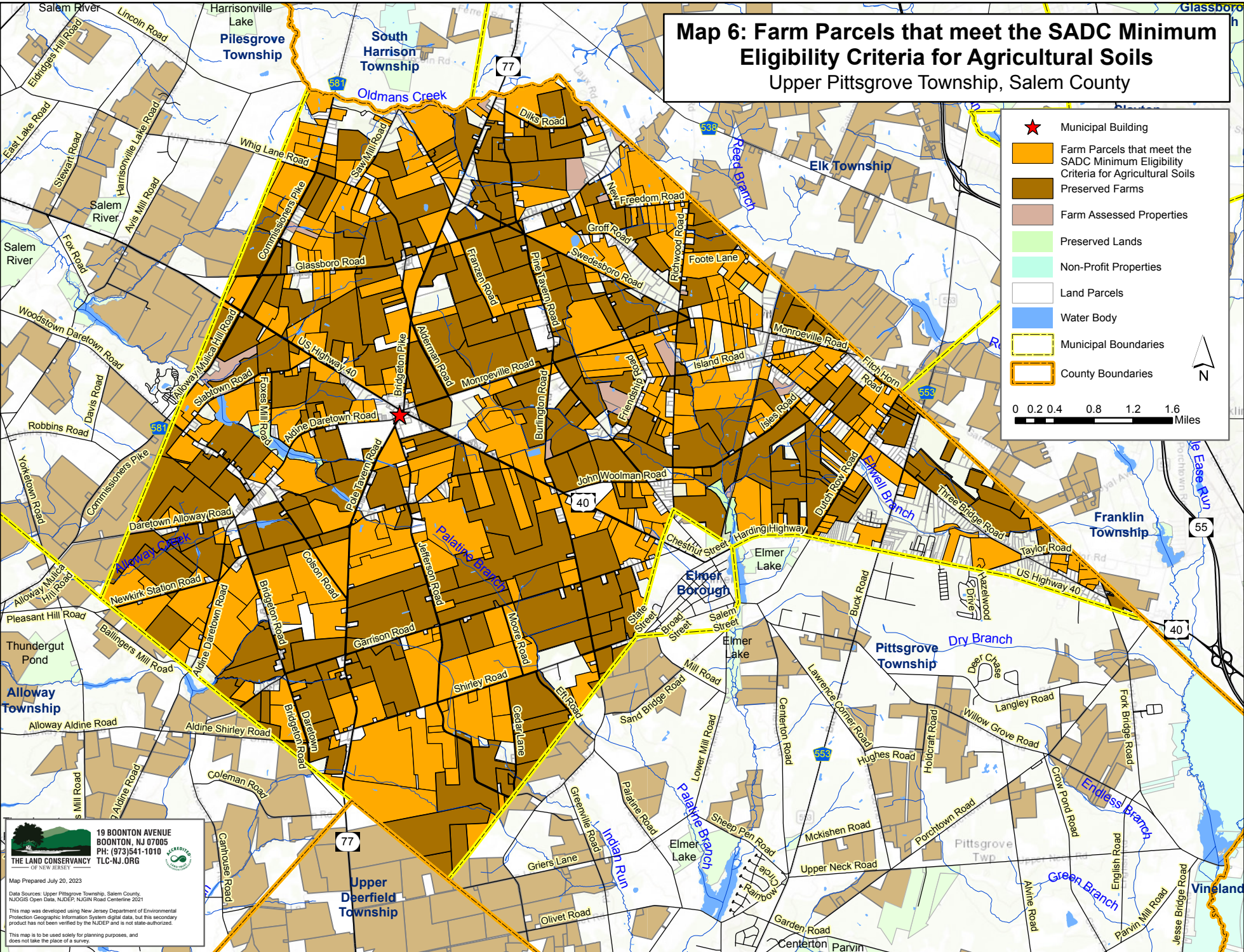
★ Municipal Building  
 Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land  
 Preserved Farms  
 Farm Assessed Properties  
 Preserved Lands  
 Non-Profit Properties  
 Land Parcels  
 Water Body  
 Municipal Boundaries  
 County Boundaries

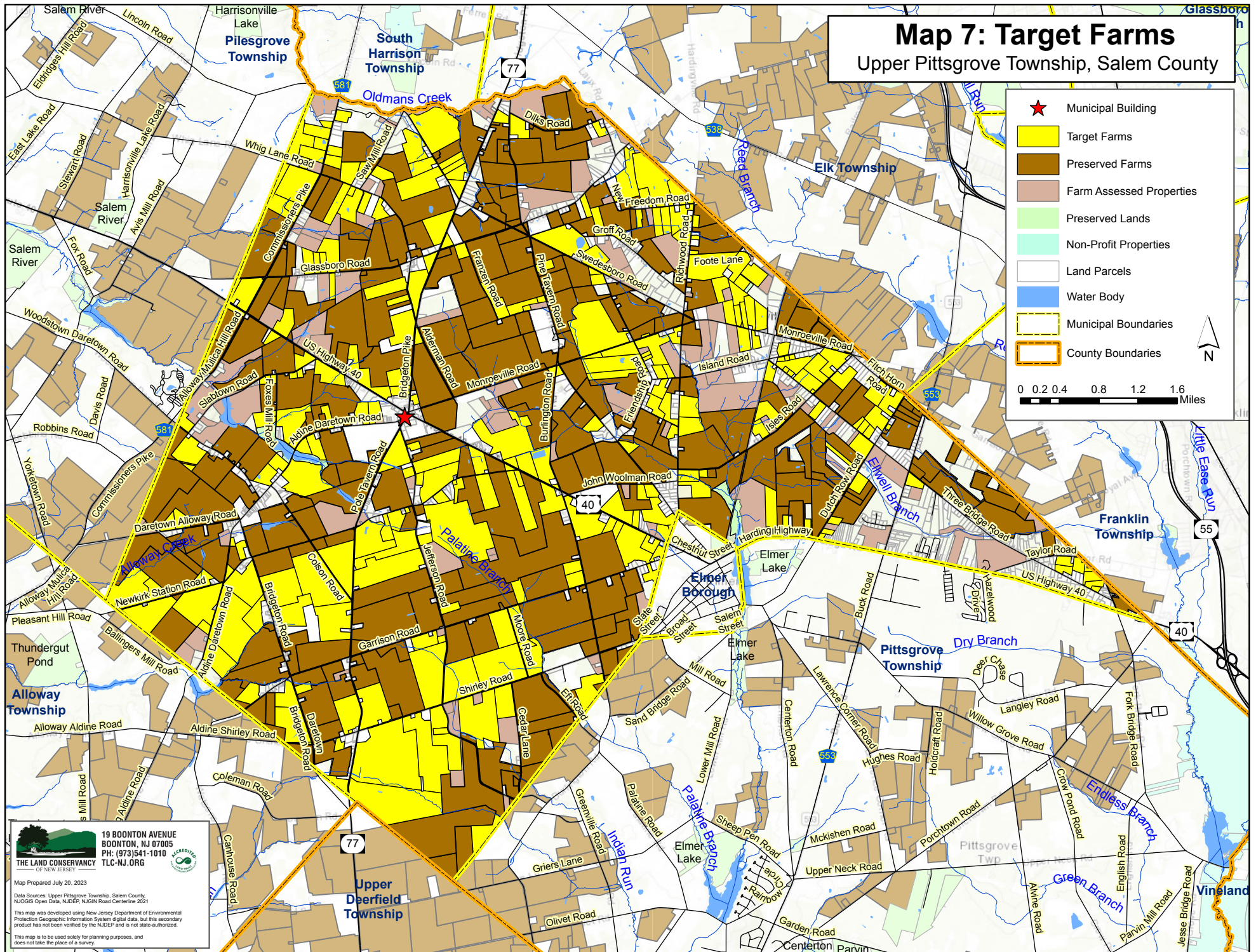
0 0.2 0.4 0.8 1.2 1.6 Miles

**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
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Map Prepared July 20, 2023  
 Data Sources: Upper Pittsgrove Township, Salem County, NJDEP Open Data, NJDEP, N.J. GIS Road Centerline 2013  
 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.  
 This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 6: Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soils Upper Pittsgrove Township, Salem County





## D. County and Municipal Ranking Criteria

The Salem CADB uses the SADC's ranking criteria as the basis for qualifying farms for preservation. For the County Planning Incentive Grant Program, the CADB preserves those farms that are 25 acres and greater, as a means to prioritize preserving the larger farms within the County, and to maximize the use of the County's trust fund. However, the County will work with the municipalities to preserve farms which are less than 25 acres in size.

Upper Pittsgrove AAC and Township Committee are committed to preserving as much of the Township's agricultural land base as possible and supports innovative funding mechanisms and preservation tools. The AAC follows the County and State criteria when prioritizing farms for preservation in the Township as part of the Municipal PIG program.

## E. Municipal and County Policies Related to Farmland Preservation Applications

Upper Pittsgrove Township follows the policies established by Salem County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the 2022 Salem County Comprehensive Farmland Preservation Plan Update. The Salem CADB follows the SADC's policies regarding these issues.

## 1. Approval of Housing Opportunities

**Agricultural labor housing** is not currently protected under the Right to Farm Act in the State of New Jersey and the SADC has not, to date, adopted an official policy for agricultural labor housing. However, the SADC recognizes the need for this type of housing and does have guidelines that a landowner must refer to construct labor housing on preserved farms for work on the preserved farm.

The guidelines are:

- Agricultural labor housing must be permitted with approval of easement holder and the SADC.
- Must verify need for production aspects of farm.
- Must be full time employed on the premises (seasonal labor is permitted).
- Structure must be sized appropriately based on labor needs.
- Cannot be used for owner or any lineal descendant of owner.

The policy of the SADC on **house replacement** is that requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC, to minimize the impact on the agricultural operation. This is supported by the CADB and AAC for Upper Pittsgrove Township.

**Residual Dwelling Site Opportunities (RDSOs)** are lingering potential housing prospects located within a deed-restricted farm. By designating an area as an RDSO, the landowner is implying that the

land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. The maximum RDSO density is one residence per 100 acres. The purpose of the building in question must be for single-family residential housing and its appurtenant uses. To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and at least one person residing in the residential unit shall be regularly engaged in common farm site practices. This is supported by the Township AAC and Salem CADB. RDSO units must be requested at the time of application and approved by the Salem CADB and SADC prior to closing according to SADC Policy P-31.

## **2. Division of the Premises**

The goal of the SADC, supported by the Salem CADB and Upper Pittsgrove Township AAC, is to preserve large tracts of farmland. The division of the premises by way of subdivision may significantly alter the potential use of the preserved land. Therefore, a division of the premises is not an encouraged practice; however, when division occurs it must be for agricultural purposes and must result in agriculturally viable land parcels. A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the SADC and the CADB.

## **3. Approval of Exception**

Exceptions are defined by the SADC as areas which are not subject to the terms of the deed of easement. When an exception is made, the landowner does not receive any

compensation in the excepted area. The SADC discourages the preservation of farms that do not have at least one exception, and it is important to take the number, size, location, and purpose of the exception into consideration. Exceptions may be granted in some circumstances, especially in the case of non-severable exceptions, or where the exception might be justified (e.g., to allow for the expansion of pre-existing non-agricultural uses, for trail easements, etc.). It is critical to make decisions about exceptions at the time of application, as exceptions cannot be granted, expanded, or moved once the farm has been preserved. There are two types of exceptions that can occur: severable and non-severable.

A **severable exception** is defined by the SADC as an area that is part of an existing lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future. Typically, there is no requirement to subdivide a severable exception prior to or after the deed of easement is executed.

**Non-severable exceptions** are defined by the SADC as area that is part of an existing lot owned by the applicant, which will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises.

Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/after value of the



property. The Salem CADB and Upper Pittsgrove Township AAC follow the exception policies as identified by the SADC. The AAC will work with applicants to the municipal PIG program to minimize the impacts of exception requests on the agricultural operation to the greatest extent possible.

## **F. Funding Plan**

The Preserve New Jersey Act 2014 established that a portion of the Corporate Business Tax was to be dedicated to preservation efforts. Of this revenue, 60% is allotted to Green Acres, 4% goes to Blue Acres (administered by Green Acres), 31% is set aside for farmland preservation (SADC), and the remaining 5% goes to Historic Preservation (New Jersey Historic Trust).

### **1. Municipal and County Funding Sources**

Salem County has an Open Space Trust Fund whose levy is set at \$0.02 per \$100 assessed value. The Trust Fund receives approximately \$1 million dollars annually. Nearly all of the money accrued in the Trust Fund is used to preserve farmland preservation projects. However, if the County applies for Green Acres funding it uses the funds from the Open Space Trust Fund as a match to the state grant.

The Upper Pittsgrove Open Space Trust Fund collects two cents (\$.02) per one hundred dollars (\$100) of assessed property value. The municipal Trust Fund is used exclusively to preserve farmland.

## **2. Financial Policies – Cost-Share Requirements**

Upper Pittsgrove Township works with Salem County according to its current cost-share requirements for preserving farms through the Municipal PIG Program. Typically, the SADC covers a maximum of 60% of the easement price, and the County and municipality each pay 20%. However, the cost-share match is established based upon the SADC's sliding scale criteria, which varies depending upon the cost of the easement.

Upper Pittsgrove Township is supportive of donation/bargain sales and would consider installment purchases, if requested by the landowner. These tools serve to leverage limited funding resources.

**Donation and bargain sales** involve donation by the landowner. If the landowner donates a portion of the value of the development rights when an easement is sold, this is called a bargain sale. A bargain sale can result in substantial tax savings for the landowner and can stretch farmland preservation funds. The landowner donation is a reduction in the amount of gain that is subject to the capital gains tax, and the landowner can take a tax deduction for the amount donated against his or her federal and state income taxes.

Through an **installment purchase** agreement, development rights may be acquired by the Salem CADB through a payment plan that provides payments to the landowner over time. Receiving the income from the sale in installments may provide the landowner with financial management and/or tax advantages.

### **3. Cost Projections and Funding Plan Associated with Preservation Goals**

As of the beginning of Fiscal Year 2022, the Township had collected \$749,162 and expended \$647,274 in funds from their Open Space Trust Fund. The balance in the fund in September 2022 was \$58,782. The average cost per acre to purchase a development easement in Upper Pittsgrove has been \$3,831 over the course of the Township's farmland preservation program. However, due to the rising cost of land, the cost per acre from 2019 to 2022 was \$5,700. The Township looks to leverage municipal funds with county and state cost-share grants on farmland projects.

Based on past project financing, the municipal cost share has averaged less than 5%. The traditional Muni PIG program has a funding breakdown of 60/20/20 where the SADC contributes 60% of the total cost, with the county and town splitting the remaining balance equally. For the purposes of this analysis, the Township assumes its cost could be upwards of 20% although past financing indicates it would be less.

Cost projections to preserve farmland in Upper Pittsgrove Township include the following assumptions:

- The Trust Fund will generate \$68,000 annually and will remain relatively stable over the next 5 to 10 years.
- Average price per acre will be \$5,700 and will increase 5% over the next five to ten years.
- The town will purchase land in partnership with the county and

state (no direct purchase by the municipality).

## **G. Administrative Resources**

### **1. Staff/Consultant Resources**

The AAC meets monthly discuss farmland projects and issues. It works with their municipal professionals (clerk, engineer, planner, attorney) to complete farmland projects.

### **2. Legal Support**

Legal support for Upper Pittsgrove Township's farmland preservation program is provided by the municipal attorney, up to the point of contract signature, after which the county attorney is used.

### **3. Database Development**

The AAC maintains the database of farmland in the municipality and works with the Salem County CADB on projects and data issues, as needed.

### **4. Geographic Information System (GIS) Capacity**

The Land Conservancy of New Jersey has provided Geographic Information System mapping services for Upper Pittsgrove Township for the Comprehensive Farmland Preservation Plan.

## **H. Factors Limiting Farmland Preservation Implementation**

The State's Direct Easement purchase program has been the most effective farmland program for the town. However, the larger farms that qualified for this program have been preserved. Upper Pittsgrove

supports the recent lowering of the minimum acreage threshold for this program, allowing additional farms to qualify.

The average farm size in Upper Pittsgrove is 50 to 80 acres (for the preservation program). The AAC considers these to be “infill” farms closing the gap in the larger preserved farm belts in the community.

Upper Pittsgrove is open to all applications, meaning the AAC does not turn away any applicants. The state’s tillable land requirement is the limiting factor for many of these applications and the AAC would like to see the SADC loosen its requirements to allow more farms to become eligible for the program.

The town’s goal of preserving 3,000 acres of additional farmland will provide the basis for ensuring a sustainable agricultural economy and infrastructure in Upper Pittsgrove. This will allow the practice of farming and its livelihood to thrive and grow into the future.



## Chapter 6.

# Economic Development

### **A. Economic Development Plans and Initiatives**

Upper Pittsgrove continues to be mainly agricultural, with 19,980 acres devoted to agricultural or horticultural use. The primary crops are corn, alfalfa, and soybeans. Throughout the state, the marketing and profitability of the agricultural industry has gained renewed focus. The farmland preservation program is a critical component of the farming industry, and the success of the farmland preservation program in Upper Pittsgrove is measured not by acres preserved but also by the programs put in place to support the farmers and their businesses.

The future of agriculture in the Township of Upper Pittsgrove is being shaped by market forces and social trends that are occurring throughout New Jersey. Among the most substantial trends shaping local agriculture has been the decline in the dairy market. Dairy was the foundation of the region's agricultural industry, but the lack of support and demand, combined with the amount of labor involved, contributed to a 96% decline of the commercial dairy industry in Upper Pittsgrove from 2000 to 2018.

Farmland prices in Salem County have remained relatively stable for the past 5 to 10 years, although home prices have increased due to pandemic related shifts and low

inventory. Recent development pressure from warehouse and solar projects continue to threaten preservation efforts. Development continues for commercial and light industrial purposes and can take land out of agricultural production. The combination of declining traditional agricultural markets and increasing land pressure will likely promote innovation in the ways farmers supplement their incomes.

The NJDA Smart Growth Tool Kit (2006) provides information to support municipal and county government, businesses, non-profit groups, and local citizens in their efforts to achieve their goals and objectives. The Tool Kit embraces the five linked components that have been identified by NJDA as critical for the future of farming:

- Farmland Preservation
- Innovative Conservation Planning
- Economic Development
- Agriculture Industry Sustainability
- Natural Resource Conservation

Additionally, the NJDA released a 2011 Economic Development Strategies report to expand and strengthen various sectors of the agriculture industry in New Jersey, including strategies for produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, and agritourism.

The Salem CADB is directly and administratively involved with the preservation and enhancement of farming in the County. This includes acquisition, monitoring, assisting with Right to Farm disputes, working with municipalities to create farm-friendly atmospheres where possible, and coordinating with the state,

county, and other organizations to maximize the agricultural potential in Salem County, including an awareness of the need to support agriculture from an economic development perspective.

In 2017, 118 of Salem County's 781 farms, or 15% of all farms, had sales of more than \$100,000, accounting for 92% of the total revenue. This leaves 85% of farms accounting for 8% of the remaining total sales, indicating a wide disparity in revenue between a large majority of smaller farms and a small minority of larger farms. From a profitability standpoint, Salem County farms had a net cash farm income of \$22,371 in 2017, a decrease of 11% from ten years prior. The average farm market sales of \$131,040, was higher than the statewide average of \$111,095. (**Table 12**)

Using the Census of Agriculture, crop sales in Salem County have shown a steady increase from 1987 to 2012, with a slight decline in 2017:

- 1987: \$49,923,000
- 2002: \$72,522,000
- 2007: \$79,962,000
- 2012: \$111,993,000
- 2017: \$102,342,000

Within crop sales, nursery/greenhouse was the largest sector in 2017 contributing \$90,351,000 to the County's market share, albeit less than the 2012 value at \$94,077,000.

Within crop sales:

- Vegetables, melons, potatoes, and sweet potatoes produced \$32,991,000 in 2012 and \$42,641,000 in 2017.

- Grains, oilseeds, dry beans, and dry peas came in third, with \$37,251,000 in 2012, decreased to \$25,564,000 in sales in 2017.

Over this same 30-year period (1987-2017), livestock sales went from \$20,244,000 in 1987 before slightly dwindling to \$19,296,000 in 2007, then more significantly declining to \$11,991,000 in 2017.

The NJDA observes that local access to large affluent markets has long been an advantage for the marketing of those products. Using recommendations outlined in the 2011 Economic Development Strategies report, Salem County municipalities, including Upper Pittsgrove, can investigate ways to expand and/or diversify into

more profitable sectors to ensure sustainable agriculture practices and profitability. For each of the sectors, the 2011 report encourages farmers to continually seek new local, state, and interstate markets to strengthen market share.

**Produce**

Major efforts by the NJDA are directed at increasing the demand for New Jersey grown produce through branding, agritourism, farm direct sales programs, and farm markets. NJDA is committed to promoting agritourism through the Jersey Fresh website, the distribution of printed materials, and other forms of advertisement and promotion including collaborating with Rutgers University through the New Jersey

**Table 12. Salem County Agricultural Economic Overview**

	<b>2007</b>	<b>2017</b>	<b>% Change to 2017</b>
Market Value/Products Sold (\$1,000)	\$79,962	\$102,342	28%
Average/Farm (\$)	\$105,351	\$131,040	24%
Production Expenses (\$1,000)	\$69,337	\$89,835	30%
Average/Farm (\$)	\$91,353	\$115,026	30%
Net Income (\$1,000)	\$19,011	\$17,471	-8%
Average/Farm (\$)	\$25,048	\$22,371	-11%
Farms w/Net Gains	299	308	3%
Average/Farms (\$)	87,144	90,039	3%
% of All of Farms	39%	39%	0%
Farms w/Net Losses	461	473	3%
Average/Farm (\$)	14,554	21,693	49%
% of All of Farms	61%	60%	-1.6%
Total Acres	96,530	98,239	2%
All Farms	759	781	3%
Average Acres/Farm	127	126	-0.8%
Source: Census of Agriculture			

Agricultural Experiment Station, and promotion of the work of other organizations such as the New Jersey Farmers Direct Marketing Association. Upper Pittsgrove farms with appropriate activities benefit from such promotion.

The 2011 Economic Development Strategies for produce focused on the Jersey Fresh program and food safety. NJDA's Jersey Fresh labels program is promoted throughout the state, to strengthen the appeal of the Jersey Fresh brand to supermarket chains and other retailers. This has been largely successful, with major retailers such as Wegmans, ShopRite, Trader Joe's, Target, ACME, and Foodtown (among others) carrying and promoting produce from the Jersey Fresh program.

Produce, which includes vegetables and fruits, is a leading agricultural commodity in New Jersey. In 2017, Salem County vegetable growers on 94 farms harvested 1,671 acres, with resulting sales of \$6,388,000. Fruit, tree nut, and berry combined sales increased 16% since 2002, totalling \$2,601,000 in 2017. Total produce sales increased after 2002, from \$5,324,000 in 2002 to \$8,989,000 in 2017, a 69% increase.

Upper Pittsgrove had a total of 11,786 acres harvested for vegetables in 2007, 11,541 acres in 2012, which rose to 12,379 acres in 2017. The most prominent crop in 2018 was soybeans (4,756 acres). Some of these crops do not require as much land as field and forage crops such as soybeans and hay, making them a positive match with the trend towards smaller farms over the years, especially those that follow organic or sustainable practices. However, these crops also

have higher input costs than crops such as hay, and in that respect can benefit from economies of scale.

Opportunities for promoting produce (and, in many cases, numerous other agricultural products) include:

- NJDA Jersey Fresh website listings have recorded one Monroeville farm, in Upper Pittsgrove, which offers an assortment of vegetables and melons.
- Jersey Fresh also offers community-supported agriculture (CSA), where residents can pledge to support a farm in advance of the growing season, where they receive shares of the total harvest in return.
- Rutgers New Jersey Agricultural Experiment Station Cooperative Extension (NJAES-RCE) created an educational website dedicated to agritourism for the public, planning and policy professionals, farmers, and educators.
- A training website was also developed by the Rutgers Agritourism Team.
- Natural Jersey is a site promoting local natural health products and sustainable living. They highlight producers, such as farms, farm stands, and farmers markets throughout New Jersey which align with their mission.
- Salem County Fair Association was formed in 1959 with the intent of supporting and promoting Salem's agricultural base. The County Fair is held in nearby Woodstown featuring local farms offering products for sale, educational opportunities, contests, games, artwork, and other attractions. The Association

also organizes year-round events, such as Apple Fest and the Giant Pumpkin Carve.

- Other resources listing direct marketing opportunities for produce in Upper Pittsgrove include [VisitNJfarms.org](http://VisitNJfarms.org), NJ Farmers Direct Marketing Association, [LocalHarvest.org](http://LocalHarvest.org), and [EdibleJersey.com](http://EdibleJersey.com) (pick-your-own listings).

Specific recommendations include:

- Utilize consistent, inclusive, and up to date accurate information from the state, county, and regional/association websites.
- Support and strengthen community farmers markets with help from the CADB, the NJAES-RCE, and Salem County Department of Economic Development.
- Explore expansion/diversification into value-added produce products.
- Explore “Contract Growing,” that is, growing goods for specific customers on a contract basis (such as regional pharmaceutical or biotech companies).
- Explore diversifying into ultra-niche crops and produce crops that serve the needs of growing ethnic populations in the region.
- Utilize state promotional campaigns, free signage, and other signage opportunities.
- Encourage farms to offer CSA and other retail options to capture consumer dollars to garner increase from profitability, as well as raise community awareness of local agriculture.

### ***Nursery, Greenhouses, Floriculture and Sod***

Nursery operations were the highest-ranking category of agricultural commodities in Salem County in both 2012 and 2017. This sub-sector has exhibited steady growth since 1987:

- \$43.5 million in 1987
- \$55.8 million in 2002
- \$94.1 million in 2012 (84% of total agricultural sales in 2012 versus 40% statewide)
- \$90.4 million in 2017 (88% of total agricultural sales versus 45% statewide).

Salem County experienced a 41% revenue increase from nursery/greenhouse products from 2002 to 2012, and a 4% decrease from 2012 to 2017.

Upper Pittsgrove had a total of 621 acres dedicated to nursery (including cultivated sod and floriculture) in 2000, which increased to 909 acres in 2015, but then decreased to 633 acres in 2018.

### ***Field and Forage Crops***

The NJDA Economic Development Strategies for field and forage crops provide strategies to improve production, yield per acre, and management practices. It also supports organic crop production plans for a green energy initiative involving biofuel production that could provide a new local market for New Jersey agricultural products. The three prominent crops in Upper Pittsgrove are corn, hay, and soybeans.



For Salem County:

- 2012: Total sales of grains, oilseeds, dry beans & peas of \$37.3 million and \$2.1 million in hay & other crops.
- 2017: Total sales of grains, oilseeds, dry beans & peas of \$25.6 million, a -46% change since 2012 and hay & other crops totaling \$3.2 million, a 34% change since 2012. Together representing approximately 0.03% of total agricultural sales in Salem County.

**Corn** In 2012, Salem County harvested 25,168 acres of corn (22,954 acres of corn for grain, and 2,214 acres of corn for silage), resulting in sales of \$20.3 million. In 2017, Salem County ranked first in the State for corn, with a total of 18,431 harvested acres (18,099 acres of corn for grain, and 946 acres of corn for silage), which brought in a total of \$12.3 million in sales.

Though the total monetary amount for corn sales is not released on a municipal level, in 2018, Upper Pittsgrove farmers harvested a total of 4,139 acres of corn (3,423 acres of corn for grain, and 716 acres of corn for silage), a decrease from 2015 when 4,668 acres of corn was harvested (4,161 acres of corn for grain, and 507 acres of corn for silage).

**Hay** Upper Pittsgrove harvested 3,543 acres of alfalfa hay in 2015, which decreased to 1,775 acres of hay in 2018. In 2012, Salem County harvested 10,790 acres of hay (including alfalfa hay and haylage, grass silage, and greenchop) harvesting 27,475 tons. This increased to 10,818 acres of hay in 2017, bringing in a total of 33,199 tons.

**Soybeans** Salem County consistently ranks high in the State's soybean production. The acres of soybeans harvested increased from 2012 to 2017 by 11%, despite county-wide soybean production decreasing in total sales by 16%:

- 2012: 25,681 acres harvested, sales totaling \$13.5 million.
- 2017: 205 farms harvesting 28,844 acres of soybeans, bringing in a total of \$11.6 million in sales.

Upper Pittsgrove farmers harvested a total of 4,569 acres of soybeans in 2015, which increased to 4,756 acres in 2018.

Field and forage crop strategies to consider include:

- Utilize improved management practices to boost yield per acre.
- Capitalize on workshops on cropland and pasture management from the county or state.
- Diversify to row crops that meet newly emerging markets or markets with increasing demand (such as spelt as a dietary substitute for wheat or switchgrass for pelletized energy) and pursue to value-added marketing opportunities (such as sorghum for homemade jams and jellies that can be marketed from roadside stands, at community markets, and over the internet).
- Transition to certified organic or naturally grown bean and grain crops to increase their value
- Investigate and possibly invest in crop insurance to mitigate market risk.

- Utilize county assistance to investigate alternative crops for local production and new markets (such as hops, specialty small fruits, small-scale animal products).

## ***Dairy***

As referenced in **Chapter 2**, dairy has historically been one of the dominant agricultural sectors throughout Salem County but has now dwindled:

- In 2017, Salem County had 13 dairy farms bringing in a total of \$5.3 million, roughly 44% of the annual livestock sales.
- As of 2018, Upper Pittsgrove had 520 head of cattle, compared to 1,472 head in 2010.

This decrease in dairy production reflects the larger trend seen throughout New Jersey. Though sales declined from \$6.6 million from 22 farms in 2002, the dairy industry has held on stronger in Salem County than other areas of the state.

The NJDA Economic Development Strategies for dairy included establishing a premium price for New Jersey-produced milk and ensuring stable pricing; increasing the demand for milk through sale and promotion of Jersey Fresh milk and milk products at community and retail markets; promoting FIN-PAK and risk-management software programs to producers; implementing dairy-quality benchmarks; and establishing a health and safety standard for sale of raw milk directly to consumers.

Strategies for reviving the Upper Pittsgrove dairy industry include:

- If applicable, license under the Jersey Fresh Quality Grading Program, which allows raw milk to be used in goods bearing the logo Made With Jersey Fresh Milk.
- Take advantage of the services offered by the Garden State Dairy Alliance, including disease control, milk quality, marketing and promotion, and technical assistance.
- Explore various additional products, such as cheeses and markets for dairy, including local restaurants and grocery markets.
- Market value-added dairy products, especially those that can carry the Made With Jersey Fresh Milk logo.
- Consider and encourage the NJDA's campaign to establish a process to allow sales of raw milk direct from the farmer to the producer.
- Encourage passage of proposed raw milk legislation that would permit sale of raw milk under certain conditions and establishes a raw milk permit program (A585, re-introduced in the 2020-2021 State Legislative session).

## ***Livestock and Poultry***

The 2011 Economic Development Strategies for livestock focused on animal health, ensuring safe and legal sales of poultry and eggs at community farmers markets; and supporting youth programs involving livestock. Operations in Upper Pittsgrove include cattle and calves (both beef and dairy), sheep and goats, hogs, bees, ducks, fur animals, poultry, and eggs. (**Table 13**)

Between the years 2005 and 2018, the cattle stock dropped by 128%.

Notably, the number of dairy cattle has dropped, while the number of beef cattle has slightly risen. In 2005, there were 401 beef cattle and 787 dairy cattle (both mature and young). In 2018, there were 490 beef cattle and 30 dairy cattle (both mature and young). This overall decrease is significant, but unlike many surrounding towns, there is still a cattle industry in Upper Pittsgrove.

Other livestock that show downward trends in Upper Pittsgrove are swine (-11%), ducks (-114%), and fur animals (-20%). The fastest growing animal industries are egg chickens, with 50% growth between 2005 and 2018, followed by sheep and goats growing 26%. Other growing animal herds are bees (10%), meat chickens (22% growth), and other livestock (71%). These specialized products are easy to sell directly to consumers.

Increased sheep and goat production over this thirteen-year time indicates a niche sector for farmers to explore to provide specialty meat and value-added, such as milk, cheeses, soaps, and mohair products to nearby markets. The national price for wool in 2019 was \$1.89 per pound and the average yield per fleece was 7.2 pounds.

To strengthen and expand its place in the Upper Pittsgrove agricultural economy, some livestock and poultry strategies may include:

- Encourage USDA inspections in area farms to permit more direct sales of cuts of beef to consumers.
- Explore various additional markets, including local hospitals and assisted-living operations, restaurants and grocery markets, and increased outlets for meat sales at regional community

markets (such as the Cedar Lanes Feed and Auction) and special events (such as the Salem County Fair).

- Seek opportunities for production contracts with poultry and livestock processors.
- Investigate outlets for dairy products for goats and sheep and educate farmers about the benefits of diversifying into these value-added opportunities.
- Explore increased marketing opportunities for goat meat to meet the preferences of growing ethnic populations in the state.
- Encourage passage of proposed raw milk legislation that would permit sale of raw milk under certain conditions and establishes a raw milk permit program.
- Assist farmers with farming techniques, including continued and additional cooperation with the NJAES-RCE, NJDA, and NRCS.
- Promote the agritourism potential of livestock and livestock products in concentrated agricultural areas including exotic animals and poultry, such as “looking” or “petting” zoos, on-farm sales of value-added products such as wool and cheeses, and educational school tours.

### ***Organic Farming***

The Economic Development Strategies for organic farming included promoting federal cost-sharing funds for certification reimbursement; integrating marketing of Jersey Organic brand alongside Jersey Fresh; and working with NOFA-NJ towards research and technical assistance for organic growers.

**Table 13. Livestock and Poultry in Upper Pittsgrove**

	2005	2010	2015	2018	% change (2005-2018)
Cattle and Calves	1188	1472	448	520	-128%
Sheep and Goats	471	324	120	374	26%
Swine	112	83	101	101	-11%
Bees	4500	3800	5001	5005	10%
Ducks	240	36	90	112	-114%
Fur Animals	4	0	5	5	-20%
Meat Chickens	101	35	81	83	22%
Egg Chickens	278	553	367	561	50%
Turkey	12	19	2	0	N/A
Other Livestock	17	170	104	59	71%

Source: Farmland Assessment Data (SADC)

Organic crops and animals have the potential to be an important market for the Township of Upper Pittsgrove and Salem County. With an increasing population, potential markets in Pennsylvania and New York State (including Philadelphia and Wilmington), and increased consumer awareness regarding food production, organic products and the markets that support them should continue to gain a stronghold and become more mainstream as people demand high quality, readily accessible and affordable organic products. Certification of organic farms is regulated by the USDA via the Organic Food Production Act of 1990 (OFPA) through a National Organic Program (NOP), and can be somewhat costly and time consuming as compared to non-organic farming. This may dissuade some farmers otherwise amenable to this type of farming.

“Natural” farming is a type of farming that seeks to emulate organic farming, but is not overseen by laws or regulations, as is organic farming. Natural farming is somewhat less

costly and time consuming than “organic,” and therefore may be a viable option for some farmers and their potential customers.

Another alternative, for farmers transitioning to organic production, is the ability to market their products under the NJDA’s newly introduced “Transitional Sustainable” label, eliminating the need to wait 36-months to profit from this niche market. With its strong produce sector, Salem County is in an excellent position to facilitate the market growth of organic and natural agriculture products. Certified Naturally Grown (CNG) is a non-profit organization that offers certification for small-scale, direct-market farmers and beekeepers using natural methods. CNG uses a peer-review process, as it is more affordable for small operations than certifying through the state program.

Small organic operations (growers or processors), those with gross sales of less than \$5,000 per year of unprocessed organic product and/or less than \$5,000 of processed

organic products (such as jam), can be exempted from the NOP certification process. They can market their products as organic if they follow the national organic standards for production, labeling and record keeping, but they cannot use the USDA Organic seal, which can only be used on certified products. They can also sell their products to the retail market, which can sell them as organic if the retailer does not re-package or process the product.

In 2017, the Census reported seven Salem County farms with the USDA NOP certification. On the state level in 2017, 102 farms reported \$13 million in sales of NOP certified or exempt organically produced commodities. There is an opportunity for other farms to invest in this practice to satisfy the continually growing trend.

Salem County and Upper Pittsgrove can:

- Improve marketing of organic and natural produce.
- Explore various additional markets, including local restaurants and grocery markets.
- Promote agritourism for organic and natural farms stands.
- Educate growers about organic and natural regulatory and certification requirements.
- Explore ways to support organic food growing and processing.

## **Equine**

The 2011 Economic Development Strategies for the equine industry focused on horse health and promotion of the industry through the Jersey Bred brand, hosted events,

the equine website, and including youth programs.

The 2017 Census of Agriculture indicates that New Jersey produced over \$28 million in equine sales. Sales and farm sizes have varied since the category was created:

- In 2002, 39 farms averaged \$9,380 in sales.
- 2007 saw a much higher average sales figure, in part to a low of 35 farms, but largely due to a huge spike in total equine revenues, resulting in a \$22,770 sales average per farm.
- 2012 saw the lowest average sales, dropping to \$5,188 per farm.

Many equine farms in Salem County consist of pasture and stable horses. Part of the value of this small but viable sector comes from services offered, which are not included in total sales figures. Farms which have breeding services can make use of the Jersey Bred logo when marketing their animals.

On the state level, equine rules adopted August 4, 2008, established Agricultural Management Practices (AMP) for Equine Activities on Commercial Farms (N.J.A.C. 2:76-2A.10) and expanded the list of equine activities eligible for Right to Farm protections (N.J.A.C. 2:76-2B.3). While breeding, raising, pasture, and hay production had always been eligible, boarding, keeping, training, rehabilitation of horses and complementary activities were added. This state level support is important to the sustainability and viability of the equine sector in Salem County.

To retain and grow its market share in the state and regional equine industry, Upper Pittsgrove can:

- Promote the industry at shows and festivals, such as the Salem County Fair.
- Promote the industry through enhanced listings of Salem County and Upper Pittsgrove equine events in state, regional, and County website and print listings.
- Promote the agritourism aspect of the equine industry through farm tours, horse and pony rides, and boarding and riding lessons.

### **Wine**

In January 2012, Governor Christie signed into law in a bill permitting direct shipping by New Jersey wineries, and on July 2, 2014, the Governor signed into law another bill that established a pilot program through March 1, 2018, to allow wineries on preserved farms to conduct special occasion events under certain conditions as defined by the appropriate CADB. S757, signed into law on February 3, 2023, established permanent rules for special occasion events on preserved farmland. Up to 26 events per year may be held on preserved farms whose operation produces products worth more than \$10,000 annually. 6 events per year may involve 250 attendees or more. This legislation allows preserved farms access to another major source of revenue which may help them continue farming operations.

Small portions of Salem are devoted to wine and grape production, with 11% of the total acreage in Upper Pittsgrove. In 2005, Upper Pittsgrove

had no acres dedicated to growing grapes, but as of 2018 there were 5 acres. Salem County had a total of 44 acres growing grapes in 2005, an increase from the 21 acres in 2005. Upper Pittsgrove may consider:

- Exploring the feasibility for additional Salem County and Upper Pittsgrove farmers to diversify into grape production (or other fruits suitable for wine making).
- Coordinating with wineries from other New Jersey counties, and New York and Pennsylvania, to grow a regional wine industry.
- Market through state tourism and marketing apparatuses.
- Creating a county-wide wine trail or wine tour to multiple vineyards.

### **Aquaculture**

The NJDA 2011 Economic Development Strategies lists New Jersey as one of the country's largest and most culturally diverse consumer seafood markets. Salem County aquaculture operations are supported by municipalities throughout the county, including Upper Pittsgrove. To support a growing aquaculture and seafood economy, Salem County and Upper Pittsgrove may consider:

- Working with the State Division of Animal Health to identify revenue streams to develop testing and certification for finfish species to allow transportation and sale of live farm-raised fish to markets in other states.
- Assist in crafting a supportive policy and regulatory path to allow aquaculture to grow in New Jersey.

## Agritourism

Agritourism is one potential link in the long-term sustainability of the agriculture industry in Upper Pittsgrove and Salem County. A highly successful example of agritourism is the seven-day Salem County Fair held annually in Penns Grove.

One advantage for Upper Pittsgrove farmers is the proximity to Philadelphia and Wilmington's metropolitan areas. Strategies include expanding roadside programs, including signage and eligibility for signage, consumer promotion through an agritourism brochure, press releases and promotion of agricultural fairs.

In April 2014, the state gave further support to agritourism as a recognized sector of the agricultural industry by adopting an Agricultural Management Practices (AMP) for On-Farm Direct Marketing Facilities, Activities and Events into the New Jersey Register (N.J.A.C. 2:76-2A.13). Additionally, as aforementioned, NJ Bill S757, expanded the number of private events which can be held on farmland, thereby providing farmers with another potential source of revenue on preserved land.

The 2017 Census reports that Salem County had \$5.8 million in direct sales, representing 6% of total agricultural sales for the County. This

is a five-fold increase over 1997 sales (**Table 14**).

Agritourism helps change the perspective of the non-farming community and increases visibility, understanding, and appreciation of farming by residents and visitors. Agritourism can be an important contributor toward the long-term sustainability of Upper Pittsgrove's agricultural industry. Visibility is given to agritourism opportunities through the many websites and publications available. For every dollar in agritourism sales, \$0.58 of additional sales are generated in other businesses (e.g., restaurants, construction companies, insurance providers).

Among the recommendations included in this report are:

- Marketing and promotion.
- Liability protection and insurance.
- Regulatory guidance for operators.
- Training and information workshops for farmers.
- Resources for farmers to obtain grant funding.
- School tours.

Upper Pittsgrove can work with the state and county to:

- Establish additional permanent, three season community markets.

**Table 14. Direct Sales in Salem County: 1997-2017**

	1997	2002	2007	2012	2017	% Change '97- '17
Farms	71	97	82	96	96	35%
Sales (\$1,000)	\$961	\$1,249	\$1,173	\$6,474	\$5,873	511%
Source: Census of Agriculture						

- Establish event-specific cooperative farm stands at community events in the County.
- Create a regional harvest festival in the fall, a horticultural festival in the spring, or a farm itinerary tour.
- Work with schools and farmers to develop and promote an expanded curriculum.
- Expand participation in WIC & Seniors Farmers Market Nutrition Program as Certified Farmer Vendors.
- Implement a permanent signage program on a municipal or county level to supplement the NJDOT Tourist Oriented Destination Signage (TODS) program.
- Explore growth in other sections of agritourism such as hunting, fishing, and trapping.

Potential challenges to successful expansion of agritourism in Upper Pittsgrove and Salem County include:

- Impediments to farmers making long-term investments in crop diversification.
- Market saturation.
- Lack of recognition for agriculture in regulations and master plans.

Farmers with direct sales or agritourism activities can post their listings in the following online. Farmers who want to learn more about running an agritourism operation can start with the resources available from the Rutgers Sustainable Farming on the Urban Fringe website. Agritourism resources include information on selecting a venture, writing business, marketing and risk management plans, and information on the Right to Farm Act and Agricultural Management Practices. Additionally,

the NJAES-RCE has publications available on its website on specific agritourism topics, such as how to budget for a corn maze.

### **General Strategies**

Strengthened communication and coordination between agencies and programs can result in multiple benefits for the agricultural community. Areas which would benefit include:

- Farmland Assessment.
- Crop Insurance.
- Technical Assistance.
- Recycling and Food.
- Motor Vehicle Requirements.
- Financing.

### **Grow Salem County**

Salem farmers continue to look for ways to explore new markets, promote their products, and increase the profitability of their agricultural operations. Grow Salem County, at [growsalemcounty.org](http://growsalemcounty.org), serves as an informational asset for new and upcoming farmers. This includes step by step instructions on planting, maintaining, and marketing crops, as well as providing an average market sale price for organic pints and live starter bushes. The site provides access to information on how to increase farmer's natural output with a recommended equipment list and their uses.

Specific recommendations for farmers include:

- Bring agricultural products to the consumer through direct sales.



- Bring consumers with on-farm activities and other agritourism practices.
- Participate in high volume urban farmers markets
- Establish a CSA operation.
- Adopt practices that will result in multiple complementary income opportunities.
- Process crops into high margin value-added products such as soups, jams & jellies, personal care products, and other consumer items.
- Create an internet presence to connect with potential customers, bring visitors to the farm, and to sell products direct to consumers.
- Forge relationships with restaurant owners, chefs, brewers, and other institutional consumers looking to source ingredients locally.
- Grow specialty and ethnic produce that includes fruits, vegetables, meats, and poultry.
- Plan for generational succession and transition to the next generation of Salem County farmers.
- Engage in cooperative regional marketing of Salem County's agricultural products.

### ***Tourism***

There is a strong link between outdoor recreation activities (hiking trails, roads conducive to bicyclist), farming and farm stand locations, and economic prosperity. Salem County has a robust agritourism and ecotourism industry, including parks and preserves, camping, pick-your-own farms, and stables. Salem County also boasts three breweries and four vineyards, with Monroeville

Vineyard and Winery located in Upper Pittsgrove.

Planning for both agritourism and outdoor recreation is important because, while the county is well-situated to take advantage of this consumer market in term of geographic location and suitable attractions, there is a lack of facilities to support this source of business. There are few hotels in the county. Municipalities generally do not permit the creation of Bed & Breakfast facilities in the residential zones that predominate in the county's rural communities. Public transit access is limited." Specific recommendations on increasing agritourism and ecotourism in Salem County include:

- Extend marketing efforts to surrounding areas.
- Create and promote themed driving and biking tours.
- Support visitor transportation and accommodation options.
- Encourage multipurpose extended visitation.
- Actively market Salem County as an agritourism destination.

### **B. Agricultural Industry Retention, Expansion, & Recruitment Strategies**

There are many techniques to support the economic expansion, development, and solidification of Salem's agricultural industry (**Table 15**). Diversity of agricultural commodities to broaden the agricultural base now dominated by corn, alfalfa, and soybeans would help to ameliorate any economic downswing in either the general economy or a specific sector of the

county's agriculture industry. The AAC and the Township stand behind the local agricultural industry.

### **1. Institutional**

**Minimum Wage** – The State minimum wage increases every year from 2022 until 2027, when the minimum wage reaches \$15.00 per hour. This minimum wage applies to farm workers and exceeds the federal minimum wage of \$7.25. Pennsylvania still has an exception for farm workers, particularly seasonal workers, giving it a competitive advantage in operations that are hired-labor intensive. Generally, the production of vegetables and fruits (produce) requires the highest amount of hired farm labor, mainly at harvest time, to pick and process the vegetables and fruits. Other products that are prevalent in Salem such as corn and alfalfa require little or no hired farm labor (most labor is done by farm families). As such, farm labor costs are not as large a problem for Salem farmers as they are for farmers in parts of the County or State that have major produce agriculture industries.

**Farmer Support**—A variety of resources exist at the state level, published on the SADC website. These include:

- Agriculture credit and finance.
- Business development for agriculture, food manufacturing, and related industries.
- Farm building construction.
- Motor vehicle regulations for agriculture.
- Real property appraisal manual, farm building section.

- Recycling for agriculture.
- Risk management and crop insurance.
- Sales and use tax on farmer's purchases.
- Trespass, vandalism, and liability on farms.

One program, Farm Link, serves as a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans. In 2015, the SADC launched "NJ Land Link," an interactive website connecting farmers seeking land or farming opportunities with those who have existing farmland or farming opportunities. Farmers interested in land or partnership/job opportunities, as well as those wanting to advertise available land and opportunities, sign up and create and manage their own listings. As of 2023, NJ land Link had 122 farmers located on 151 active farmland listings, with 2 farms located in Salem County.

Resources specific to estate planning and retirement planning are available through the Farm Link.

Two resources available to farmers through the SADC are the New Jersey Farmland Leasing Guidebook, and an Agricultural Mediation Program Handbook. The state, NJAES-RCE and supply companies, provide other workshops for farmers, keeping them up-to-date on various issues related to the agricultural community.

Another opportunity is the New Jersey Agricultural Society's New Jersey Agricultural Leadership

**Table 15. Agritourism Websites and Publications**

<b>Source</b>	<b>Description</b>
<b>State</b>	
NJDA Jersey Fresh Website	Roadside markets
	On-farm activities
	Wineries
SJAES-RCE	Agritourism education
NJDA Jersey Equine Website	Equine events
	Equine facilities
Visit New Jersey Farms Website	Farms, farm products, activities and events
	Ability for website visitor to build itinerary of farms to visit
Visitnj.org (Office Tourism Website of New Jersey)	Farms & orchards
	Wineries & vineyards
	Fairs
<b>Regional</b>	
Salem County Website	Tourism page includes links to countrywide and regional attractions
<b>Organizations</b>	
NJ Farmers Direct Marketing Association, Inc.	Farms and farm markets
New Jersey Christmas Tree Growers' Association	Christmas Tree farms

Development Program (NJALDP), administrated by Burlington County College. NJALDP is a two-year professional development opportunity, for individuals in farming and agribusiness.

One program which could be expanded in Salem County is the School Gardens initiative, funded by Team Nutrition Training mini-grants provided by the USDA, the NJDA of Agriculture, and Grow Healthy – a program of the NJAES-RCE. Expanding this program to more schools would be a great way to increase the awareness of both students and their parents about the

benefits and value of the agricultural industry in the Township.

***Marketing, Advertising, Public Relations Support***

Some farmers do opt to use paid advertising, but many, particularly those with smaller farms, hesitate to consider advertising, believing that the costs outweigh the benefits. They prefer to take advantage of free or less costly opportunities to market their products. Several embrace the opportunities of direct marketing, from roadside stands and from their own websites.

The CADB, the NJAES-RCE, and the state are great resources for farmers to learn about the availability of various free promotional channels. For those farmers who want to consider paid advertising or garner free media coverage, web resources can help with the planning.

### **Signage**

Signage promotes visibility and awareness of agriculture in general, as well as benefiting the individual farmers. Municipal considerations of farming needs when drafting their sign ordinances can be helpful in supporting farmer efforts to promote their products. Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Signs that give directions to the farm stand and let customers know what is available are important. Having farm-friendly ordinances in place can make it easier for farmers to promote their products and can minimize right-to-farm complaints in cases where farmers run up against opposition to their signage, whether from neighboring residents or municipal officials. Farm signage can also benefit the municipality by drawing more visitors and dollars to the area, benefiting other businesses in the community as well as the farmer. Signs should conform to local, county, or state right-of-way and sight standards.

For farmers who qualify for the Jersey series of marketing programs, signage is available. This ranges from free price cards to banners and stickers, hats, and T-shirts. Jersey Fresh point-of-sale signs and other materials, both free and fee-based, can be ordered using the point-of-purchase application on the NJDA's

Marketing and Development Jersey Fresh page.

### **Farm Markets**

As of 2022, 13 community farm markets were operating in Salem County. Of these the Sickler Circle View Farm on 450 Bridgeton Pike in Monroeville is operated by an Upper Pittsgrove farmer.

### **Community Supported Agriculture (CSA)**

Economic support of the Upper Pittsgrove agricultural community also comes from local grass roots groups. This support is embodied in CSA. A.T. Buzby Farms in nearby Pilesgrove offers a CSA of medium and large farm shares of its produce output.

In 2018, the New Jersey Department of Agriculture distributed \$100,000 of grant funding to three organizations that glean and distribute excess produce to those in need. Bushels of Blessings, based in Carney's Point, received \$26,260 from the Gleaning Support Grant. Bushels of Blessings gleanes thousands of pounds of fresh produce every year, and distributes surpluses to roughly 40 organizations and food banks throughout Salem and Gloucester Counties.

### **Agricultural Education and Market Research Coordination**

Upper Pittsgrove may want to consider coordinating with Salem County and the Rutgers Cooperative Extension (RCE) of Salem County to identify and integrate market research on agriculture and economic trends. The NJAES website offers additional information

relating to animal agriculture, farm management and safety, pest management, plant agriculture, and other elements of interest to those involved in commercial agriculture. The Salem County NJAES-RCE traditionally has been a sponsor of workshops, often funded through grants secured by the NJAES-RCE, and a helpful resource for local farmers in many other ways.

## **2. Businesses**

### ***Input Suppliers and Services***

Very few large-scale agriculture suppliers, which supply medium to large size agriculture operations, exist in Salem County. Several suppliers in the area operate on smaller, more local scales. Many such suppliers are farmers themselves (for instance, selling feed from their corn crops to other local farmers raising animals), without any formal business practices such as advertising. Without an adequate number of suppliers within reasonable driving distances of farms, the business of farming can become so expensive and time consuming as to not be profitable. The Township welcomes agriculture-related businesses within the confines of its existing zoning.

With the decline of local suppliers, and the ease of access through the internet, mail orders from supply stores further away might work for small equipment or shipments. It is not ideal for large orders. Equipment, supply, and seed stores in Salem County include (but may not be limited to):

- Fred Harz & Son in Elmer Township, Salem County.

- Central Jersey Equipment in Elmer Township, Salem County.
- Rooks Farm Supply, Inc in Elmer Township, Salem County.
- Helena Agri-Enterprises LLC in Woodstown and Pittsgrove, Salem County.
- Turkey Creek, LLC in Elmer Township, Salem County.
- Bishop Farms in Elmer Township, Salem County.
- The Greenest Fertilizer Company in Elmer Township, Salem County.
- South Jersey Farmers Exchange in Woodstown Township, Salem County.
- Tractor Supply Company in Pilesgrove Township, Salem County.

### ***Product Distributors and Processors***

Processing facilities such as creameries, slaughterhouses, and lumber mills are absent in Salem County, and therefore Upper Pittsgrove as well, forcing local farmers to ship their products out of town to be processed. The remaining local meat packaging plant in Salem County is Salem Halal Meat Packaging in the City of Salem.

Field and forage crops are generally sold locally to cattle and equine operations, landscapers, nurseries, and farm stands as baled straw, or kept for the farmer's own livestock. Small volumes are also sold at the Cedar Lane Auction & Feed Store and Bishop Farm & Seeds in Elmer. Corn products are almost entirely sold wholesale and fluctuate depending on the national market.

Produce is sold through a variety of channels. The majority is sold through retail markets, and

some is sold either directly to consumers or through roadside stands. Some farmers may travel to metropolitan areas, including New York City and Philadelphia, to sell produce at farmers markets and/or greenmarkets. Additionally, some produce is wholesaled to local supermarkets.

Livestock products can be quite varied. Some animals are sold in their entirety directly to consumers. Farmers, as well as wholesalers, butchers, and private individuals sell, buy, and trade livestock, eggs, and crops at agricultural auctions. The only remaining livestock auction in in Salem County is at the Cedar Lanes Feed and Auction. Upper Pittsgrove farmers can use this facility, as well as travel out-of-state for active livestock auctions.

### **3. Anticipated Agricultural Trends**

#### **Product Demand**

From a county historical perspective, total agricultural sales:

- Increased from \$72.5 million in 2002 to
- \$80 million in 2007, and again to
- \$112 million in 2012, & dropped to
- \$102.3 million in 2017.

Much of this growth has been fueled by increased grain, nursery, and greenhouse sales, in part due to the consolidation of several large farms and cost-savings through economies of scale. The nursery, greenhouse, grain, and vegetables sectors of the agricultural industry should continue to be healthy and viable sectors since they often serve the needs of increasing livestock practices such as

sheep, goats, and poultry in the face of a declining cattle industry.

The livestock sector has seen changes to its non-dairy and dairy subsectors, both of which have experienced lengthy declines in cattle stocks but have held constant since the early 2000s. Milk production follows this trend as well, with the commercial dairy industry completely gone now. The cattle industry is believed to be trending towards smaller and smaller farming operations, many of which will raise a small amount of cattle as part-time jobs to qualify for farmland assessment.

Value-added products can bring additional income to farms involved in direct marketing through farm stands and websites. Direct marketers can capitalize on the advantages of selling at retail rather than wholesale, selling from their own location rather than having to pay transport costs, and of generating additional income by developing value-added products that serve the increasing numbers of customers who want the advantages of ready-made and the appeal of items “home-made” by someone else.

An increased demand for organic products may encourage farmers to adopt more natural farming methods. Since federal certification requires a three-year commitment, many farmers may lean toward “natural” farming methods for food crops and for livestock, such as grass-fed beef raised without hormones or antibiotics.

One emerging trend is the emerging resurgence of hemp (*Cannabis sativa*). The growing support for

hemp products, and the recent legislative actions which removed it from the Schedule I list of Controlled Substances Act, have created a new market. The New Jersey Industrial Hemp Pilot Program was signed in 2018, for hemp that is cultivated and tested to ensure that THC content does not exceed 0.3%.

Other avenues to explore include:

- Changing the farm operation's mix of products.
- Consider new crop opportunities being researched/promoted by the NJDA, the NJAES-RCE, and the NJFB.
- Marketing livestock as dressed meat on a retail basis.
- Fresh herbs, sold at retail, in bunches or as potted plants.
- Economic development through preservation.
- Agricultural Enterprise District (AED) as a potential preservation mechanism.

### **Market Location**

Upper Pittsgrove is located near the large population centers of Wilmington and Philadelphia. Maximizing the use of nearby highways can increase the number and type of consumer markets to be reached by Upper Pittsgrove farmers.

The agriculture community in Upper Pittsgrove can seek contracts with area school to supply healthy, fresh farm products for use in their cafeterias. Area hospitals and senior/nursing homes are also possible customers.

### **Future of Agriculture.**

Among the most substantial trends reshaping the Township's agriculture base is the rapid rise of the crops sector. Since the 2002 Census, crop, nursery, and greenhouse products have outpaced livestock and poultry sales. Niche products such as packaged and organic goods that generate "value added" revenue streams are likely to increase.

Challenges facing Upper Pittsgrove's farmers are land prices and property taxes. Higher land prices threaten to replace many of the County and Township's farmlands and open space areas with residential and commercial developments that are less compatible with agricultural production.

The average age of farmers in Salem County is increasing. Young farmers are attracted by higher paying opportunities in other employment sectors, and fewer are becoming farmers. In 2017, there were 75 farmers in Salem County who were under the age of 35.

## **4. Agricultural Support Needs**

### **Agricultural Facilities and Infrastructure**

The County lacks enough permanent suppliers of items such as seeds, feed, and chemicals required to keep farms productive. Most of these services involve local farmers selling these items to one another, hampering the stability of these support services. An increase in permanent agricultural suppliers would work to guarantee the stability of these services.

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

State Level – Examples where regulatory flexibility is important include the NJDEP’s Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:13-et. seq.), which grants exemptions for agricultural activities, and the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). The latter was adopted in 2007 and amended last in June 2019, with amendments for agriculture effective June 2016, including numerous agricultural permits.

Municipal level – Building an awareness of and provisions supportive of agriculture into municipal master plans and zoning ordinances to support agriculture as an economically viable sector. Upper Pittsgrove farmers benefit from having a Right to Farm ordinance enacted in their town.

Other areas where municipal sensitivity to the land use needs of agriculture can be helpful include consideration of the following issues when creating municipal regulations:

- Setting specific buffer standards for non-farm development adjacent to working farms that help to limit trespassing and littering and protect the residential landowner from dust and spray materials spread during farm activities.
- Code or ordinance provisions requiring developers to notify purchasers of the proximate existence of active agriculture.
- Exemptions for certain farm structures from building height restrictions.
- Allowing additional principal dwelling units on farms to

meet the needs of farmers for additional housing for their children or for farm managers.

- Exemptions from setback requirements when farmers seek to expand an existing nonconforming structure.
- Flexible fencing ordinances that make allowances for types of fencing on farms that might not be desirable in residential zones, in consideration of the farmers needs to prevent wildlife damage.
- Construction fee reduction for agricultural buildings.

Incorporating agriculture into local planning and zoning documents will help the Township protect its farmlands and rural character in the face of development pressure. Upper Pittsgrove passed a Right to Farm ordinance to ensure farmers can practice accepted agricultural operations. In addition, Upper Pittsgrove supports farms, processing and packaging agricultural output, irrigation pumps and equipment, using tractors and other necessary equipment, and hiring and utilizing necessary farm labor. The Township’s zoning is supportive of agriculture.

## ***Agriculture Representation in Economic Development***

The Salem County Economic Development Council (EDC) was created to assist the County in promoting economic development, including an increased focus on tourism and agritourism, while working in conjunction with the Salem County Improvement Authority. An established framework will be used in coordinating local, state, and federal efforts towards this end, including a major emphasis



in laying the basic groundwork necessary for attracting and encouraging sound economic growth within the County.

### **5. Agricultural Support Implementation**

The NJAES-RCE of Salem County has always been a source of support to local farmers, helping them adapt to new technologies, introducing new farming practices to improve efficiency, and keeping farmers up to date with market trends. With the rise of online shopping, more and more people are choosing to order products, including agricultural products, from the comfort of their own homes. The NJAES-RCE can work with local farmers in expanding their presence to the web in addition to traditional advertising such as signage and roadside stands.

The average age of farmers is increasing as well, with a large need for new generations of farmers to come in and take over agricultural operations in the years to come; the NJAES-RCE can reach out to those interested in or just beginning their own farming operations, assisting them in reaching the point where their operations become profitable.

The Township, as well as the County, can continue to promote agritourism, helping to boost farm revenues and raise local awareness of, and support for, farming operations. This can be done in conjunction with the non-farming community, such as local artists, who can help in attracting people who may primarily be more interested in artwork or music than agriculture and end up gaining exposure to farming activities and products when visiting art exhibits or concerts.

Sustainable Agriculture Research and Education (SARE) is a USDA competitive grants program that helps build the future economic viability of agriculture in the United States.

State agriculture support includes the 2020 Specialty Crop Block Grants, New Jersey Wine Industry Project Grants, Soil and Water Conservation Grants, New Jersey Risk Management and Crop Insurance Education, New Jersey Junior Breeder Loan Fund, Organic Cost Share, and Farm to School Mini Grants.

Farmland Preservation Programs support include State Acquisition, County Planning Incentive Grants, Municipal Planning Incentive Grants, and Grants to Non-Profits.

### ***New Jersey Farm Bureau***

The NJFB advocates for farmland preservation and legislation relating to agricultural labor and the Right to Farm. The NJFB educates the public about the agricultural industry and participates in farmer training and education programs.



*Elephant Swamp Trail*

# Chapter 7.

## Natural Resource Conservation

### **A. Natural Resource Protection Coordination**

#### ***1. Natural Resources Conservation Service***

There are numerous public and private entities which administer, fund, and provide technical guidance for Upper Pittsgrove farmers relative to natural resource conservation. An important partner in support of natural resource conservation for the agricultural community is the USDA NRCS. The NRCS provides assistance in the conservation and management of soil, water, and other natural resources for farmers and landowners. The NRCS provides technical assistance suited to the natural resource issues that are specific to a farmer's needs, with

ample opportunities for cost-shares and financial incentives.

Upper Pittsgrove farmers may utilize their local NRCS office for assistance. NRCS also will reach out directly to landowners if they know of a farmer who needs technical assistance or could use the guidance of the NRCS staff. The local NRCS office serving Salem County:

Address: 51 Cheney Road, Suite 2,  
Woodstown, NJ 08098

Phone and website: (856) 769-1126,  
[www.nj.nrcs.usda.gov](http://www.nj.nrcs.usda.gov)

Within one year of selling their development easement, owners of preserved farms are required to develop a Conservation Plan. This

is also required when applying for the Environmental Quality Incentive Program (EQIP). The following strategies would strengthen natural resource conservation efforts for farms in Salem County and its municipalities, including Upper Pittsgrove:

- Providing a mechanism and staff to ensure that Conservation Plans are prepared and implemented will guarantee that the objectives of the program are put in place, and active stewardship practices are underway.
- While NRCS services are voluntary, farmers can benefit from conservation and the plans can help make farmers eligible for NRCS and USDA funding.

The NRCS Field Office Technical Guide is used to develop conservation and resource management plans. Conservation practices discussed in the Guide that are pertinent for Upper Pittsgrove include, but are not limited to:

- Riparian buffers, including necessary buffer widths and plant species.
- No till and minimum till practices.
- Prescribed grazing and pasture management.
- Nutrient management, including manure and fertilizers.

In November of 2020, the USDA NRCS completed an update to its National Conservation Practice standards. The 2018 Farm Bill required the NRCS to review these practices. They provide guidance for planning, designing, installing, operating, and maintaining

conservation practices. Some of the main areas of interest they cover are:

- Irrigation water management.
- Heavy use area protection.
- Composting facilities.

Two new conservation practices which deal with wastewater treatment and wildlife habitat planning were added, and an additional 18 conservation standards are being tested to establish and document natural resources benefits. This update addresses changes in technology and added criterion for soil health, water conservation, drought tolerance, and resiliency.

## ***2. Cumberland - Salem Soil Conservation District***

The NJDA Division of Agricultural and Natural Resources includes the State Soil Conservation Committee (SSCC). Among its objectives are the protection of agricultural lands through farmland retention and productivity improvements, control and prevention of soil erosion and sedimentation on agricultural land, protection of water quality and control, and prevention of storm and flood water damages.

The SSCC coordinates and supports the work of the state's 14 local soil conservation districts (SCDs), including the Cumberland-Salem SCD. The SSCC are part of the New Jersey Conservation Partnership, which also includes the USDA NRCS and NJAES-RCE. The Cumberland-Salem SCD is charged with implementing natural resource conservation and assistance programs and services, which include agricultural

conservation planning assistance, agricultural conservation cost-sharing program grants, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, stormwater discharge authorization, and soil surveys.

The Cumberland–Salem SCD works with the NRCS in providing survey assistance, engineering designs, and plans. For development easements which require a conservation plan for the farm to be obtained within one year, the NRCS will prepare a conservation plan at no cost to the farmer. It also provides administrative support to Conservation Assistance Program (CAP) in support of Federal Farm Bill Conservation programs and the New Jersey Farmland Preservation Program, including the preparation and implementation of Conservation Plans. Its goal is to promote best management practices (BMPs) for soil erosion and sediment control, animal wastes, nutrient management, water quality improvement, and other natural resource management concerns.

Upper Pittsgrove farmers may approach the local SCD office (as well as the local NRCS office) with a Request for Assistance (RFA) to apply for funds from the State Conservation Cost Share program and federal programs such as EQIP. If approved, the RFA is forwarded to the local NRCS office in Woodstown for processing. The administration of the RFA includes preparation of a Conservation Plan and program contract. The Cumberland–Salem SCD is involved in review of Conservation Plans and program contracts and must give final

approval to both. The SCD office serving Upper Pittsgrove farms is:

Address: 1516 Route 77, P.O. Box 68,  
Deerfield, NJ 08313

Phone: (856) 451-2422

***Rutgers New Jersey Agricultural Experiment Station, Cooperative Extension of Salem County (NJAES-RCE)***

The NJAES-RCE of Salem County provides field and technical research on BMPs for farmers to ensure the long-term viability of the agricultural economy and the natural resources upon which it is based.

The NJAES-RCE of Salem County offers the Agriculture and Natural Resource Management program to provide educational programs and services including soil testing, insect identification, plant disease diagnosis, and pest management recommendations for agricultural operations. The NJAES-RCE of Salem County can be contacted at (856) 769-0090.

***New Jersey Department of Environmental Protection***

The NJDEP Division of Parks and Forestry oversees the Private Lands Management Program for the stewardship and retention of privately owned productive forest lands. This includes the private woodlands currently under Farmland Assessment, which totaled 228,000 acres statewide in 2020. Such tracts were added as “farm products” in the 1970s. There are two classifications of woodlands: appurtenant (or attached) and non-appurtenant (or unattached). Requirements for non-appurtenant woodland tracts

are listed in N.J.A.C. 18:15-2.7. These tracts must be utilized by the farmer as a sustainable “product,” and require Woodland Management Plans (WMPs) to receive reduced local property taxes accorded properties in the farmland tax assessment program.

The Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews farmland assessment applications that include WMPs prepared for farmers by private consultants. The BFM maintains a list of foresters approved for this purpose. Once a WMP is in place, a Woodland Data Form (WD-1) must be submitted with the farmland assessment application yearly to certify compliance with the WMP.

Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). For example, if 50 acres of a farm are tilled or pastured, and there are 125 acres of woodlands on the farm, 75 acres of woodlands would be non-appurtenant (125 woodland acres minus 50 farmed acres). In Upper Pittsgrove:

- 1,091 acres of non-appurtenant woodland in 2018. This was lower than 2015 and 2012.
- 1,117 acres in 2015, and
- 1,177 acres in 2012.
- 491 acres in 2010. (**Table 16**)

Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. In the preceding example, 50 of

<b>Table 16. Woodlands in Upper Pittsgrove</b>		
<b>Year</b>	<b>Non-Appurtenant Woodlands (acres)</b>	<b>Appurtenant Woodlands (acres)</b>
2018	1,091	2,600
2015	1,117	2,814
2012	1,177	2,807
2010	491	1,709
Source: Farmland Assessment (SADC)		

the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP to qualify for farmland assessment. In Upper Pittsgrove:

- 2,600 acres of appurtenant (or attached) woodland acres in 2018, down from 2015 and 2010.
- 2,814 acres in 2015.
- 1,709 appurtenant acres in 2010.

The NJDEP’s Nongame and Endangered Species Program administers the Landowner Incentive Program (LIP). This program worked to improve habitat management and protection for threatened and endangered species on private lands, some of which were agricultural lands. Since 2014, there is no expectation of congressional reapproval of LIP. While LIP is no longer available, other incentive programs through NJDEP are listed on the NJDEP, Division of Fish and Wildlife website.

**USDA, Forest Service’s Forest Stewardship Program**

The United States Forest Service (USFS) sponsors the Forest Stewardship Program (FSP), administered locally by the BFM. In the summer of 2017, the Forest Stewardship Program transitioned

to a new program that eliminated income requirements to qualify for the program and enhanced monitoring and management of enrolled acres. This program supports landowners whose property has a FSP that recognizes and manages the wetlands, wildlife, aesthetics, soil, and water in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives of up to 75% of the cost of a new or revised FSP to allow the landowners to fully follow the guidelines in their plan.

As of 2023, Salem County 255 Stewardship Plans totaling 10,674 acres; Upper Pittsgrove has 21 stewardship plans for a total of 787 acres. The New Jersey Forest Service Southern Region office is:

Address: 5555 Atlantic Ave., Mays Landing, NJ 08330

Phone: (609) 625-1124

Website: <https://www.nj.gov/dep/parksandforests/forest/index.html>

### ***South Jersey Resource Conservation and Development Council (SJRC&D)***

The Resource Conservation and Development Program (RC&D) began in 1962 to care for and protect natural resources to improve an area's economy, environment, and living standards. South Jersey RC&D practices address water quality goals within the region and support soil health conservation. Additional assistance has included the completion of conservation plans, certified nutrient management plans, and riparian buffers. Ongoing assistance by RC&D includes

cover crop and no-till education, implementation, and management, in addition to structural manure management practices and in-field erosion and sediment control practices. SJRC&D is located at: 1971 Jacksonville-Jobstown Road, Columbus, Burlington County, Email: [coordinator@sjrcd.org](mailto:coordinator@sjrcd.org).

### ***Private Non-Profit Groups and Private Citizens***

The preservation of agriculture and agricultural resources requires not only the broad support of state, county, and local governments, but also the help of private non-profit groups and citizens. The Upper Pittsgrove agriculture community has the support of a variety of farming committees and organizations. Other local committees and organizations include the Salem County Board of Agriculture, New Jersey Farm Bureau, 4-H, Future Farmers of America, and the Salem County Farmers Fair.

## **B. Natural Resource Protection Programs**

### ***1. SADC Soil and Water Conservation Grants***

The types of soil and water conservation projects funded by SADC include:

- Soil erosion and sediment control systems (terrace systems),
- Control of farmland pollution (stream protection; sediment retention, erosion or water control systems; animal waste control facilities; and agri-chemical handling facilities),

- The impoundment, storage and management of water for agricultural purposes (diversions; water impoundment reservoirs; irrigation systems; and drainage systems), and
- Management of land to achieve maximum agricultural productivity (land shaping or grading) while conserving natural resources.

These grants fund soil and water conservation projects approved by the Soil Conservation District, with the program administered by both the SCD and the local NRCS office. Once the SCD deems the conservation project necessary and feasible, applications are forwarded to the SCC, which recommends projects to the SADC for funding approvals. A permanent source of funding needs to be put in place to ensure that farmers can continue to participate in these beneficial programs.

## **2. SADC Deer Fencing Grant Program**

Farmers can apply to the SADC for cost-sharing grants for the installation of high-tensile woven wire deer fencing on permanently preserved farms. Farmers who are successful in their applications can cover up to 50% of the cost of materials and installation. Assistance for this program is capped at \$200/acre or a total grant amount of \$20,000. Program contact:

Phone, Email: 609-984-2504, [sadc@ag.nj.gov](mailto:sadc@ag.nj.gov)

## **3. Federal Conservation Programs**

### **Farm Bill Programs**

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) was landmark legislation, with much of its focus on conservation funding and environmental issues. Since 2002, the legislature has drafted and instituted new Farm Bill programs in 2008, 2014, and 2018. Voluntary programs relevant to New Jersey, and Salem County, included the Conservation Reserve Enhancement Program (CREP), Conservation Innovation Grant Program (CIG), Environmental Quality Incentives Program (EQIP), Farm and Ranch Land Protection Program (FRPP), Grassland Reserve Program (GRP), and Wetlands Reserve Program (WRP). These programs were continued under the Food, Conservation and Energy Act of 2008 (2008 Farm Bill). These programs were renewed in 2014 and 2018, with the most recent legislation being The Agricultural Improvement Act of 2018 (2018 Farm Bill). The 2018 Farm Bill will be active until 2023. As in the past, these programs are administered by the local NRCS office.

In 2014, the Farm Bill repealed the 2008 Average Crop Revenue Election (ACRE) program. This voluntary program provided payments when revenues fell below established levels. In 2014, the USDA Farm Service Agency (FSA) replaced the ACRE program with two new programs: Price Loss Coverage (PLC) and Agricultural Risk Coverage (ARC), which are continued through the 2018 Farm Bill. These programs, pay producers who have eligible historical base acres when prices and/or yields of covered commodities

fall below a certain amount, regardless of their current planting decisions. Since a significant acreage of field crops such as corn and soybeans are grown in Upper Pittsgrove, and are also covered commodities under these programs, such a revenue support system may well have a positive effect since it would help specialty crops and niche markets receive their fair share of payment support.

The 2018 Farm Bill, in effect since December 2018, made minor changes regarding conservation programs administered by the NRCS and the FSA. Some highlights include:

- Increases mandatory funding for conservation programs by about 2% from 2019-2023.
- Increasing Conservation Reserve Program (CRP) acreage cap from 24 million acres to 27 million acres by 2023.
- Continuing the Conservation Stewardship Program (CSP), but at a reduced funding level, and replacing an acreage cap with a funding cap.
- Increases funding for EQIP, the Agricultural Conservation Easement Program (ACEP), and direct funding for the Regional Conservation Partnership Program (RCP).

### ***Conservation Reserve Program (CRP)***

The CRP is a land conservation program where farmers enroll on a volunteer basis to remove environmentally sensitive land from agricultural production. In exchange, participating farmers plant species that improve the environmental

health of the land and receive a yearly rental payment. The contract period is between 10-15 years.

### ***Conservation Reserve Enhancement Program (CREP)***

The NJ CREP program is an offshoot of the CRP and establishes a partnership between the USDA and the state to address environmental impacts related to agricultural practices. The program's goals are, "to maintain and improve water quality by reducing agricultural pollutants into streams, enhance farm viability, and to contribute to the State's open space goals." In exchange for removing environmentally sensitive lands from production, and introducing conservation practices, agricultural landowners are paid an annual rental rate. Like CRP, farmers enter in a voluntary contract for 10-15 years. This program targets 30,000 acres of agricultural lands throughout the state, requesting \$100 million in federal funds and a state match of \$23 million over the life of the program. 100% of the cost is paid to establish the conservation practices and annual rental and incentive payments to the landowner.

### ***Environmental Quality Incentive Program (EQIP)***

EQIP is a voluntary conservation program that offers financial and technical assistance to implement conservation practices on eligible agricultural land. Opportunities include:

- Funding opportunities for beginning farmers.
- Financial assistance to help agricultural producers and forest



owners address specific natural resource concerns.

- Financial assistance to install high tunnels (similar to hoop houses) to protect high-value crops.
- Soil health initiative to provide technical and financial assistance for soil conservation practices.

As of 2014, portions of the Wildlife Habitat Incentives Program (WHIP), which was not reauthorized in the 2014 Farm Bill, have been folded into the EQIP program; anyone interested in applying for wildlife projects should apply through the Working Lands for Wildlife (WLFW) initiative through EQIP.

### ***Conservation Innovation Grants (CIG)***

Funded by EQIP, the aim of the CIG is to stimulate the development and adoption of innovative conservation approaches and technologies in conjunction with agricultural production. Funds are awarded as competitive 50-50 matching grants to non-governmental organizations, tribes, or individuals for projects with a one- to three-year duration. Each year, the NRCS announces a new round of competitive grants.

### ***Conservation Stewardship Program (CSP)***

The CSP, initiated in 2007, is a voluntary conservation program that provides technical and financial assistance to manage and maintain existing conservation systems, implementing additional conservation activities on land currently under production. CSP Provides two types of payments through five-year contracts: annual payments for installing

new conservation activities and maintaining existing practices; and supplemental payments for adopting a resource-conserving crop rotation. Participants earn payments for conservation performance – the higher the performance, the higher the payment. Minimum annual payments amount to \$1,500. Participants can apply for renewal at the end of the five-year contract. The local NRCS administers this program.

### ***Working Lands for Wildlife (WLFW) Program***

Administered by the local NRCS, WLFW provides technical and financial assistance to agricultural producers to assist the implementation of conservation practices that benefit target species and priority landscapes. Upper Pittsgrove is situated in focal areas for two out of three target species in New Jersey, the Bog Turtle, and the American Black Duck.

### ***Agricultural Conservation Easement Program (ACEP)***

In 2014, the Farm and Ranch Land Protection Program (FRPP) was repealed and consolidated into the ACEP. Administered by the local NRCS, the ACEP merges three former programs – Wetlands Reserve Program (WRP), Grassland Reserve Program (GRP), and Farm and Ranch Land Protection Program (FRPP). It has two components:

- Agricultural Land Easements: prevents the loss of working agricultural lands to non-agricultural uses. NRCS may contribute up to 50% of the fair market value of the easement.
- Wetland Reserve Easements: provides habitat for fish and

wildlife and improves water quality through restoration and enhancement and may provide opportunities for limited recreational activities. There are two types available in New Jersey: permanent (100% of the value and 50-75% of restoration costs) and 30-year easements (50-75% of the value and of the restoration costs).

In February 2021, the USDA released a final rule to update ACEP as directed by the 2018 Farm Bill. This update incorporates public comments and makes minor changes improving the processes in place to protect ecologically important lands.

### ***Regional Conservation Partnership Program (RCPP)***

RCPP was introduced in the 2014 Farm Bill, and significant changes were made in the 2018 Farm Bill. This program encourages partnerships to implement solutions to conservation challenges. Partnerships can be formed by agricultural producer associations, farmer cooperatives, municipal entities, and non-government organizations. Significant changes that were made in 2018 to RCPP are:

- RCPP is now a standalone program with its own funding of \$300 million annually. Moving forward, landowners and agricultural producers will enter RCPP contracts and RCPP easements.
- Enhanced Alternative Funding Arrangement provision – NRCS may award up to 15 AFA projects, which are more grant-like and rely more on partner capacity to implement conservation activities.

- Three funding pools reduced to two: the National pool was eliminated. Partners must apply to either the Critical Conservation Area (CCA) or State/Multistate funding pool.
- Emphasis on project outcomes: all RCPP projects must now develop and report on their environmental outcomes.

Partnerships must apply for a project grant on a competitive basis during the grant applications period. There are two funding categories: critical conservation areas (CCA) (New Jersey does not fall within one of these eight areas), and state/multi-state. To apply for state funding, the project must address at least one of the national or state priorities of soil erosion, soil quality, water quality, and wildlife habitat. In September 2021, the NRCS announced investment in 15 projects totaling \$75 million; none of these projects reside in New Jersey.

## **C. Water Resources**

### ***1. Supply Characteristics***

The Township of Upper Pittsgrove is in the Lower Delaware Water Quality Management Planning Area and the Delaware River Drainage Basin. According to the 2013 Wastewater Management Plan for Salem County, Upper Pittsgrove's Planning Area is not located within the jurisdiction of the Pinelands Commission or the Coastal Area Facility Review Act (CAFRA) area.

The necessity of clean and plentiful water, and its precariousness, is clearly stated in Salem County's 2004 Smart Growth Plan:

Salem County features diverse surface waterways and ecosystems. There are approximately 83,600 acres of farmland, 67,000 acres of tidal and freshwater wetlands and marshlands, approximately 25 lakes, 2 inland rivers (the Salem and Maurice Rivers), numerous streams and important headwaters, and bay beaches and dunes. The County's waterways are predominantly located in its interior upland and are generally narrow and short, meandering slowly through the landscape as they flow toward the Delaware River.

Some potential contamination sources are pesticides, which are used in agriculture and at private residences, and underground storage tanks for various substances such as gasoline and diesel fuel. Underground storage tanks are sometimes used on farms as fuel sources for equipment.

The 2008 Salem County Open Space Plan indicates the importance of agriculture to the water resource by stating,

Salem County's vast wetlands and waterways serve many important environmental functions including water purification, excess storage capacity for storm water, and habitat for a wide variety of vegetation and wildlife. The most prevalent types of wetlands are coastal, shallow, freshwater marshes such as Mannington Meadows and salt water meadows. Thousands of waterfowl use these wetlands during migration periods. These lands support black ducks, wood ducks, herons, swans,

shore birds, in addition to water loving mammals such as mink, muskrats, and beavers... The Salem River Watershed is the largest watershed in Salem County covering 115 square miles and 13 of the County's 15 municipalities. Salem County contains 5 aquifers that supply ground water for domestic and industrial users.

## ***2. Agricultural Demand & Supply Limitations***

Agricultural lands are identified as cropland harvested, cropland pastured, woodland, equine, and permanent pasture. The most recent farmland assessment data in 2018 listed Upper Pittsgrove's total agricultural acreage at 19,980. About 78% of this total is harvested cropland, land that requires the most amount of water for production.

In 2015, 1,560 acres of field crops were irrigated in Upper Pittsgrove, which increased to 1,816 in 2018.

In some cases, population pressures and climate change can affect water supply in New Jersey towns. Increased development exacerbates water supply concerns, not only by increased water usage from occupants of the units, but also by creating more impervious surface, causing more stormwater runoff (which often washes pollutants into waterways) and less opportunity for aquifer recharge. Lack of sufficient water recharge areas can compromise soil conditions and means less water stays in the area and flows away to other areas, adversely impacting the region due to the fluctuations in natural water distribution.

### **3. Water Conservation and Allocation Strategies**

Droughts in recent years have highlighted the precarious nature of the agriculture (and general) water supply, and the need for water conservation systems and regimens. Historically, from 2008 to 2018, dry conditions occurred with greater frequencies than in years prior. The dominant crops in Upper Pittsgrove are hay, corn, and soybeans. These crops rely on rain and some groundwater for water needs, making water conservation strategies difficult to implement. For the more water intensive nursery, greenhouse, and produce farming, it is possible to implement conservation strategies such as drip irrigation, water reuse, or watering crops in the cooler parts of the day. However, since vegetable, fruit, and nursery agriculture are minor to hay, corn, and soybeans, the positive effects and opportunities of water conservation efforts for the Township are minimal.

Total irrigated acres in Upper Pittsgrove increased from 1,551 acres in 2000, to 2,847 acres in 2010, to 3,253 acres in 2018, with 56% of these acres being used for field crops. Water conservation strategies may become more important as irrigation in Upper Pittsgrove grows.

The NJDA encourages farmers to implement water-management practices as a routine part of their conservationist approach to agriculture. The faculty of NJAES-RCE publishes annual crop production recommendation guides for multiple crop groups that include irrigation guidelines and recommendations. These guides include tips for maximizing irrigation efficiency, such

as optimizing irrigation scheduling, selecting appropriate growing mediums, planning, and installing irrigation systems that provide efficient water use, managing stormwater runoff, and collecting and recycling irrigation water. Farmers can use floats and timers to eliminate the needs for constantly running water to keep troughs full for livestock.

The Office of the New Jersey Climatologist at Rutgers University operates the Weather and Climate Network of weather monitoring stations. Farmers can use the information from stations near them to assist with irrigation scheduling, as well as pest management and other conservation issues, temperature, precipitation, wind speed and gusts. Other stations measure barometric pressure and New Brunswick measures soil temperatures as well. Farmers can set favorite locales and view charts and tabular data.

### **D. Waste Management Planning**

Livestock farmers in Upper Pittsgrove may opt to participate in SCD/ NRCS conservation programs that cost share the creation of animal waste facilities on their farms. By building these temporary holding tanks, usually concrete, the farmer accomplishes two purposes: preventing the waste from mixing with runoff and polluting streams and other water bodies and providing a ready source of manure or fertilizer for farm fields. When convenient, farmers can remove the waste from the temporary storage facilities and apply it to the fields, following BMPs.

## **Animal Waste**

Waste production from horses and cows is a continuous focal point of conservation practice in the Township. Horse waste on farms can be a problem due in part to the relatively small land area of horse farms, making the manure more difficult to distribute on fields effectively and safely. This can contribute to the spread of disease from the manure if not controlled. For dairy farms, however, manure concentration and distribution are less of a concern because of the relatively large land area dedicated to those operations assuming that manure is managed and applied in an appropriate manner and in accordance with New Jersey state regulations.

Many farmers have Nutrient Management Plans to manage the manure generated on their farms. Salem County Improvement Authority and Cumberland County Improvement Authority, both available to Upper Pittsgrove farmers, offer a number of opportunities to farmers for recycling standard farm waste. The Cumberland Authority also run a nursery and greenhouse film collection site, and services are available to any farm in New Jersey. Since these programs are so successful, the Authority has expanded to offer the free recycling of pesticide containers. This type of operation not only helps control the problem of livestock waste on farms but is also an efficient general recycling source for the farmers.

Animal feeding operations (AFOs) have the potential to cause water pollution since mismanagement of the animal waste can lead to soil and groundwater contamination

via introduction of organic matter, nitrogen, phosphorus, and bacterial pathogens into nearby surface waters. The Criteria and Standards for Animal Waste Management (N.J.A.C. 2:91), which went into effect on March 16, 2009, set forth requirements for the development and implementation of self-certified Animal Waste Management Plans (AWMPs), high-density AWMPs and Comprehensive Nutrient Management Plans (CNMPs) for farms that generate, handle, or receive animal waste.

In general, self-certified waste management plans will be coordinated through the NJAES-RCE, which continues to aid farmers who have not yet completed AWMPs or implemented environmental BMPs on their farms. Farmers can apply for funding through Environmental Quality Incentive Program (EQIP) to obtain a CNMP for their operation. Any livestock operation receiving EQIP funds for waste management practices such as a Heavy Use Area Protection (HUAP) site or waste storage facility must have a Comprehensive Nutrient Management Plan (CNMP). NRCS can assist producers with the development of a CNMP which in turn can be used as guide for implementing waste management practices in the future. These plans are developed with the assistance of a Technical Service Provider (TSP).

## **Recycling**

Recycling is an important part of natural resource conservation for the agriculture industry. Hay, corn and soybeans, the dominant farm products by acreage in Upper Pittsgrove, use limited products that can be recycled, and as such limit

recycling opportunities. Although nursery and produce make up a small part of Upper Pittsgrove's agricultural operations, there still is a need to provide outlets for recyclable waste from these operations. The following are the recycling facilities available to Upper Pittsgrove farmers:

- Salem County Improvement Authority – 36 McKillip Road, Alloway, (856) 935-7900 ext. 16. This facility is open to all state residents and accepts paper, cardboard, glass, plastic made from HDPE, composting, cans, organic material, oil, metal, and batteries.
- Cumberland County Improvement Authority – 745 Lebanon Road, Millville, (856) 825-3700. This facility is open to all New Jersey residents and accepts #1-#7 plastics in addition to glass bottles and jars and aluminum, tin, steel, and bimetal cans.

Salem County's Household Hazardous Waste Collection Program is held twice a year; the third Saturday of April and the third Saturday of October at SCIA Administrative Offices in Alloway Township. This helps farmers dispose of materials like motor oil, ammonia, and crop sprays. For other farm-oriented recyclables, the NJDA website lists resources for agricultural recycling. Programs listed include options for nursery and greenhouse film, pesticide containers, nursery pots, plug trays, flats, mulch film, and irrigation tape. Some of these services are free, and others come at a cost to the farmer.

## **E. Energy Conservation Planning**

In January 2010 (P.L. 2009, c.213) allows for the construction, installation, and operation of biomass, solar, or wind energy generation facilities, structures, and equipment on commercial farms, including preserved farms, with certain caveats regarding interference with agricultural productivity, valuation for farmland assessment, amount of farm acreage that can be devoted to such facilities, local and State approvals.

In 2019, Governor Phil Murphy signed the Updated Global Warming Response Act seeking to reduce greenhouse emissions 80% by 2050. Green energy policy is also echoed in Governor Murphy's Energy Master Plan, in which, the state seeks to transition to 100% clean energy by 2050. Upper Pittsgrove farmers can take advantage of this initiative by applying for the financial incentives to implement energy efficient improvements to their farms and operations. The Rural Energy for America Program (REAP) funds grant and loan guarantees to agricultural producers for assistance in purchasing renewable energy systems. Renewable energy systems include generation from: biomass, geothermal, hydropower, hydrogen, wind, and solar.

The NRCS also has the authority to use EQIP to implement Agricultural Energy Management Plans (AgEMP) to address concerns of energy conservation. As a part of the EQIP On-Farm Energy Initiative, these plans are designed to evaluate energy use and efficiency within farming operations. These energy

audits can qualify a farmer for financial assistance to implement recommendations of the process if the audit meets the proper time and standard requirements. This plan is implemented to assist the landowner's goals of achieving cheaper and more efficient energy consumption.

The EQIP natural resource conservation program pays for some energy production programs, such as replacement of older, dirty polluting working diesel engines, with newer, more efficient, cleaner burning diesel engines that will meet EPA Tier requirements for the program year. The New Jersey Board of Public Utilities offers rebates for solar electric, wind, and sustainable biomass systems if funding is available.

### **Solar Energy**

Solar generating facilities are permitted on both unreserved and preserved farms in New Jersey, though different regulations apply. Solar facilities on all farm-assessed property are regulated by P.L. 2009, Chapter 213, and the SADC provides Agricultural Management Practices (AMPs) relating to solar facilities on their [website](#). Those AMPs include:

- Solar panels (solar energy general facilities) are allowed on commercial farms (preserved and unreserved).
- Panels cannot be constructed/ installed on prime farmlands (to the maximum extent practicable).
- The SADC prefers panels be constructed on buildings or facilities; if on the ground, they are to be installed without concrete footing or permanent mounting.

- System cannot exceed height of 20 feet.
- Must minimize views from public roadways and neighboring residences.
- Facilities must use existing roadways to provide access to facilities to avoid construction of new roadways.
- Panels may not exceed 10 acres per farm assessed property.
- Production capacity may not exceed 2 megawatts.
- The area ratio of solar to agricultural and horticultural operations may not exceed 1:5.

Subchapter 24 of N.J.S.A 2:76 establishes additional [rules](#) for the installation of solar panels on preserved farms. Those rules state that the primary purpose of solar facilities must be to provide energy for the farm, with an allowance for income opportunity for farmers. The scale of solar facilities is limited by whichever of the following allows more solar panels:

- Facilities cannot exceed 1% of total farm area.
- Energy generation cannot exceed 110% of the farm's energy demand in the previous calendar year..

EQIP provides cost-share funding for solar livestock watering facility as part of a grazing system. Special rates are available to qualified farmers. In 2018, two contracts were planned and applied, but in 2019 no contracts were developed.

### **Wind Energy**

According to the NJDA, the southern part of New Jersey, which includes Salem County, has ample and

consistent enough wind power to make turbine energy feasible. New Jersey and Upper Pittsgrove farmers might take advantage of a distributed or “small” wind system, which uses turbines of 100 kilowatts or smaller to directly power a home, farm, or small business. New Jersey’s Clean Energy Program provides a model small wind ordinance for municipal adoption. Although this is a first step toward encouraging wind energy, New Jersey’s Clean Energy Program incentives for wind energy installations have been on hold since 2011.

In Upper Pittsgrove, a wind turbine would be deemed a principal or accessory use under current land development regulations and thus would require a height variance. This, along with Salem County’s embrace of alternative energies through the New Jersey’s Clean Energy Program, indicates Upper Pittsgroves’s willingness to consider alternative energy source.

Incentives and Assistance for Terrestrial and Small Wind Systems include the Renewal Energy Incentive Program (REIP) and the Anemometer Loan Program, administered by Rutgers and four other state universities. The program is funded by the United States Department of Energy Wind Powering America Program and funds provided by the NJ Board of Public Utilities Office of Clean Energy Program. By measuring wind power at the target location, the anemometers help determine the economic feasibility for wind turbine installation. Target market includes municipalities, farms, residential and small commercial customers.

### ***Biopower***

Starting in 2017, biopower projects are incentivized through the Combined Heat and Power Program (CHP). Program participants are eligible to receive financial incentives for CHP installations to further enhance energy efficiency in their buildings through on-site power generation and using distributed generation to provide reliability solutions for New Jersey while supporting the state’s Energy Master Plan. Upper Pittsgrove farmers can find the program eligibility requirements and the program’s financial incentives in the CHP-FC Program Guide.

### ***Ethanol and Pelletized Switchgrass***

Corn, the second most dominant field crop in Upper Pittsgrove, could position the Township’s farmers to financially capitalize on the spreading movement towards ethanol-blended fuels. In addition, interest has been shown in utilizing switchgrass to make energy producing pellets. This could add another market for Upper Pittsgrove farmers, and another source of clean energy.

### ***Biodiesel***

Biodiesel, made from the oils of soybeans, is an alternative to petroleum diesel. The Environmental Protection Agency reported a record 2.1 billion gallons of biofuel were consumed in 2015. Countywide, soybean production has nearly doubled since 2011, from 221,000 bushels to 430,000 bushels in 2015. Salem County consistently yields high soybean production. Upper Pittsgrove can utilize its soybean



production to maximize the benefits of its third largest field crop.

### **Biogas**

In 2020, New Jersey ranked 30th nationwide in biogas production. Out of 59 operational systems, down from 62 in 2015, 22 are landfill systems and 32 are wastewater systems, and five are food waste systems. Increasing biogas operations can lead to economic opportunity through job creation and environmental benefits through reducing greenhouse gasses.

### **Renewable Energy Grant Programs**

**New Jersey's Clean Energy Program:** Administered by the New Jersey Board of Public Utilities, this program provides financial incentives to install clean energy systems, including fuel cells, solar energy, small wind, and sustainable biomass equipment. Financial incentives are in the form of rebates, grants, energy certificates, and loans.

**Renewable Energy Incentive Program (REIP):** This program previously offered funding assistance for solar, wind, and sustainable biomass installations. Currently, this program is on hold for wind systems. Solar projects are no longer eligible for REIP incentives. Those who sought assistance for solar projects used to register for Solar Renewable Energy Certificates (SREC) through the SREC Registration program (SRP). Since the Spring of 2020, those who seek to register solar projects do so through the Transition Incentive Program (TI).

**Anemometer Loan Program:** administered by five New Jersey universities, provides a way for

prospective locations to test the potential for wind power production and assess its economic feasibility.

**New Jersey Smart Start Buildings:** Operated by the New Jersey Board of Public Utilities, this program is a statewide energy efficiency program available to qualified commercial, industrial, institutional, governmental, or agricultural customers that seek to change their electric or gas equipment.

**USDA Rural Energy for America Program (REAP):** Reauthorized under the Agricultural Improvement Act of 2018 (2018 Farm Bill), the REAP program provides guaranteed loan financing to agricultural producers and rural small businesses for renewable energy systems or to make energy efficiency improvements. For agricultural producers, a guaranteed loan and grant program can provide financial assistance with the installation of renewable energy systems.

**Advanced Biofuel Payment Program:** This program is to increase the production of advance biofuels. Quarterly payments are distributed to participants for actual quantity of eligible advance biofuel production. An advanced biofuel is a fuel that is derived from renewable biomass, other than corn kernel starch. Biofuels that may be specific to Upper Pittsgrove farmers are those derived from waste material such as crop and animal wastes.

**Biorefinery, Renewable Chemical, and Biobased Product Manufacturing Assistance Program:** This program provides loan guarantees up to \$250 million to assist the development of new and emerging technologies. These

technologies include advanced biofuels, renewable chemicals, and biobased products.

## **F. Outreach and Incentives**

The Township's AAC is committed to working with the Salem CADB, the State, and regional agencies to assist in outreach and education to farmers and landowners regarding natural resource conservation and agricultural productivity. Upper Pittsgrove Township looks to the County, State, and regional agencies for leadership, direction, and help. The Upper Pittsgrove AAC will continue to work with the Salem CADB to implement programs to aid in natural resource conservation on farms in the Township.

As competing uses impact farmers in Salem County and in Upper Pittsgrove, education, outreach, and regional coordination will become more integral to the success of farming operations.



Cattle Farm

## Chapter 8.

# Agricultural Industry, Sustainability, Retention, & Promotion

### A. Existing Agricultural Industry Support

#### 1. *Right to Farm*

In 1983 the State Legislature enacted the Right to Farm Act (RFA) and amended it in 1998, ensuring that farmers can continue accepted agricultural operations. Another critical piece of legislation in support of agriculture was the 1983 Agriculture Retention and Development Act. This Act created the SADC, and authorized counties to create CADBs.

The SADC works to maximize protection for commercial farmers under the RFA by developing AMPs, tracking right-to-farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. To qualify for right-to-farm protection a farm must meet the definition of a “commercial farm” in the RFA; be operated in conformance with federal and state law; and comply with AMPs recommended by the SADC, or site-specific AMPs developed by the Salem County CADB at the request of a commercial farmer.

As of 2023, the SADC had 12 AMPs in place, the latest being an AMP for On-Farm Direct Marketing Facilities, Activities, and Events, adopted April 7, 2014. The SADC lists 5 site-specific AMPs for Salem County, all of which the Salem CADB resolved.

All right to farm complaints or issues that are brought before the Salem CADB are first handled with fact finding and efforts to resolve differences between the parties. The mediation can be informal, or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Salem CADB, it is sent to the SADC for a determination as to whether the farm qualifies as a commercial farm (N.J.S.A. 4:1C-3) and whether the operation or activity is eligible for right-to-farm protection. The CADB and/or SADC typically conducts a site visit for additional fact finding, sometimes consulting with agricultural experts and municipalities (in cases where municipal regulations are involved in right-to-farm disputes. Depending on the nature of the issues, either the CADB or SADC (or both in some cases) holds a public hearing at the county level. Decisions made by the Salem CADB may be appealed to the SADC, and final SADC determinations may be appealed to the New Jersey Superior Court, Appellate Division.

Municipalities can and should limit the number of right-to-farm complaints and encourage farming as an industry by:

- Working to better understand the Right to Farm process to adopt or update comprehensive Right to

Farm ordinances as outlined by the SADC.

- Making agriculture a permitted use in all appropriate zones.
- Requiring buffers between new non-agricultural development and adjacent existing farmlands.
- Requiring notification to homeowners purchasing a home in a new subdivision where active agriculture occurs on adjacent property.

Right to Farm ordinances are a necessary item for municipalities that wish to enter the Farmland Preservation Program. Upper Pittsgrove adopted its Right-to-Farm Ordinance to protect the sustainability and future of agriculture in the Township (Section 3.15.1). (**Appendix F**) The Ordinance states:

The right to farm all land is ordained to be a permitted use which can be pursued on any of the land in the Township of Upper Pittsgrove, subject only to the restrictions and regulations for intensive fowl or swine farms and subject to Township Health and Sanitary codes. The 'Right to Farm' as applied in this section includes the following:

- A. Use of irrigation pumps.
- B. Aerial and ground seeding and spraying of land and crops.
- C. Application of fertilizers (but not sludge), pesticides and herbicides.
- D. Use of tractors and other power-driven wheeled and tracked vehicles.

E. Use of farm laborers (local and transient).

F. The grazing of livestock.

The RTF Ordinance in Upper Pittsgrove uses the following language to describe permitted agricultural use for the aforementioned activities:

All of the foregoing activities are permitted for the purpose of producing from land, agricultural products such as vegetables, grains, hay, fruit, fibers, wood, shrubs, flowers, seeds and for raising livestock. Farming activities shall be conducted in accordance with generally accepted agricultural practices.

Upper Pittsgrove Township's AAC can help avoid or minimize Right to Farm conflicts by making farmers and other residents aware of the provisions in the Township's code and by having an open-door policy that allows those with issues to talk informally with a member or members of the AAC or Township officials to try to resolve issues before engaging the formal processes of appeals to the Salem CADB or the SADC.

## **2. Farmland Assessment**

The Farmland Assessment program is a tax incentive that reduces property taxes on active commercial farmed land. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. Its provisions were recently updated by legislation that was signed into law in 2013,

becoming effective in tax year 2015. Basic eligibility requirements include:

- The applicant must own the land.
- The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year, and effective as of tax year 2015, must submit proof of sales or clear evidence of anticipated gross sales along with the FA-1 application form.
- Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year.
- Land must consist of at least five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres.
- Effective as of tax year 2015, gross sales of products from the land must average at least \$1,000 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement is \$500 for the first five acres and \$0.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period.
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.

The Farmland Assessment program does not apply to farm structures, such as barns and storage facilities.

There are 19,980 acres in Upper Pittsgrove devoted to agricultural and horticultural usage. Within these 19,980 acres, 1,011 acres are in agricultural use as either permanent pasture or cropland pasture. The remaining acreages are devoted to woodland/wetland areas (3,697 acres), equine boarding/rehabilitation or training operations (23 acres), and renewable energy (3 acres). According to New Jersey Farmland Assessment data from 2009 to 2018, general trends in Upper Pittsgrove indicate:

- From 2010 to 2018 total assessed acreage decreased 1% from 20,206 acres to 19,980 acres.
- Harvested cropland increased 1.4% from 2010 (15,034 acres) to 2018 (15,244 acres).
- Pastured cropland decreased 96% from 2010 (510 acres) to 2018 (260 acres).
- Permanent pasture decreased 27% from 2010 (955 acres) to 2018 (751 acres).
- Total acreage in active agricultural use (cropland harvested, cropland pastured, and permanent pasture) decreased 1.5% from 2010 (16,499 acres) to 2018 (16,255 acres).
- Woodland/wetland acreage increased 0.2% from 2010 (3,690 acres) to 2018 (3,697 acres).
- Equine acreage increased 26% from 2010 (17 acres) to 2018 (23 acres).

By making agriculture more profitable and viable, tax incentives will help to ensure a steady, permanent source of agricultural lands for the Township's farmland preservation efforts. The Township considers the assessment procedure

as essential to continued agricultural success and supports the law in its current form.

## **B. Additional Strategies to Sustain, Retain, and Promote Agriculture**

### **1. Permit Streamlining**

Municipalities play a key role in the preservation of farming as an industry. Without strong and active support from municipal governments, farming can be too costly and burdensome to be profitable or worthwhile. The viability of farming in New Jersey is impacted by many issues, including government regulation, development pressures, and the economics of the marketplace. While land preservation is vital for maintaining a sufficient land base suitable for farming, sustaining Upper Pittsgroves's strong agricultural base requires support on many fronts, one of which is flexibility in government regulation.

- Positive and supportive public policy: This includes legal protection (right to farm), priority in decisions on taxation (farmland assessment), regulation exemptions, and financial incentives (planning incentive grants).
- Flexibility: State agencies should consider the NJDA Agricultural Smart Growth Plan when making decisions regarding existing and proposed infrastructure, developing and amending regulations and programs, and protecting environmental and historical resources. These agencies should coordinate with NJDA to ensure that regulations

and programs are attuned to the needs of Salem County and Upper Pittsgrove Township farmers.

- **Agriculture-Friendly Zoning:** This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way which encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues.

## **2. Agriculture Vehicle Movement**

Upper Pittsgrove farmers need to move heavy, slow-moving agricultural equipment over local, county, and sometimes state roads to access unconnected fields and barns. The township's residents also need to commute to workplaces, or drive to area destinations for shopping, town sports, and social activities, at a pace much faster than the slow-moving agricultural equipment. These different transportation paces can cause conflict between Upper Pittsgrove's farmers and suburban dwellers, while creating unsafe road conditions as residents and farmers "compete" for road space.

Since many farm vehicles travel over local municipal roads, municipalities should continue to support local agricultural business' right to do so. The SADC model Right to Farm ordinance recognizes, as a specific right, the operation and transportation of large, slow-moving farm equipment over roads. Upper Pittsgrove Township includes tractors and power-driven wheeled/tracked vehicles as a protected farming activity in their Right-to-Farm ordinance.

Signage alerting fast-moving cars to possible movement, and road

crossing, of slow-moving farm vehicles is an additional, effective tool to protect farmer (and automobile passenger) safety. Signage also informs the public at large that agriculture is an important, equal, and permanent fixture of Upper Pittsgrove life. Where absent or inadequate, appropriate signage can be posted. Township officials may consult with farmers as to what adequate signage is and where it should be posted.

## **3. Agricultural Labor Housing/ Training**

An adequate labor supply is integral to harvesting vegetables, fruits, and berries. Measured in farmed acreage, Upper Pittsgrove has a relatively small industry for these products compared with field crops such as hay, corn, and soybean. Harvesting of the latter farm products is more mechanized, and/or not as labor intensive as produce, with most work being done by farm family members. As of 2018, 3,265 acres in Upper Pittsgrove Township were devoted to fruits, berries, and vegetables, while 12,471 acres were devoted to field crops and nursery products. Since the overall acreage devoted to labor intensive farming is small in Upper Pittsgrove, farm labor housing, a large issue in towns and counties with high farm labor populations is, for the most part, not of high concern in the Township.

In recent years, problems that face New Jersey Employers persist as the wage for agricultural employers is expected to increase to \$15.00/hour by 2027. The cost of labor in New Jersey is a significant issue for some farming sectors such as produce, and one that needs further consideration for its effect on agriculture in New

Jersey, Salem County, and Upper Pittsgrove.

### ***Agricultural Labor Housing***

Since the overall acreage in Upper Pittsgrove dedicated to intensive labor is few, likewise, the demand for agricultural labor housing is limited.

### ***Farmer Education and Training***

To sustain a modern, diverse, and stable food and agricultural industry, education and progressive ongoing training for farmers promotes a more efficient and productive business environment.

The NJAES-RCE of Salem County provides one-on-one, on-site consultations with farmers to assist with control of insect infestations and plant diseases for fruits. NJAES of Salem County also provides practical assistance to farmers, such as assistance with obtaining pesticide application licenses and water certification and registration permits from the NJDEP.

The Salem County Community College offers multiple programs to support local agricultural communities, including Biology/ Chemistry for Agricultural Sciences and Veterinary Technology. The College is supports students actively searching for careers within Salem County and the wider agriculture community.

NOFA-NJ offers educational programs for farmers of all ages and skill sets, including a Beginning Farmer Program. Other educational programming includes organic gardening, permaculture design certification, business courses,

technical assistance, and farm-to-table workshops.

Through its Division of Agriculture and Natural Resources, Natural Resource Conservation Program, the NJDA offers technical, financial, and regulatory assistance, and provides educational outreach to landowners throughout the state.

Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development Programs. These programs can help assist in upgrading the skills and productivity of the agricultural workforce. The NJDA hosts a web page with links and information on Agricultural Education, geared mostly toward teachers but also listing conferences and other information of potential education interest to farmers.

The NJFB also hosts educational meetings and provides educational information for farmers on its website about legislative issues, farmland preservation, and labor resources.

### ***Youth Farmer Education Programs***

According to the Census of Agriculture, the farmer population in Salem County is significantly older (57.5) than the age of the general County population (42.1) in 2017. The nationwide average age of operators in 2017 was 58.6, nearly a one-year difference compared to Salem County. In 2017, there were 75 farmers in Salem County who were under the age of 35.

Due to the aging farmer population, the next generation of the county's farmers needs to become interested



in, and exposed to the business of agriculture, and prepared to enter the industry. At the post-secondary level, apart from Salem County Community College, none of the nearby universities offer agricultural-specific degrees. Typically, students who enter programs in natural sciences (biology, chemistry, etc.) at these schools can also adapt their degree plan to include elements of business, economics, and resource management to receive a well-rounded education that can translate to practical use on Upper Pittsgrove farms.

The closest post-secondary institutions to Upper Pittsgrove Township that offer programs relating to agriculture and horticulture are:

- 15 miles – Salem County Community College, 460 Hollywood Ave, Carneys Point
- 15 miles – Rowan County of South Jersey, 1400 Tanyard Rd, Sewell
- 28 miles – Rutgers University – Camden, 303 Cooper St, Camden
- 66 miles – Mercer County Community College, 1200 Old Trenton Road, West Windsor Township

Changes in the cost of attendance/ financial assistance for college education in New Jersey may offer incentives for young farmers to seek enrollment in higher education. In the Spring of 2019, the state piloted the New Jersey Community College Opportunity Grant, where students may be eligible for tuition-free college.

Future Farmers of America (FFA) is a national educational organization that helps prepare youth for careers

and leadership in agriculture by aiding students in the development of agricultural skills. The National FFA has 8,612 chapters and 700,170 members aged 12-21 in all 50 states. In 2020, there were 36 chapters in New Jersey with more than 2,400 members. Local FFA Chapters to Upper Pittsgrove include the Student Chapter at Woodstown High School, the Salem County Vocational Technical School District, the Delsea Regional High School, and Cumberland Regional High School. Based on student interest, these schools could additionally consider offering other related courses such as environmental science or agriculture business management.

4-H is an informal, practical educational program for youth, which assists young people interested in farm animals through livestock projects. The 4-H Youth Development Program is overseen by the Salem County NJAES-RCE. The 4-H program is led by volunteers that teach about different areas of interest varying from animals, plants, agriculture, and leadership. Within Salem County, all 4-H club members are active in County events such as the Salem County Farmers Fair.

NJ Farm Link is a program for farmers, new and established, and assists:

- New farmers looking for opportunities to gain experience
- New farmers looking for land to get started
- Established farmers looking for land to expand
- Farm owners looking to lease, sell, or make land available for farming
- Retiring farmers who would like to ensure their land stays in

agricultural production but have no family members who want to continue to farm

- Farmers looking to hire farm managers, fill apprenticeship positions, or mentor a new farmer
- Non-profits, municipalities, and counties looking for farmers for farmland they own or manage
- Farmers and landowners working on farm transfer plans.

Farmers interested in land or partnership/job opportunities, as well as those wanting to advertise available land and opportunities, can sign up and create and manage their own listings through the interactive NJ Land Link website. In 2020 there are 2 farmland listings in Salem County.

#### **4. Wildlife Management Strategies**

Crop damage from wildlife leads to economic loss for the farmer and is a serious problem throughout Salem County. At present, hunting is about the only effective method available to farmers. Although many farmers are avid hunters and do apply for depredation permits that allow them to hunt out of season, even hunting is becoming a less viable solution. Encroaching development that takes away territory from these animals also limits the farmers ability to hunt. As farms become smaller and more developments are built adjacent to farms, areas can no longer be hunted, even by the farmers who own the land, because they would be hunting too close to a neighborhood dwelling. In many instances, this is the only short-term solution

to control crop damage. Special hunting options include:

- License exemptions for farm families.
- Special farmer black bear permit.
- Farmer Depredation Permit.
- Deer Management Assistance Program.

Insects are also causing crop damage. The pesticides used to control them can cause other kinds of damage, possible health concerns for the end user of the product, and pollution of the County's water supply. At the county level, studies undertaken by the NJAES-RCE, such as the perimeter trap study on insects and pumpkins undertaken several years ago and the integrated pest management resources available through the NJAES-RCE, are attempts to help solve these problems in ways that work for both the farmer and the environment.

Salem County has also been placed on quarantine by the NJDA, due to an outbreak of the spotted lanternfly. This insect has the potential to damage crop output and has been a concern since at least 2018.

The NJDA's Division of Plant Industry works to safeguard the state's plant resources from injurious insect and disease pests. The Division implements several programs for detection, inspection, eradication, and control of insect pests, which helps to ensure that the public can enjoy high quality, pest-free agricultural products. The Division's Gypsy Moth Suppression Program is a voluntary cooperative program involving local governments, county, and state agencies, as well as the USDA Forest Service. Aerial spray

treatments of *Bacillus thuringiensis* are utilized when gypsy moth cycles are at a peak and natural controls are not sufficient to control defoliation. The gypsy moth was reported as a “severe problem” in Upper Pittsgrove Township in 2007 aerial defoliation surveys. Their report dropped to a “heavy” problem in 2015. The Township has not been included in any aerial defoliation surveys since, showing that the invasion has improved through the years, though it is still present in New Jersey.

### **5. Agricultural Education and Promotion**

The USDA has an array of loans and grants, known as the Rural Development Program, to assist residents in rural areas of the country to support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. The Agricultural Act of 2018 (Farm Bill) updates the Rural Development Program in several ways, including:

- Amends the definition of rural to exclude from population thresholds individuals incarcerated on a long-term or regional basis and excludes the first 1,500 individuals residing in on-base military housing.
- Increases annual appropriated funding for broadband deployment from \$25 million in FY2019 to \$350 million in FY2023.
- The 2018 Farm Bill redirects program funds of existing rural development programs to target a range of rural health issues.
- The 2018 Farm Bill also includes other provisions to reauthorize and/or amend loan and grant

programs that help with rural water and wastewater infrastructure, business development and retention, and community and regional development.

Grants and loans are available in three key areas: Business-Cooperative, Housing and Community Facilities (including farm labor housing), and Utilities (including Broadband). To qualify for some of the program’s loans and grants, municipalities must have less than 10,000 residents, other program thresholds have increased. At a population of approximately 3,362 as of 2018, Upper Pittsgrove may qualify for these loans and grants .

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury’s Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as Farm Income Averaging, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging.

The New Jersey Legislature has considered bills that would provide income averaging similar to the federal program. In the 2018-2019 Regular Session, Bill NJ A236 was introduced and has since been referred to the Assembly Agriculture and Natural Resource Committee. The NJDA, SADC, Salem County Commissioners, and Salem County CADB can work with, and encourage, the New Jersey Legislature to continue to introduce bills that would assist Salem County and

Upper Pittsgrove farmers to remain economically viable.

The New Jersey FSA has both Direct and Guaranteed Farm Ownership loans available for farmers, including those in Salem County. Direct Farm Ownership Loans are available up to \$600,000, and guaranteed loans can go up to \$1,776,000. Down Payment loan funds may be used to partially finance the purchase of a family farm. Loan applicants must contribute a minimum down payment of 5% of the purchase price of the farm and the Agency will finance 45% to a maximum loan amount of \$300,015.

FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and for construction of buildings, or to make farm improvements.

# Appendix

A. Public Meeting Materials Referenced in Executive Summary	98
B. 2011 Zoning Map Referenced in Chapter 2 Section C	113
C. Preserved Farms Referenced in Chapter 4 Section B	132
D. SADC Minimum Eligibility Criteria Referenced in Chapter 5 Section C	141
E. Target Farms Referenced in Chapter 5 Section C	143
F. Upper Pittsgrove Township Right to Farm Ordinance Referenced in Chapter 5 Section D	149

## **Public Meetings**

### **Public Meeting 1: November 8, 2022, Township Committee**

- Announcement
- Agenda
- Presentation

### **Public Meeting 2: June 15, 2022, Land Use Board and Agricultural Advisory Committee**

- Announcement
- Agenda – Land Use Board
- Handout
- Resolution – Agricultural Advisory Committee

### **Public Meeting 3: July 20, 2022, Land Use Board**

- Announcement
- Agenda (pending)
- Resolution (pending)



# Township of Upper Pittsgrove

43  
Elmer  
85  
856-  
uptcler

[Township Committee](#) [Municipal Clerk](#) [Tax Office](#) [Public Works](#) [Convenience Center](#) [Land Use](#) [Directory](#) [Farmland Preservation](#) [Recreation](#) [Forms & Downloads](#) [Bids/RFPs/Job Opportunities](#) [Arch](#)

Committee Meeting:  
Monday, November 8, 2022 7PM

Board Meeting:  
Monday, November 17, 2022  
7:30pm

## UPPER PITTSRGROVE WELCOMES YOU

### 4th Quarter Tax Office

Tuesday, Nov. 1 9am  
Wednesday, Nov.2 9am  
Thursday, Nov. 3 9am  
Monday, Nov 7 9am  
Wednesday, Nov. 9 9am  
Thursday, Nov.10 9am

\*Last day to pay without i  
charged.

Everything You Need to Know

### Commissioners Meeting

Monday, November 2, 2022 - 6pm  
Municipal Building - 2nd Floor  
131 Route 77, Elmer

### Session on Draft Farm Plan Update

Monday, November 8, 2022 - 7pm  
Township Committee Meeting  
Upper Pittsgrove Municipal Building  
131 Route 77, Elmer

### Early Voting - All Salem County

Monroeville Fire House  
414 Monroeville Road, Monroeville

October 29 - November 6  
Mon-Sat 10am - 8pm  
Sun 10am - 6pm



### ELECTION DAY - November 8th

District 1 & District 2  
6am - 8pm

Elmer Grange  
535 Daretown Road, Elmer



**UPPER PITTSBORO TOWNSHIP**

*Linda R. Stephens, Township Clerk*

**431 Route 77, Elmer, New Jersey 08318**

Office (856) 358-8500

Fax (856) 358-1160

**Agenda**

DATE: 11/08/22

TIME: 7:00PM

PLACE: TOWN HALL

PUBLIC ANNOUNCEMENT RE: SUNSHINE NOTICE & FLAG SALUTE

MOTION TO APPROVE 10/11/22 REGULAR MEETING MINUTES. \_\_\_ MOVED \_\_\_ SECONDED

TREASURER’S REPORT/BILL LIST: \_\_\_ MOVED \_\_\_ SECONDED

CORRESPONDENCE: Local Government Dinner – Salem City

- NEW BUSINESS:
1. Presentation on the Draft Farm Plan Update
  2. “RESOLUTION AWARDED BID FOR THE LEASE OF THE PREMISES LOCATED AT BLOCK 38, LOT 8.01” R-57-2022
  3. “RESOLUTION EXTENDING AN AGREEMENT WITH THE TOWNSHIP OF PITTSBORO TO PROVIDE CONSTRUCTION CODE ENFORCEMENT SERVICES” R-58-2022
  4. “RESOLUTION FOR APPLICATION TO THE GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FOR FUNDING FOR THE FISCAL GRANT CYCLE OCTOBER 2020-JUNE 2025 MUNICIPAL ALLIANCE THROUGH THE COUNTY OF SALEM” R-59-2022
  5. Report on Best Practices Inventory by CFO
  6. Set dates and times for Closeout and Reorganization meetings – Close Out – 12/28/2022 – 7PM and Reorganization/Regular Meeting – 01/04/2023 – 7PM?????

PUBLIC COMMENTS:



OTHER BUSINESS:

COMMITTEE REPORTS

- |                             |            |
|-----------------------------|------------|
| - Convenience Center        | - Bishop   |
| - Buildings & Grounds       | - Bishop   |
| - JIF Program               | - Cimprich |
| - Municipal Alliance        | - Seery    |
| - Personnel                 | - Meschi   |
| - Roads                     | - Seery    |
| - Recreation                | - Meschi   |
| - School Board Liaison      | - Zeck     |
| - Land Use                  | - Cimprich |
| - Farmland Preservation     | - Cimprich |
| - Finance                   | - Meschi   |
| - American Legion Ambulance | - Meschi   |

CLOSED SESSION: Pending Litigation

ADJOURNMENT

# 2022 Farmland Preservation Plan Update

Upper Pittsgrove Township

November 8, 2022  
Township Committee



## SADC Guidelines

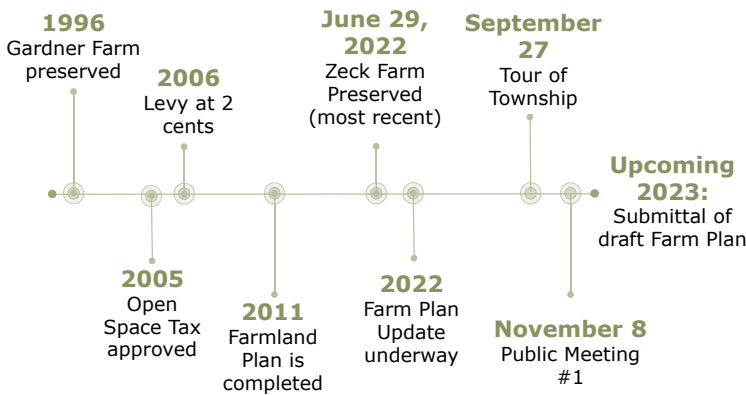
For developing and updating Municipal Comprehensive Farmland Preservation Plans

SADC Rules for Farm Plans and the PIG program were adopted May 24, 2007 and amended July 25, 2019





A Farm Plan keeps the municipality current for 10 years for matching funds through the SADC PIG program.

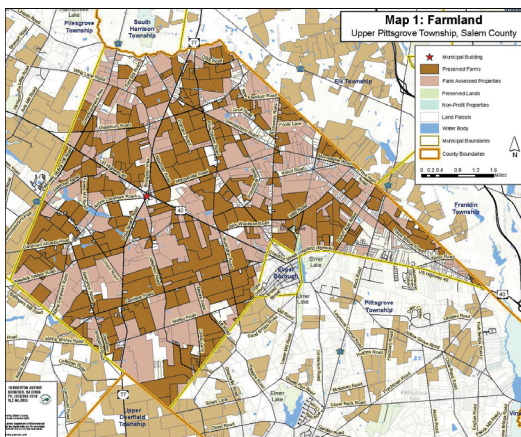
Upper Pittsgrove's Farm Plan, from 2011, is out of date.

The SADC is providing a 50% grant to Upper Pittsgrove Township to complete the Plan.



## 1. Agricultural Land Base

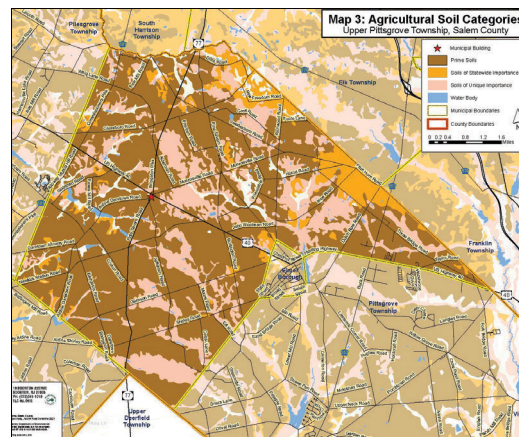
-  Inventory and map farm properties
-  Document and map agricultural soils
-  Number of irrigated acres and available water sources
-  Assessment by average farm size and agricultural use (cropland, pasture, equine)



2022 Farm Assessed Land

21,100 acres of farm assessed land

11,657 acres of preserved farmland on 135 farms



## Agricultural Soils

16,700 acres of prime soils

2,100 acres of soils of statewide importance

710 acres of soils of unique importance

## 2. Agricultural Industry

### Recent trends in the agricultural industry

- Historical and regional
- Market value of agricultural products over the last 20 years
- Support services within the market region

## 3. Land Use Planning

### Potential land use solutions for farmland preservation

- Municipal development regulations
- Transfer of Development Rights (TDR), clustering, & lot size averaging
- Buffer requirements between agriculture and other land uses



### Funding

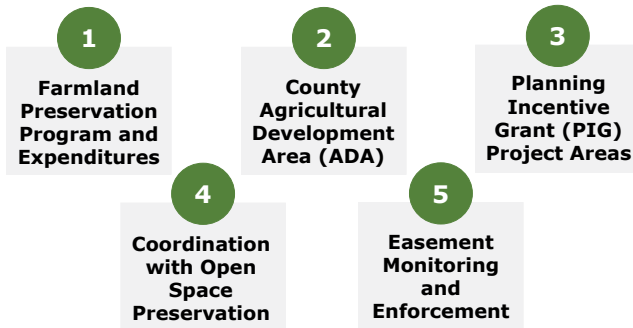
Average price per acre (since 2021) is \$5,200 to purchase a development easement, the expected municipal cost share is **20%**.

**Preserve New Jersey Act of 2014**  
Dedicates a portion of the Corporate Business Tax to preservation –**31% to farmland preservation**

**Salem County**  
County OSTF collects 2-cents and nearly all is allocated to the farmland preservation program.

**Upper Pittsgrove**  
Municipal OSTF collects 2-cents and generates **\$68,034 annually**. As of September 2022, the Fund had a balance of **\$58,780**.

## 4. Farmland Preservation Program



## Farm Program Statistics

As of September 2022

**4,864 acres**

State Programs  
(41% of total acres)

SADC Direct Easement:  
50 farms  
SADC Fee Simple:  
3 farms

**5,651 acres**

County Programs  
(49% of total acres)

County Easement:  
39 farms  
County PIG:  
15 farms

**854**

Township Programs  
(7% of total acres)

Municipal PIG:  
21 farms

**204 acres on 3 farms have been preserved through the non-profit program.**

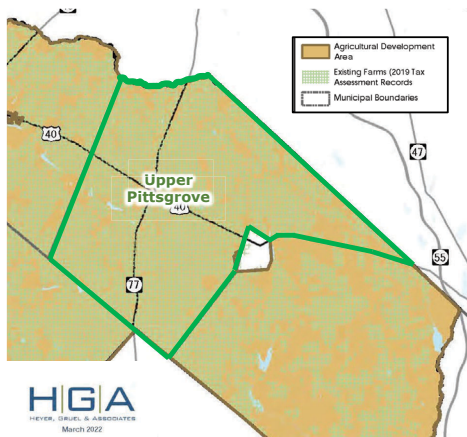
**Since 2011 Farm Plan, 4,000 acres on 57 farms have been preserved.**

## Farm Program Expenditures

As of 2022

Program	Acres Preserved	Farms Preserved	Total Expenditures
SADC Easement	4,715	50	\$21,403,554
SADC Fee	150	3	\$19,158
County Easement	5,022	39	\$13,344,067
County PIG	630	15	\$3,551,365
Municipal PIG	854	21	\$4,790,188
Non-Profit	204	3	\$1,362,126
Other	83	4	-
<b>TOTAL:</b>	<b>11,657 acres</b>	<b>135 farms</b>	<b>\$44,470,458</b>

**12 Farms are currently pending preservation in Upper Pittsgrove**



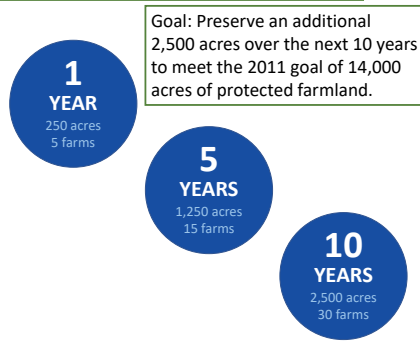
## 2022 Agricultural Development Area

### All of Upper Pittsgrove

lies in the county's Agricultural Development Area (ADA) and in the **Eastern Project Area** for Salem County



### 5. Farm Preservation Goals



### 6. Agricultural Economic Development

Retention, expansion, and recruitment

Support from businesses and institutions

Marketing, education, CSA

Anticipated market trends

### 7. Natural Resource Conservation

Environmental protection opportunities

Energy conservation and waste management

Soil and water conservation

Water use and allocation strategies

### 8. Sustainability, Retention, and Promotion

Support for agriculture

Right to Farm and agricultural mediation

Permit streamlining, labor housing, agricultural vehicle movements, education and promotion, etc.

### Upper Pittsgrove Township Next Steps



**ADOPTION**  
Adopt the Plan as element of the Master Plan once completed.



**SADC:**  
Submit the Plan for state approval and funding.



**Thank You**  
Barbara Heskins Davis, PP, AICP  
The Land Conservancy of New Jersey  
bhdavis@tlc-nj.org



# Township of Upper Pittsgrove

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Township Committee Meeting:  
Tuesday, July 11, 2023  
7PM

Land Use Board Meeting:  
Thursday, June 15, 2023  
7:30PM

Ag Advisory Committee Meeting:  
Thursday, June 15, 2023  
7:00PM

## UPPER PITTS GROVE WELCOMES YOU



[Presentation on Draft Farm Plan Update](#)

Everything You Need to Know

**2023 Dog Licensing Fees**  
**\$18.00 Spayed/Neutered**  
**\$21.00 Non-Spayed/Neutered**

**A Late Fee of an additional \$20  
is now in effect**



***TOWNSHIP OF UPPER PITTSGROVE***  
Land Use Board

Linda R. Stephens  
Secretary

(856) 358-8500  
(856) 358-1160

June 6, 2023

**TO: ALL LAND USE BOARD MEMBERS**

**FROM: LINDA STEPHENS- BOARD SECRETARY**

The regular meeting of the Upper Pittsgrove Township Land Use Board is scheduled for Thursday, June 15, 2023 at 7:30 PM.

**Business to be considered:**

- 1. Minutes from May 18, 2023**
- 2. Review of the Draft Farm Plan Element to the Master Plan**
- 3. Appel Farm – Block 82 Lots 3 & 6 – Shirley & Burlington Roads  
Approve an agricultural Subdivision Lotline Adjustment**
- 3. Resolution –  
Carlton Harvey**

# UPPER PITTSBORO TOWNSHIP

## 2023 FARMLAND PRESERVATION PLAN

### PUBLIC MEETING ON THE FARM PLAN UPDATE:

**THURSDAY, JUNE 15, 2023**

**7:00 PM - AGRICULTURAL ADVISORY COMMITTEE**

**7:30 PM - LAND USE BOARD**

## FAST FACTS

**Over the next 10 years Upper Pittsboro would like to preserve an additional 3,000 acres of farmland.**

- 75% of the town is assessed as farmland (19,980 ac).
- 11,786 acres (135 farms) are permanently preserved through the farmland preservation program - the most preserved farmland in any town in New Jersey.
- 99% of the funding to preserve farms in Upper Pittsboro has come from outside sources.
- 4,623 acres of farmland have been preserved in Upper Pittsboro since the 2011 Farm Plan.

## BENEFITS OF PRESERVATION

- Stabilizes property taxes
- Limits development and traffic
- Supports agri-tourism, local markets, and fresh produce
- Protects water resources and aquifer recharge
- Maintains rural character



# UPPER PITTSBORO TOWNSHIP

## 2023 FARMLAND PRESERVATION PLAN

### FUNDING

#### Upper Pittsgrove Open Space Trust Fund

- 2005: established Trust Fund levy up to four cents per \$100 property value
- 2023: currently collects two cents per \$100 property value

#### Cost Share - Farmland Preservation:

- Upper Pittsgrove: \$590,932 (1%)
- State: \$37,176,846 (82%)
- County: \$5,213,418 (12%)
- Federal: \$2,174,761 (5%)

### STATE ELIGIBILITY CRITERIA

Based on the State's Minimum Eligibility Criteria for productive soils and tillable land:

7,051 acres (277 farms) are potentially eligible for farmland preservation.

### FARM PRESERVATION IN UPPER PITTSBORO BY PROGRAM

Abbreviation	Program Name	Number of Farms	Acres	Percent of Preserved Farm Acres in Upper Pittsgrove
County EP	County Easement Purchase	40	5,047	43%
County PIG	County Planning Incentive Grant	15	630	5%
MUNI PIG	Municipal Planning Incentive Grant	22	888	8%
NP EP	Non-Profit Easement Purchase	3	204	2%
Independent	Independent Preservation	1	3	0%
Gloucester County EP	Gloucester County Easement Purchase	1	49	0%
SADC EP	State Easement Purchase	50	4,815	41%
SADC Fee	State Fee Acquisition	3	150	1%



*Resolution of the Agriculture Advisory Committee of the Township of Upper Pittsgrove Concerning the Acceptance of the Upper Pittsgrove Farm Land Plan and Recommending its inclusion into the Township of Upper Pittsgrove Master Plan by the Township of Upper Pittsgrove Township – June 15, 2023*

Whereas the Township of Upper Pittsgrove has an active farmland preservation program; and

Whereas the Township of Upper Pittsgrove wants to retain a rural community with an active and vibrant agriculture community; and

Whereas the Township of Upper Pittsgrove's Agriculture Advisory Committee intends to continue pursuing farm preservation in the Township of Upper Pittsgrove and the previous Farm Land Plan has expired; and

Whereas The Land Conservancy of NJ updated the Township of Upper Pittsgrove's Farm Land Plan (June 2023) to reflect current status of farming in Upper Pittsgrove and provides the framework for future farm land preservation; and

Whereas two public meetings were held outlining the plan and the Agriculture Advisory Committee reviewed the plan;

*NOW THEREFORE BE IT RESOLVED*, that:

The Township of Upper Pittsgrove's Agriculture Advisory Committee formally approves the update to the Township of Upper Pittsgrove's Farm Land Plan dated June 2023 by unanimous vote of Committee members; Jack Cimprich, Edward Meschi, John Coombs, Jr., William Gantz, and John Noone.

  
\_\_\_\_\_  
Jack Cimprich, Chairman



# Township of Upper Pittsgrove

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Tuesday, July 11, 2023  
7PM

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Thursday, July 20, 2023  
7:30PM

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Thursday, July 20, 2023  
7:00PM

## UPPER PITTS GROVE WELCOMES YOU



### Farm Plan Informational Handout

Everything You Need to Know

**2023 Dog Licensing Fees**  
**\$18.00 Spayed/Neutered**  
**\$21.00 Non-Spayed/Neutered**

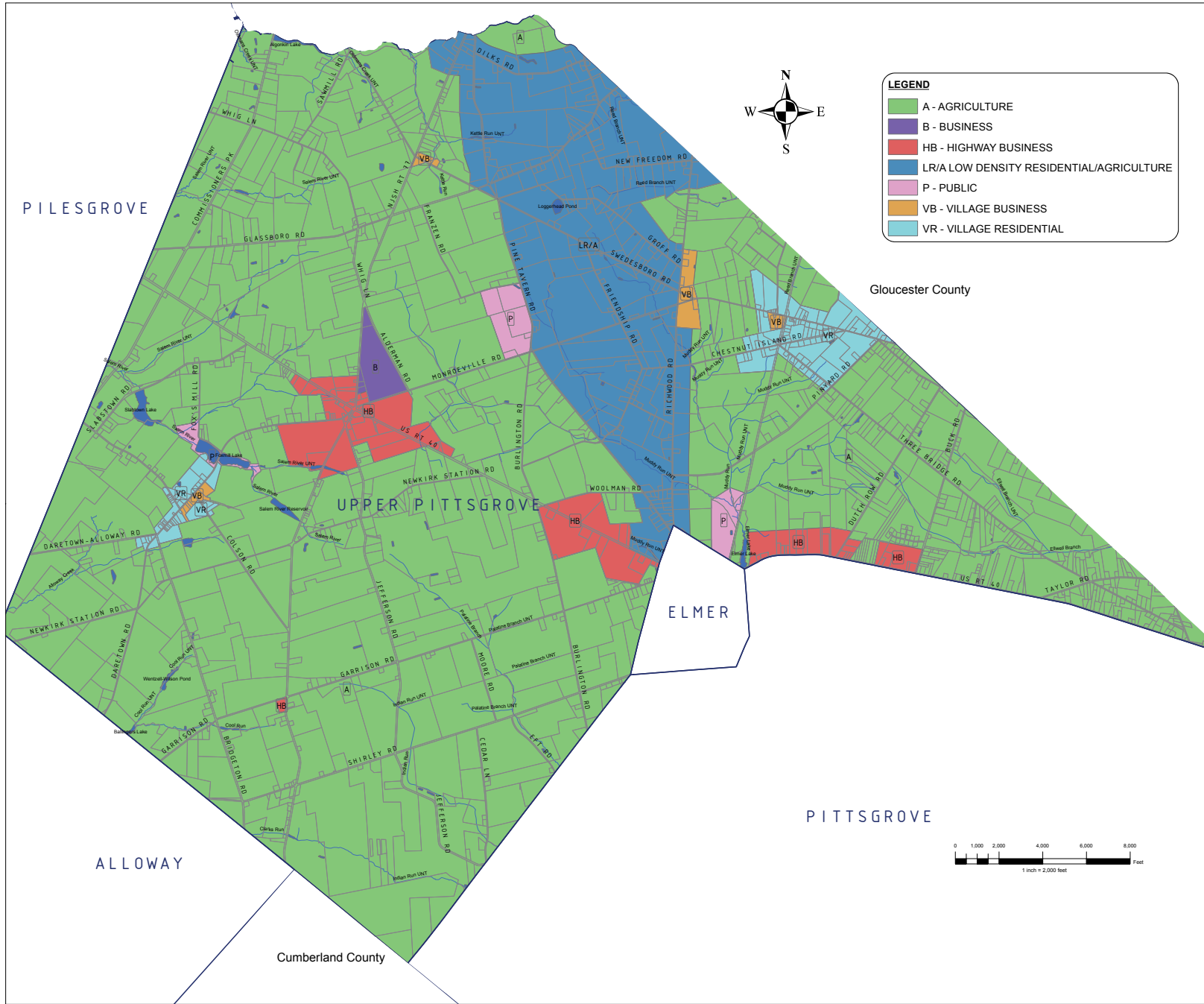
**A Late Fee of an additional \$20  
is now in effect**



*Pending: July 20th Land Use Board Agenda*

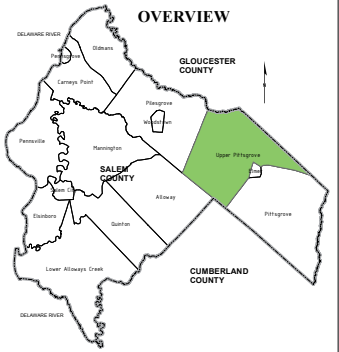
*Pending: July 20th Land Use Board Resolution*

# Appendix B. Zoning Map and Schedule of Use Regulations



**LEGEND**

- A - AGRICULTURE
- B - BUSINESS
- HB - HIGHWAY BUSINESS
- LR/A - LOW DENSITY RESIDENTIAL/AGRICULTURE
- P - PUBLIC
- VB - VILLAGE BUSINESS
- VR - VILLAGE RESIDENTIAL



**NOTES:**

ZONING MAP TAKEN FROM SALEM COUNTY DATABASE FILE DATED 12-8-10. ZONING MAP DATED 3-2008.

"THIS MAP/PUBLICATION/REPORT 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."

NO.	DATE	REVISION	BY:

ZONING - MAP 4

**TOWNSHIP OF UPPER PITTSGROVE**  
SALEM COUNTY  
WASTEWATER MANAGEMENT PLAN  
SALEM COUNTY, NEW JERSEY

SALEM COUNTY DEPARTMENT OF PLANNING AND AGRICULTURE  
110 FIFTH STREET  
SALEM, NEW JERSEY

**SICKELS & ASSOCIATES, INC.**

SHERWOOD MEWS  
833 KINGS HIGHWAY  
WOODBURY NEW JERSEY 08821-1101  
NJ CERTIFICATED PROFESSIONAL ENGINEER  
No. 124779-0000 (P.E.) (S.A.S.-6000) (F.A.S.-8320)

DRAWN BY: DJP      DATE: 2-16-11      SHEET: 1 of 1  
CHECKED BY: DSP      DWG: F-SALEM WMP      FILE: 5363

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**VB – Village Business Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 3.

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum Height (Feet)	Maximum	
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear		Lot Building %	Coverage Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	50	25	50	50	15	15
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 ac.	300	300	100	50	50	35	15	15
3. Parks, playgrounds, and similar open space or recreational uses	3.0 ac.	300	300	50	50	50	35	10	15
4. Public education, civic and cultural uses	3.0 ac.	300	300	50	40	50	35	20	30
5. Convenience store for retail sale of food, periodicals, newspapers, sundry supplies, baked goods, garden supplies, movie rentals and sales, and similar products	1.5 ac.	300	200	30	30	40	35	25	35
6. Nursery and pre- school and day care facilities as per Section 13.14	2.0 ac.	300	200	50	30	40	35	15	15
7. Private education institutions or libraries	3.0 ac.	300	400	50	30	50	35	20	30
8. Professional, insurance, real estate or business offices, banks and similar uses.	1.5 ac.	300	200	50	30	40	35	25	30

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**Township of Upper Pittsgrove Schedule of District Regulations**

**VB – Village Business Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
								Building %	Other %
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Artisan’s display as per Section 13.17	-	-	-	10	30	30	-	-	-
2. Commercial use-related dwelling as per Section 13.3	2.0 ac.	300	300	40	30	30	35	5	2
3. Conversion of a dwelling as per Section 13.4	-	-	-	40	20	30	35	2	1
4. Essential service as per Section 13.5	-	-	-	-	-	-	35	1	1
5. Farming supplemental business as per Section 13.6	50.0 ac.	300	500	100	300	300	40	15	10
6. Home commercial occupation as per Section 12.3B	N/A	-	N/A	40	20	30	35		1
7. Gasoline service station and/or repair garages or car washes as per Section 13.7	2.0 ac.	300	300	-	30	30	35	25	35
8. Local communications facilities as per Section 13.9	-	-	-	-	-	-	-	5	2
9. Neighborhood shopping center as per § 13.12A.1	3.0 ac.	300	300	50	30	40	35	25	35
10. Professional or business office center as per Section 13.15	5.0 ac.	300	300	50	30	40	35	25	35
11. Recreational clubs, lodges, places of worship and assembly halls as per Sec. 13.16	3.0 ac.	300	300	50	40	50	40	20	30
12. Temporary use of mobile home as per Section 12.13	1.0 ac.	150	150	30	20	20	N/A	N/A	

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**VB – Village Business Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
<b>C. Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.								<b>Building %</b>	<b>Other %</b>
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5	5
2. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
3. Home occupation as per Section 12.3A	N/A	N/A	N/A	-	-	-	-		
4. Keeping of animals as per Section 12.6	-	N/A	N/A	-	-	-	40	1	1
5. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A	-	-	-	-	1	-
6. Roadside stand as per Section 13.17	-	50	-	40	-	-	-	-	-
7. Signs as per Section 12.10	-	-	-	-	-	-	-	-	-
8. Swimming pools as per Section 12.11	-	-	-	50	30	40	10	2	
9. Yard sales as per Section 13.21	-	N/A	N/A	20	20	20	N/A	N/A	N/A
10. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80	N/A	N/A
11. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15	N/A	N/A
12. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means Not Applicable
4. The minimum side yard set back for an accessory structure of up to fifteen (15) feet in height shall be five (5) feet for any existing lot that has a principal structure located upon it at the time of passage of this Chapter. If the height of the proposed accessory structure is greater than fifteen (15) feet, then the minimum setback shall increase to ten (10) feet



**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations  
VR – Village Residential Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 2.

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
								Building %	Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	100	50	50	35	15	15
2. Water, forest, wildlife conservation areas and uses including trailheads	3.0 ac.	300	300	50	50	50	35	10	15
3. Parks, playgrounds, and similar open space or recreational uses	3.0 ac.	200	300	50	50	50	35	10	15
4. Public education, civic and cultural uses	1.5 ac.	300	300	50	40	50	35	20	30
5. Single family, detached dwelling	30,000 sf	150	175	40	20	30	35	20	15
6. Cemeteries and crematoria	10.0 ac	200	500	40	40	40	35	10	10
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Artisan’s display as per Section 13.17	-	-	-	10	30	30	-	-	-
2. Conversion of a dwelling as per Section 13.4	-	-	-	40	20	30	35	2	1
3. Essential service as per Section 13.5	-	-	-	-	-	-	35	1	1
4. Farming supplemental business as per Section 13.6	50.0 ac.	300	500	100	300	300	40	15	10
5. Home commercial occupation as per Section 12.3B	N/A		N/A	40	20	30	35	-	1
6. Nursery and pre- school and day care facilities as per Section 13.10	2.0 ac.	200	300	50	30	50	35	15	15
7. Private education institutions or libraries	3.0 ac.	200	400	50	50	50	35	20	30
8. Recreational clubs, lodges, places of worship and assembly halls as per Sec. 13.16	3.0 ac.	300	300	50	40	50	40	20	30
9. Temporary use of mobile home as per Section 12.13	1.0 ac.	150	150	30	20	20	N/A	N/A	N/A

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**VR – Village Residential Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
								Building %	Other %
<b>C. Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5	5
2. Accessory apartments as per Section 13.1	N/A	N/A		40	30	20	35	3.5	3.5
3. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
4. Home occupation as per Section 12.3A	N/A	N/A	N/A	-	-	-	-		
5. Keeping of animals as per Section 12.6	-	N/A	N/A	-	-	-	40	1	1
6. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A		-	-	-	1	
7. Roadside stand as per Section 13.17	-	50		40	-	-	-		
8. Signs as per Section 12.10	-	N/A	N/A		-	-	-	1	N/A
9. Swimming pools as per Section 12.11	-			50	30	40	10	2	
10. Yard sales as per Section 13.21	-	N/A	N/A	20	20	20	N/A	N/A	N/A
11. Outdoor Storage as per Section 12.9	-	N/A	N/A	20	30	30	N/A	N/A	1
12. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80'	N/A	N/A
13. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15'	N/A	N/A
14. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means Not Applicable
4. The minimum side yard set back for an accessory structure of up to fifteen (15) feet in height shall be five (5) feet for any existing lot that has a principal structure located upon it at the time of passage of this Chapter. If the height of the proposed accessory structure is greater than fifteen (15) feet, then the minimum setback shall increase to ten (10) feet.

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**A - Agricultural Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 2.

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum Height (Feet)	Maximum	
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear		Lot Building %	Coverage Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	50	25	50	50	15	15
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 ac.	300	300	100	50	50	35	15	15
3. Parks, playgrounds, and similar open space or recreational uses	3.0 ac.	200	300	50	50	50	35	10	15
4. Public education, civic and cultural uses	5.0 ac.	300	300	50	40	50	35	20	30
5. Farm	6.0 ac.	200	300	50	25	50	35	15	15
6. Single family, detached dwelling	6.0 ac.	300	300	50	25	50	35	20	15
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Agricultural employee housing as per Section 13.2.	2.0 ac.	200	300	100	300	300	35	15	10
2. Artisan's display as per Section 13.17	-	200	N/A	-	-	-	-	-	-
3. Commercial use-related dwelling as per Section 13.3	2.0 ac.	300	300	40	30	30	35	5	2
4. Conversion of a dwelling as per Section 13.4	3.0 ac.	300	300	50	50	30	35	2	1
5. Essential service as per Section 13.5 (see Note #1)	-	-	-	-	-	-	35	1	1
6. Farming supplemental business as per Section 13.6	50.0 ac.	300	500	100	300	300	40	15	10
7. Local communications facilities as per Section 13.9	-	-	-	-	-	-	-	5	2
8. Lumber or wood chipping or shredding operation	50 ac.	500	1,000	100	300	300	40	15	15
9. Recreational clubs, lodges, places of worship and assembly halls as per Sec. 13.16	3.0 ac.	300	300	50	40	50	40	20	30
10. Rural residence per Section 13.18	3.0 ac.	300	300	50	25	50	35	20	15
11. Application of sludge	100 ac.	-	-	-	-	-	-	-	-
12. Temporary use of mobile home as per Sctn.12.13	1.0 ac.	150	150	30	20	20	N/A	N/A	-
13. Planned open space residential cluster development as per Section 13.14A	12.0 ac.	500	1000	200	200	200	35	-	-

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**A - Agricultural Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
								Building %	Other %
<b>C. Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	50	25	35	1	1
2. Accessory apartments as per Section 13.1	N/A	N/A		40	30	20	35	3.5	3.5
3. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
4. Home occupation as per Section 12.3A	N/A	N/A	N/A	-	-	-	-		
5. Keeping of animals as per Section 12.6	-	N/A	N/A	-			40	1	1
6. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A	-	-			1	-
7. Roadside stand as per Section 13.17		50		40					
8. Signs as per Section 12.10		N/A	N/A					1	N/A
9. Swimming pools as per Section 12.11				50	30	40	10	2	
10. Yard sales as per Section 13.21		N/A	N/A	20	20	20	N/A	N/A	N/A
11. Outdoor Storage as per Section 12.9		N/A	N/A	40	30	30	N/A	N/A	1
12. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80'	N/A	N/A
13. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15'	N/A	N/A
14. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means Not Applicable

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**P - Public Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 2.

Permitted Uses	Minimum Lot Sizes		Minimum Yard				Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Building %	Coverage Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	50	25	50	50	15	15
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 ac.	300	300	100	50	50	35	15	15
3. Parks, playgrounds, and similar open space or recreational uses	3.0 ac.	200	300	50	50	50	35	10	15
4. Public education, civic and cultural uses	5.0 ac.	300	300	50	40	50	35	20	30
5. Nursery and pre- school and day care facilities as per Section 13.14	2.0 ac.	200	300	40	30	40	35	20	15
6. Office buildings, maintenance yards, garages or other similar structures or uses operated by a County, State or a Federal agency.	5.0 ac.	300	500	50	50	50	40	25	35
7. Municipal buildings, maintenance yards, garages, and other municipally-owned and operated buildings or uses	5.0 ac	300	500	50	50	50	40	25	35
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Cemeteries with a crematoria	10 ac-	400	500	50	50	50	35	10	1
2. Essential service as per Section 13.5	-	-	-	-	-	-	35	1	1
3. Farming supplemental business as per Section 13.6	50.0 ac.	300	500	100	300	300	40	15	10
4. Hospitals, auxiliary extended health care facilities and nursing homes	30 ac.	300	500	50	50	50	40	25	35
5. Office buildings for nonprofit corporations and associations	3.0 ac.	300	300	50	50	50	35	25	35
6. Temporary use of mobile home as per Section 12.13	1.0 ac	150	150	3020	20	-	-	-	-
7. Local communications facilities as per Section 13.9	1.0 ac	-	-	50	50	50	-	.5	1

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**P - Public Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
								Building %	Other %
C. <b>Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5	5
2. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
3. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A	-	-	-	-	1	-
4. Roadside stand as per Section 13.17	-	50		40					
5. Outdoor Storage as per Section 12.9	-	N/A	N/A	50	40	25	N/A	N/A	1
6. Signs as per Section 12.10	-	N/A	N/A					1	N/A
7. Swimming pools as per Section 12.11	-	-	-	50	30	40	10	2	
8. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80'	N/A	N/A
9. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15'	N/A	N/A
10. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means Not Applicable

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**B - Business Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 3.

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Building %	Coverage Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	50	25	50	50	15	15
2. Bank, insurance, real estate financial, professional or business offices.	3.0 ac	300	300	50	40	50	35	15	15
3. Personal service, minor equipment sales and service facilities	3.0 ac	300	200	50	40	50	35	15	15
4. Fitness center, gym, or similar establishment	3.0 ac	300	200	40	40	50	35	15	15
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Essential service as per Section 13.5	-	-	-	-	-	-	35	1	1
2. Nursery and pre- school and day care facilities as per Section 13.10	3.0 ac.	300	200	40	40	30	35	20	15
3. Private education institutions or libraries	3.0 ac.	300	400	50	50	50	35	20	30
4. Recreational clubs, lodges, places of worship and assembly halls as per Sec. 13.16	3.0 ac.	300	300	50	40	50	40	20	30
5. Temporary use of mobile home as per Section 12.13	-	-	-	-	-	-	N/A	N/A	N/A
6. Professional or business office center as per Section 13.15	5.0 ac	300	400	40	30	40	35	20	20
7. Commercial use-related dwelling as per Section 13.3	-	-	-	50	40	50	-	2	1

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**B - Business Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
C. <b>Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5	5
2. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
3. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A	-	-	-	-	1	-
4. Outdoor Storage as per Section 12.9	-	N/A	N/A	-	-	-	N/A	N/A	2
5. Signs as per Section 12.10	-	N/A	N/A	-	-	-	-	1	N/A
6. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80'	N/A	N/A
7. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15'	N/A	N/A
8. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means Not Applicable



**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations  
LR-A Low Density Residential/Agricultural Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 2.

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Building %	Coverage Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	50	25	50	50	15	15
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 ac.	300	300	100	50	50	35	15	15
3. Parks, playgrounds, and similar open space or recreational uses	3.0 ac.	200	300	50	50	50	35	10	15
4. Public education, civic and cultural uses	5.0 ac.	300	300	50	40	50	35	20	30
5. Farm	6.0 ac.	200	300	50	25	50	35	15	15
6. Single family, detached dwelling	3.0 ac	300	275	50	25	50	35	20	15
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Agricultural employee housing as per Section 13.2.	2.0 ac.	200	300	100	300	300	35	15	10
2. Conversion of a dwelling as per Section 13.4	3.0 ac	300	300	50	50	30	35	2	2
3. Essential service as per Section 13.5	See Note #1 below								
4. Farming supplemental business as per Section 13.6	50.0 ac.	300	500	100	300	300	40	15	10
5. Kennels, animal shelters, commercial stables and riding academies as per Section 13.8	5.0 ac.	500	500	200	200	200	35	25	20
6. Nursery and pre- school and day care facilities as per Section 13.10	2.0 ac.	200	300	50	30	50	35	15	15
7. Private education institutions or libraries	3.0 ac.	200	400	50	50	50	35	20	30
7. Recreational clubs, lodges, places of worship and assembly halls as per Sec. 13.16	3.0 ac.	300	300	50	40	50	40	20	30
14. Temporary use of mobile home as per Sctn.12.13	1.0 ac.	150	150	30	20	20	N/A	N/A	0
15. Planned open space residential cluster development as per Section 13.14	12.0 ac.	500	1000	200	200	200	35	-	-

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**LR-A Low Density Residential/Agricultural Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage Bldg %	Other %
C. <b>Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5	5
2. Accessory apartments as per Section 13.1	N/A	N/A		50	40	25	35	1.25	1
3. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
4. Home occupation as per Section 12.3A	N/A	N/A	N/A	-	-	-	-	-	-
5. Keeping of animals as per Section 12.6	-	N/A	N/A	-	-	-	40	1	1
6. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A	-	-	-		1	-
7. Roadside stand as per Section 13.17	-	50		40	-	-	-		-
8. Signs as per Section 12.10	-	N/A	N/A		-	-	-	1	N/A
9. Swimming pools as per Section 12.11	-			50	30	40	10	2	
10. Yard sales as per Section 13.21	-	N/A	N/A	20	20	20	N/A	N/A	N/A
11. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80'	N/A	N/A
12. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15'	N/A	N/A
13. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means non-applicable

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations  
LR Low Density Residential Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 2.

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Building %	Coverage Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	50	25	50	50	15	15
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 ac.	300	300	100	50	50	35	15	15
3. Parks, playgrounds, and similar open space or recreational uses	3.0 ac.	200	300	50	50	50	35	10	15
4. Public education, civic and cultural uses	5.0 ac.	300	300	50	40	50	35	20	30
5. Farm	6.0 ac.	200	300	50	25	50	35	15	15
6. Single family, detached dwelling	3.0 ac	300	275	50	25	50	35	20	15
7. Cemeteries including a crematoria	10.0 ac	400	1,000	40	40	40	40	10	10
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Conversion of a dwelling as per Section 13.4	3.0 AC	300	300	50	50	30	35	2	2
2. Essential service as per Section 13.5	See Note #1 below								
3. Farming supplemental business as per Section 13.6	50.0 ac.	300	500	100	300	300	40	15	10
16. Kennels, animal shelters, commercial stables and riding academies as per Section 13.8	5.0 ac.	500	500	200	200	200	35	25	20
17. Nursery and pre- school and day care facilities as per Section 13.10	2.0 ac.	200	300	50	30	50	35	15	15
18. Private education institutions or libraries	3.0 ac.	200	400	50	50	50	35	20	30
19. Recreational clubs, lodges, places of worship and assembly halls as per Sec. 13.16	3.0 ac.	300	300	50	40	50	40	20	30
8. Temporary use of mobile home as per Sctn.12.13	1.0 ac.	150	150	30	20	20	N/A	N/A	N/A
9. Planned open space residential cluster development as per Section 13.14	12.0 ac.	500	1000	200	200	200	35	-	-

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations  
LR Low Density Residential Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
								Building %	Other %
<b>C. Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5	5
2. Accessory apartments as per Section 13.1	N/A	N/A		50	25	50	35	2	1
3. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
4. Home occupation as per Section 12.3A	N/A	N/A	N/A	-	-	-	-	-	-
5. Keeping of animals as per Section 12.6	-	N/A	N/A	-			40	1	1
6. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A	-	-	-	-	1	-
7. Outdoor storage as per Section 12.9	-	N/A	N/A	40	25	50	-	0	.5
8. Roadside stand as per Section 13.17	-	50		40	-	-	-		
9. Signs as per Section 12.10	-	N/A	N/A		-	-	-	1	N/A
10. Swimming pools as per Section 12.11	-			50	30	40	10	2	
11. Yard sales as per Section 13.21	-	N/A	N/A	20	20	20	N/A	N/A	N/A
12. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80'	N/A	N/A
13. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15'	N/A	N/A
14. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means non-applicable.

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**HB – Highway Business Zoning District**

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements. See **Notes** at the end of schedule, p. 3.

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Building %	Coverage Other %
<b>A. Principal Uses:</b>									
1. General purpose agriculture	5.0 ac.	300	300	50	25	50	50	15	15
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 ac.	300	300	100	50	50	35	15	15
3. Parks, playgrounds, and similar open space or recreational uses	3.0 ac.	200	300	50	50	50	35	10	15
4. Public education, civic and cultural uses	3.0 ac.	200	300	50	50	50	35	20	30
5. Banks, insurance, real estate, financial, professional and business offices	1.5 ac.	300	200	30	30	40	35	25	35
6. Farm or construction machinery sales and service facilities	5.0 ac.	300	300	100	50	75	40	25	35
7. Funeral Home	3.0 ac.	300	300	100	50	50	-	-	-
8. Gasoline service station and/or repair garages or car washes as per Section 13.7	2.0 ac.	200	300	-	30	30	35	25	35
9. New and used car and truck sales	3.0 ac.	300	300	50	50	50	40	20	40
10. Nursery and pre- school and day care facilities as per Section 13.14	2.0 ac.	200	300	50	30	40	35	15	15
11. Personal service, minor appliance or office equipment sales and service facilities	2.0 ac.	200	300	50	35	50	35	25	35
12. Private education institutions or libraries	3.0 ac.	200	400	50	30	50	35	20	30
13. Professional, insurance, real estate or business offices, banks and similar uses.	1.5 ac.	200	300	50	30	40	35	25	35
14. Stores and shops for the conduct of retail business	3.0 ac.	300	300	100	50	50	35	25	35
15. Restaurants and eating establishments	3.0 ac.	200	400	50	30	50	35	20	30
16. Travel, advertising or employment agencies, studios, and medical or dental Offices	3.0 ac.	300	300	100	50	50	35	25	35
17. Theaters, arenas and similar entertainment facilities	5.0 ac.	300	300	100	40	50	40	25	35

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**HB – Highway Business Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage Bldg %	Other %
<b>B. Conditional uses</b> , as permitted in accordance with the conditional use review procedure, Section 5.7, as well as site plan review requirements.									
1. Artisan’s display as per Section 13.17	-	-	-	10	30	30	-	-	-
2. Commercial use-related dwelling as per Section 13.3	1.0 ac.	-	-	40	20	30	35	2	1
3. Conversion of a dwelling as per Section 13.4	-	-	-	40	20	30	35	2	1
4. Essential service as per Section 13.5	-	-	-	-	-	-	35	1	1
5. Farming supplemental business as per Section 13.6	50.0 ac.	300	500	100	300	300	40	15	10
6. Home commercial occupation as per Section 12.3B	N/A	-	N/A	40	20	30	35		1
7. Kennels, animal shelters, veterinarian hospitals, commercial stables and riding academies as per Section 13.8	5.0 ac.	300	500	100	300	300	40	15	10
8. Local communications facilities as per Section 13.9								5	2
9. Motel or hotel as per Section 13.11	-	300	400	50	40	40	40	30	30
10. Nonprofit, philanthropic and charitable organization headquarters, offices and similar uses.	3.0 ac.	300	300	100	50	50	40	30	30
13. Planned commercial center (shopping centers) as per Section 13.12A.1	3.0 ac.	300	300	50	30	40	35	25	35
14. Professional or business office center as per Section 13.15	5.0 ac.	300	400	50	30	40	35	25	35
15. Recreational clubs, lodges, places of worship and assembly halls as per Sec. 13.16	3.0 ac.	300	300	50	40	50	40	20	30
16. Sexually-oriented business as per Section 13.19	5.0 ac.	300	400	75	100	100	35	25	35
17. Temporary use of mobile home as per Sctn.12.13	1.0 ac.	150	150	30	20	20	N/A	N/A	N/A

**Appendix B. Zoning Map and Schedule of Use Regulations**

**Township of Upper Pittsgrove Schedule of District Regulations**

**HB – Highway Business Zoning District**

Permitted Uses	Minimum Lot Sizes			Minimum Yard			Maximum		
	Area (Sq. ft. or acres)	Width (Feet)	Depth (Feet)	Front	Side	Rear	Height (Feet)	Lot Coverage	
								Building %	Other %
C. <b>Accessory uses</b> , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use.									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5	5
2. Fences, walls and hedges as per Section 12.1	N/A	N/A	N/A	-	1	1	-	-	-
3. Home occupation as per Section 12.3A	N/A	N/A	N/A	-	-	-	-	-	-
4. Keeping of animals as per Section 12.6	-	N/A	N/A	-			40	1	1
5. Off-street parking and loading areas as Section 12.7 & 8	-	N/A	N/A	-	-			1	-
6. Outdoor storage as per Section 12.9	-	N/A	N/A	40	25	50	-	0	.5
7. Roadside stand as per Section 13.17	-	50		40	-	-	-		
8. Signs as per Section 12.10	-	N/A	N/A		-	-	-	1	N/A
9. Swimming pools as per Section 12.11	-			50	30	40	10	2	
10. Yard sales as per Section 13.21	-	N/A	N/A	20	20	20	N/A	N/A	N/A
11. Small alternative wind energy generator facilities	3.0	300	300	N/A	150% of system ht.	150% of system ht.	80'	N/A	N/A
12. Small alternative solar energy generator facilities	N/A	N/A	N/A	N/A	Per principal use	Per principal use	15'	N/A	N/A
13. Private communications devices over one meter	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

**NOTES:**

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. All structures including on-site septic systems shall be located not less than 200 feet from the centerline of any stream as per Section 9.6.
3. N/A means Not Applicable

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
31	6	4/10/95	Cnty EP	1.32	\$2,697.34	\$1,618.40		\$1,078.94		\$2,043
54	6	9/21/95	Cnty EP	156.38	\$236,869.88	\$185,720.60		\$51,149.28		\$1,515
72	11	11/27/96	Cnty EP	377.79	\$628,036.86	\$486,879.54	\$63,089.03	\$78,068.29		\$1,662
77	2									
77	8									
77	9									
81	1									
82	1									
70	6	11/27/96	Cnty EP	137.43	\$264,995.01	\$207,013.82		\$57,981.19		\$1,928
72	20.01									
77	1.01									
77	14									
65	23	11/27/96	Cnty EP	138.30	\$219,223.68	\$171,825.16		\$47,398.52		\$1,585
55	22	12/23/97	Cnty EP	292.29	\$530,168.19	\$414,474.53		\$115,693.66		\$1,814
55	24									
55	26									
78	1									
78	4									
55	19	6/22/98	Cnty EP	262.79	\$334,799.56	\$260,639.09		\$74,160.47		\$1,274
73	7	6/22/98	Cnty EP	40.41	\$83,567.88	\$62,538.51		\$21,029.37		\$2,068
73	9									
28	21	6/22/98	Cnty EP	118.71	\$214,392.07	\$161,945.55		\$52,446.52		\$1,806
37	4	7/24/98	Cnty EP	301.37	\$549,403.54	\$416,824.85		\$132,578.69		\$1,823
38	5									
38	6									
38	7									
38	8									
79	8	7/24/98	Cnty EP	185.84	\$358,237.44	\$269,270.21		\$88,967.23		\$1,928
18	70.01	12/29/99	SADC Fee	3.57	\$7,268.24	\$5,117.83		\$1,075.21	\$1,075.21	\$2,034
18	70.03									



Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
4	15.01	1/31/00	SADC Fee	102.20	\$0.00	\$0.00				\$0
4	16									
4	46									
20	1	2/10/00	Cnty EP	365.27	\$876,640.80	\$650,175.26	\$123,358.50	\$103,107.04		\$2,400
21	1									
21	3									
21	4									
26	19									
26	21									
26	22									
36	3.02									
36	5									
37	1									
37	2									
37	3									
42	1									
72	10	5/4/00	Cnty EP	95.92	\$207,189.36	\$154,624.65		\$52,564.71		\$2,160
32	17	5/4/00	Cnty EP	299.28	\$708,164.64	\$525,222.10		\$182,942.54		\$2,366
32	18									
31	5									
34	1									
34	2									
62	2									
63	2									
21	7	5/8/00	Cnty EP	317.13	\$590,496.06	\$445,060.24		\$145,435.82		\$1,862
24	3									
25	3									
25	4									
25	6									
25	41									
26	24									
26	25									

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
38 38 40	10 11 12	5/31/00	Cnty EP	216.30	\$443,415.00	\$332,020.50		\$111,394.50		\$2,050
34	13	8/9/00	Cnty EP	92.77	\$127,274.95	\$98,369.07		\$28,905.88		\$1,372
81	5	8/25/00	Cnty EP	25.26	\$39,106.52	\$29,897.57		\$9,208.95		\$1,548
81	3	6/18/01	SADC EP	42.39	\$89,023.20	\$89,023.20				\$2,100
13 16 45	2 22 4	6/22/01	SADC EP	38.03	\$86,077.50	\$86,077.50				\$2,264
49	2	6/22/01	SADC EP	60.32	\$108,583.20	\$108,583.20				\$1,800
64 65	21 9	6/29/01	SADC EP	125.32	\$216,105.91	\$216,105.91				\$1,724
1	1	6/29/01	Cnty EP	20.54	\$54,431.00	\$35,827.92		\$18,603.08		\$2,650
42	4	7/17/01	Cnty EP	39.07	\$86,268.77	\$64,295.24		\$21,973.53		\$2,208
55 56	11 21	12/11/01	Cnty EP	67.90	\$81,877.40	\$64,111.08		\$17,766.32		\$1,206
67 67 67	6 7 18	2/7/02	SADC EP	77.89	\$93,301.25	\$93,301.25				\$1,198
79 80 80 81	3 10 11 9	3/8/02	Cnty EP	36.15	\$65,769.81	\$49,644.66		\$16,125.15		\$1,820
68	6	3/8/02	Cnty EP	76.91	\$134,291.84	\$101,695.69		\$32,596.15		\$1,746
49	1	5/13/02	Cnty EP	59.03	\$106,554.57	\$80,491.49		\$26,063.08		\$1,805
24	2	6/17/02	SADC EP	9.85	\$17,737.20	\$17,737.20				\$1,800
18	53	6/21/02	SADC Fee	43.96	\$11,889.85	\$3,645.15	\$8,244.70			\$270
26	23	6/24/02	SADC EP	12.09	\$26,593.60	\$26,593.60				\$2,200
34 34	34 34.01	6/27/02	Cnty EP	147.02	\$279,338.00	\$210,238.60		\$69,099.40		\$1,900
13	25	9/17/02	SADC EP	118.49	\$160,290.20	\$143,461.67	\$16,828.53			\$1,353
34	40	11/22/02	SADC EP	64.11	\$128,222.00	\$128,222.00				\$2,000

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
42	2.01									
42	3.01									
42	14	12/6/02	SADC EP	110.97	\$199,740.60	\$172,399.16	\$27,341.44			\$1,800
46	1.03	12/13/02	SADC EP	18.64	\$37,280.00	\$33,535.95	\$3,744.05			\$2,000
21	12.01	2/6/03	SADC EP	26.84	\$48,306.60	\$48,306.60				\$1,800
13	23	3/31/03	SADC EP	100.41	\$55,222.75	\$55,222.75				\$550
11	23	6/23/03	SADC EP	31.49	\$47,235.00	\$47,235.00				\$1,500
79	2	12/30/03	SADC EP	213.68	\$511,672.80	\$511,672.80				\$2,395
80	4									
80	6									
47	12	1/27/04	SADC EP	46.93	\$117,320.00	\$117,320.00				\$2,500
79	6	3/11/04	SADC EP	48.52	\$121,300.00	\$121,300.00				\$2,500
32	10	3/11/04	SADC EP	181.03	\$416,369.00	\$416,369.00				\$2,300
32	11									
32	29									
33	4									
34	8									
34	8.01									
56	24	3/30/04	SADC EP	15.61	\$51,503.10	\$51,503.10				\$3,300
18	11	8/18/04	SADC EP	47.95	\$95,908.00	\$95,908.00				\$2,000
53	2	10/27/04	SADC EP	96.28	\$250,328.00	\$223,893.25	\$26,434.75			\$2,600
54	7									
61	1	6/24/05	Cnty EP	104.76	\$502,843.20	\$343,609.52		\$159,233.68		\$4,800
64	1									
11	27	6/27/05	Cnty EP	73.76	\$223,185.66	\$163,413.79		\$59,771.87		\$3,026
11	27.01									
26	7	10/7/05	Cnty EP	36.10	\$151,082.68	\$105,090.01		\$45,992.67		\$4,185
67	14	12/16/05	Cnty EP	9.39	\$67,608.00	\$42,255.00		\$25,353.00		\$7,200
67	8									
67	13	12/16/05	Cnty EP	72.78	\$480,354.60	\$305,680.20		\$174,674.40		\$6,600
64	15	2/28/06	SADC EP	113.28	\$583,381.70	\$583,381.70				\$5,150
65	10									

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
62	5									
62	9									
62	11	3/8/06	Cnty EP	137.14	\$544,437.79	\$379,418.27		\$165,019.52		\$3,970
11	30									
11	31									
11	28	3/21/06	SADC EP	125.45	\$213,203.80	\$213,203.80				\$1,699
76	11	3/24/06	Cnty EP	78.35	\$545,159.30	\$343,094.65		\$202,064.65		\$6,958
66	6	4/7/06	Cnty EP	78.67	\$511,329.00	\$326,463.90		\$184,865.10		\$6,500
67	20									
42	12	4/28/06	Cnty EP	31.47	\$213,674.51	\$135,159.36		\$78,515.15		\$6,790
4	1	5/3/06	Cnty EP	16.04	\$51,343.34	\$37,212.80		\$14,130.54		\$3,201
4	6									
8	1									
38	1	5/11/06	SADC EP	96.44	\$327,879.00	\$327,879.00				\$3,400
72	14	2/9/07	Cnty EP	164.27	\$739,215.00	\$509,237.00		\$229,978.00		\$4,500
55	13	2/27/07	Cnty EP	194.68	\$1,099,942.00	\$725,183.00		\$374,759.00		\$5,650
53	1	2/27/07	Cnty EP	81.20	\$560,259.30	\$353,206.95		\$207,052.35		\$6,900
54	8									
83	2									
55	21	3/22/07	Cnty EP	71.74	\$430,422.00	\$279,774.30		\$150,647.70		\$6,000
38	3	7/17/09	NP EP	51.03	\$509,990.00	\$254,995.00	\$254,995.00			\$9,994
38	3.01									
18	62	9/3/09	SADC EP	19.62	\$166,761.50	\$166,761.50				\$8,500
40	15	12/17/09	SADC EP	146.30	\$736,950.00	\$736,950.00				\$5,037
48	12									
63	3	12/17/09	SADC EP	34.81	\$233,176.85	\$233,176.85				\$6,698
81	8	4/21/10	SADC EP	20.05	\$140,232.22	\$140,232.22				\$6,994
65	1	6/22/10	SADC EP	145.15	\$1,233,749.50	\$1,233,749.50				\$8,500
65	26									
11	32	4/20/11	SADC EP	100.46	\$583,002.60	\$583,002.60				\$5,804
11	36									
11	38.01									

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
46 49	7.02 3	6/3/11	SADC EP	164.73	\$1,021,344.60	\$1,021,344.60				\$6,200
79	7	10/19/11	SADC EP	32.84	\$210,201.60	\$210,201.60				\$6,400
68	5	6/14/12	Cnty PIG	1.18	\$8,850.00	\$5,487.00		\$3,363.00		\$7,500
40 40	14 29	7/11/12	Muni PIG	75.31	\$316,281.00	\$219,890.60		\$48,195.20	\$48,195.20	\$4,200
21	23	12/28/12	Muni PIG	59.62	\$383,812.00	\$191,906.00	\$191,906.00			\$6,437
18 18	3 4	6/10/13	SADC EP	22.05	\$92,604.07	\$92,604.07				\$4,200
29 32	6 2.01	7/15/13	SADC EP	101.24	\$354,336.50	\$354,336.50				\$3,500
34	17	7/19/13	NP EP	94.31	\$534,056.76	\$264,056.80	\$269,999.96			\$5,663
47	8.02	5/19/14	Cnty PIG	12.31	\$62,140.25	\$42,144.63		\$19,995.62		\$5,050
11 11	6 6.02	5/29/14	NP EP	59.15	\$318,079.14	\$153,909.26	\$164,169.88			\$5,377
48	5.01	6/30/14	Muni PIG	19.12	\$112,179.10	\$72,777.35		\$19,700.88	\$19,700.88	\$5,868
16 17 18	1 1 14	8/7/14	Muni PIG	30.87	\$203,755.20	\$129,662.40		\$37,046.40	\$37,046.40	\$6,600
48	5	8/7/14	Muni PIG	22.85	\$133,074.00	\$86,498.10		\$23,287.95	\$23,287.95	\$5,825
18 21 21 22 24	8.02 11.03 12 16 5	9/17/14	SADC EP	150.82	\$833,380.80	\$833,380.80				\$5,526
69 69 70	6 7 8.02	4/2/15	SADC EP	104.86	\$605,670.40	\$605,670.40				\$5,776
11	50	5/12/15	SADC EP	100.35	\$481,684.80	\$481,684.80				\$4,800
39 39 40	5 6 7	5/19/15	SADC EP	149.37	\$836,460.80	\$836,460.80				\$5,600

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
27	9	5/28/15	Muni PIG	57.53	\$276,163.20	\$109,314.60	\$166,848.60			\$4,800
57	8	6/16/15	SADC EP	301.59	\$2,148,729.51	\$2,148,729.51				\$7,125
59	18									
59	20									
59	21									
70	1									
70	2									
71	1									
71	2									
82	7	6/25/15	Cnty PIG	19.39	\$98,869.59	\$66,882.37		\$31,987.22		\$5,098
83	1									
83	8									
83	9									
56	12	6/25/15	Cnty PIG	58.26	\$311,680.30	\$208,272.35		\$103,407.95		\$5,350
56	17									
52	1	9/29/15	SADC EP	112.70	\$912,853.80	\$912,853.80				\$8,100
60	7	3/8/16	SADC EP	269.48	\$1,873,508.12	\$1,873,508.12				\$6,952
60	12									
60	14									
60	15									
60	16.01									
60	17									
18	6	6/3/16	Cnty PIG	25.48	\$165,639.50	\$105,754.45		\$59,885.05		\$6,500
53	3	6/28/16	SADC EP	111.20	\$777,707.00	\$777,707.00				\$6,994
53	3.01									
50	2.01	9/29/16	Cnty PIG	30.60	\$137,686.50	\$94,850.70		\$42,835.80		\$4,500
4	8	11/18/16	Muni PIG	90.62	\$451,825.00	\$302,637.50		\$74,593.75	\$74,593.75	\$4,986
4	50									
67	17	12/30/16	SADC EP	104.78	\$550,116.00	\$550,116.00				\$5,250
68	2									
81	7	3/10/17	Cnty PIG	58.44	\$198,699.40	\$67,262.38	\$131,437.02			\$3,400
60	18	5/5/17	Muni PIG	22.00	\$82,507.50	\$58,305.30		\$12,101.10	\$12,101.10	\$3,750

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
74 75 76	1 14 10	5/22/17	SADC EP	116.83	\$595,800.67	\$595,800.67				\$5,100
25	40	5/25/17	Cnty PIG	89.29	\$500,024.00	\$228,189.08	\$271,834.02			\$5,600
10 10	9 9.03	5/31/17	Muni PIG	64.35	\$360,360.00	\$238,095.00		\$61,132.50	\$61,132.50	\$5,600
31	4	6/22/17	Cnty PIG	44.01	\$237,654.00	\$158,436.00		\$79,218.00		\$5,400
47	5	8/1/17	Cnty PIG	42.00	\$214,215.30	\$144,910.35		\$69,304.95		\$5,100
6 6 6	7 13 14	2/22/18	Muni PIG	54.68	\$254,280.60	\$174,441.96		\$39,919.32	\$39,919.32	\$4,650
61 61 61 61 61	30 33.01 33.02 33.03 34.03	2/27/18	SADC EP	128.18	\$589,632.60	\$589,632.60				\$4,600
55 72	1 6	4/3/18	Muni PIG	22.42	\$133,986.00	\$87,090.90		\$23,447.55	\$23,447.55	\$5,975
10	10	5/29/18	Muni PIG	25.11	\$198,329.50	\$121,759.25		\$38,285.13	\$38,285.13	\$7,900
7 7 7 7	3 3.01 3.02 3.03	7/24/18	Muni PIG	30.48	\$216,372.50	\$96,438.60	\$119,933.90			\$7,100
9	8	7/24/18	Muni PIG	8.60	\$61,074.20	\$30,475.64	\$30,598.56			\$7,100
53	13	11/26/18	Cnty PIG	40.74	\$224,042.50	\$148,682.75		\$75,359.75		\$5,500
38	13	12/4/18	Muni PIG	81.24	\$470,425.25	\$230,770.20	\$239,655.05			\$5,790
42	9	1/22/19	Cnty PIG	20.95	\$150,811.20	\$94,257.00		\$56,554.20		\$7,200
69 69	9 9.02	4/2/19	SADC EP	110.17	\$647,782.81	\$647,782.81				\$5,880
76 76	4 4.02	6/7/19	Cnty PIG	77.16	\$585,678.80	\$362,196.10		\$223,482.70		\$7,591

Appendix C. Preserved Farms

\*Entries in blue denote farms in multiple municipalities

BLOCK	LOT	Date Closed	Program	Easement Acres in UP	Total Cost in UP	SADC Share in UP	Federal Share in UP	County Share in UP	Municipal Share in UP	Per Acre Cost in UP
18	58	6/28/19	SADC EP	77.49	\$503,469.76	\$503,469.76				\$6,497
18	58.01									
18	59									
18	60									
18	61									
28	23	8/26/19	Muni PIG	42.82	\$256,920.00	\$166,998.00		\$44,961.00	\$44,961.00	\$6,000
7	16	9/23/19	Muni PIG	44.94	\$265,122.40	\$173,003.60		\$46,059.40	\$46,059.40	\$5,900
4	26	10/28/19	Muni PIG	19.55	\$115,125.30	\$74,548.35		\$20,288.48	\$20,288.48	\$5,890
27	13	6/28/21	Muni PIG	20.46	\$126,870.60	\$62,528.60	\$64,342.00			\$6,200
27	13.02									
42	8	10/29/21	Cnty PIG	40.24	\$285,704.00	\$179,068.00		\$106,636.00		\$7,100
43	4									
11	8	11/12/21	SADC EP	138.88	\$554,924.00	\$554,924.00				\$3,996
43	10	12/9/21	SADC EP	126.25	\$618,634.80	\$618,634.80				\$4,900
43	12									
46	8									
47	13									
28	20	12/13/21	SADC EP	102.64	\$579,938.60	\$579,938.60				\$5,650
28	20.01									
32	6									
43	13	1/20/22	Cnty PIG	69.75	\$369,669.70	\$247,608.95		\$122,060.75		\$5,300
21	6.01	5/27/22	Muni PIG	19.34	\$121,848.30	\$78,331.05		\$21,758.63	\$21,758.63	\$6,300
13	20	6/29/22	Muni PIG	42.35	\$249,876.80	\$163,055.20		\$43,410.80	\$43,410.80	\$5,900
29	9	11/18/22	Muni PIG	33.97	\$203,814.00	\$132,479.10		\$35,667.45	\$35,667.45	\$6,000
32	1									
18	34		Independent	3.00						
4	14		Gloucester Cnty EP	49.07						
73	8		Cnty EP	25.16						
<b>Total (135 Farms):</b>				<b>11,786</b>	<b>\$45,155,956</b>	<b>\$37,176,846</b>	<b>\$2,174,761</b>	<b>\$5,213,418</b>	<b>\$590,931</b>	<b>\$3,831</b>
<b>Percent of Total Funding:</b>					<b>100%</b>	<b>82%</b>	<b>5%</b>	<b>12%</b>	<b>1%</b>	



## Appendix D. SADC Minimum Eligibility Criteria

### SADC Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC's rules for farmland preservation and project eligibility.<sup>1</sup> In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production, and meet minimum tillable land standards. (N.J.A.C. 2:76-6.20)

In summary:

*For all lands less than or equal to 10 acres:*

- The land must produce at least \$2,500 worth of agricultural or horticultural products annually; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, less than 80% slopes of 15% or more); or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

*For lands greater than 10 acres:*

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable; and
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC; or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For a farm application to qualify for SADC cost share, the farm must have at least one parcel listed on the targeted farm list; comprise an assemblage of substandard parcels which together meet SADC minimum standards; or have sufficient justification by the Hunterdon CADB that the parcels were not identified as targeted due to a specific mapping issue or other error.

Within the identified project area, candidate farms are identified which meet the tillable land and soils minimum eligibility standards. To determine farms that are potentially eligible for preservation, a series of queries were made utilizing the ArcGIS digital mapping software for soils and tillable land. These are described in further detail below and shown on target farm map.

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<sup>1</sup> Adopted by the SADC May 21, 2007, and July 25, 2019.

## Appendix D. SADC Minimum Eligibility Criteria

### Farmland that meets the SADC Criteria for Tillable Land

Tillable acreage was determined using the NJDEP 2015 Land Use/Land Cover mapping for agricultural lands. The land categories that are defined as the “tillable land” are as follows:

- Agricultural Wetlands (Modified)
- Confined Feeding Operations
- Cropland and Pastureland
- Former Agricultural Wetland
- Orchards/Vineyards/Nurseries/Horticultural Areas
- Other Agriculture

Farm parcels were sorted by size based upon the SADC Minimum Eligibility Criteria for tillable land:

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% tillable
6.667-10 acres	5 acres tillable
10-50 acres	50% tillable
50+ acres	25 tillable acres

### Farmland that meets the SADC Criteria for Agricultural Soils

Agricultural soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. The use of the NRCS Soil Survey identifying prime, statewide, and unique agricultural soils is the first and best indication of the farmland soils.

Farm parcels are sorted by size based upon the SADC Minimum Eligibility Criteria for soils:

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% soils capable of supporting agricultural production
6.667-10 acres	5 ac of soils capable of supporting agricultural production
10-50 acres	50% soils capable of supporting agricultural production
50+ acres	25 ac of soils capable of supporting agricultural production

### Farmland that meets SADC Criteria for both Tillable Land and Soils

Utilizing the tillable acreage determined from the NJDEP 2015 Land Use/Land Cover mapping for agricultural lands and soil acreage determined using the Soil Survey as prepared by the NRCS for prime farmland soils, soils of statewide importance and soils of unique importance, farm parcels were sorted by size based upon the SADC Minimum Eligibility Criteria for tillable land and soils.

Hunterdon County may proceed without state funding on projects that do not meet these Minimum Eligibility Standards, but typically, Hunterdon County will not cost share on applications that do not meet SADC minimum standards. In all cases, the CADB will review and process applications from landowners for farmland preservation and follow all state procedures to ensure consistency in application review and processing.

Appendix E. Target Farms

Block	Lot	Location	Parcel Acreage		Agricultural Soils		Tillable Soils	
			Tax Data	GIS Data	Acres	Percent	Acres	Percent
3	8	70 TAYLOR RD	9.30	9.69	9.69	100.00%	8.72	90.03%
3	8.01	THREE BRIDGE RD	7.94	8.64	8.64	100.00%	7.52	86.98%
3	12	TAYLOR RD	9.58	10.30	10.27	99.77%	9.58	92.99%
3	14	AURA-WILLOW GROVE RD	2.82	3.32	2.95	88.80%	2.56	77.10%
3	15	AURA-WILLOW GROVE RD	9.21	11.40	10.75	94.31%	9.94	87.17%
3	16	AURA-WILLOW GROVE RD	7.42	7.49	7.49	100.00%	6.63	88.44%
3	17	THREE BRIDGE RD	3.34	2.88	2.88	100.00%	2.65	91.97%
5	1	219 THREE BRIDGE ROAD	10.74	11.53	11.53	100.00%	10.83	93.89%
6	1	DUTCH ROW RD	2.13	2.22	2.22	100.00%	1.83	82.33%
6	5	168 DUTCH ROW ROAD	3.15	4.10	4.10	100.00%	3.10	75.61%
6	6	DUTCH ROW RD	5.10	6.01	6.01	100.00%	4.81	80.05%
6	8	DUTCH ROW RD	15.39	15.69	15.69	100.00%	12.71	81.02%
7	2	DUTCH ROW RD	4.39	4.40	4.39	99.86%	4.40	100.00%
7	14	DUTCH ROW RD	1.66	1.53	1.53	100.00%	1.49	97.26%
10	3	35 FITCHHORN RD	23.03	23.15	23.15	100.00%	23.02	99.41%
10	4	35 FITCHHORN & DUTCH ROW	22.29	23.47	23.47	100.00%	22.76	96.95%
10	5	DUTCH ROW RD	21.81	22.54	22.54	100.00%	21.82	96.79%
10	8	THREE BRIDGE RD	12.01	4.19	4.19	100.00%	4.19	100.00%
10	8.01	140 THREE BRIDGE RD	5.00	6.15	6.15	100.00%	6.15	100.00%
10	8.02	THREE BRIDGE RD	5.00	6.23	6.23	100.00%	4.87	78.18%
10	11	PINYARD RD	20.04	21.67	21.67	100.00%	20.07	92.61%
11	1	RICHWOOD RD	6.54	7.10	7.10	100.00%	6.30	88.71%
11	1.01	RICHWOOD RD	9.93	9.41	9.39	99.79%	7.89	83.86%
11	3	RICHWOOD RD	22.21	22.77	22.52	98.92%	18.86	82.85%
11	6.01	PINYARD ROAD	3.94	4.06	3.32	81.87%	4.03	99.35%
11	10	95 THREE BRIDGE RD	8.83	10.14	10.14	100.00%	6.41	63.19%
11	22	THREE BRIDGE RD	23.21	23.35	23.17	99.22%	22.66	97.03%
11	24	DUTCH ROW RD	8.91	10.17	10.17	100.00%	5.38	52.94%
11	32.02	143 DUTCH ROW ROAD	2.59	3.57	3.57	100.00%	3.57	100.00%
11	35	ROUTE 40	6.59	7.32	7.32	100.00%	5.57	76.11%
11	38	ROUTE 40	6.45	7.84	7.84	100.00%	6.87	87.67%
11	41	ROUTE 40	30.96	30.09	30.09	100.00%	16.97	56.40%
13	9	29 THREE BRIDGE ROAD	10.19	11.02	11.02	100.00%	6.58	59.71%
13	21	PINYARD RD	29.03	27.47	27.47	100.00%	19.90	72.45%
13	21.02	PINYARD RD	12.97	13.42	13.42	100.00%	12.06	89.83%
13	27	RICHWOOD RD	26.92	27.05	27.05	100.00%	21.77	80.45%
13	27.01	RICHWOOD ROAD	26.92	26.34	26.34	100.00%	19.16	72.77%
14	3	THREE BRIDGE RD	18.43	22.69	22.69	100.00%	20.19	89.00%
14	3.01	THREE BRIDGE RD	2.34	2.11	2.11	100.00%	2.06	97.89%
14	3.02	THREE BRIDGE RD	2.07	1.79	1.79	100.00%	1.79	100.00%
14	3.03	ISLAND RD	2.01	2.13	2.13	100.00%	1.94	91.33%
14	3.04	ISLAND RD	1.43	1.54	1.54	100.00%	1.54	100.00%
14	3.05	ISLAND RD	1.78	1.84	1.84	100.00%	1.84	100.00%
14	6	MONROEVILLE RD	31.64	31.19	31.19	100.00%	30.70	98.42%
14	7	PINYARD RD	24.29	25.31	25.31	100.00%	21.82	86.22%
14	8	PINYARD RD	1.04	1.02	1.02	100.00%	1.02	100.00%
14	9	PINYARD RD	23.66	23.28	23.28	100.00%	18.03	77.46%
15	19	ISLAND RD	8.77	9.77	9.77	100.00%	8.76	89.57%
16	6	MONROEVILLE RD	16.79	17.88	17.88	100.00%	12.90	72.12%
16	8	MONROEVILLE RD	8.02	7.86	7.86	100.00%	6.28	79.89%
18	5	318 RICHWOOD ROAD	5.00	5.07	4.60	90.73%	4.44	87.57%
18	8.01	RICHWOOD ROAD	2.07	2.30	2.20	95.68%	1.89	82.24%

Appendix E. Target Farms

Block	Lot	Location	Parcel Acreage		Agricultural Soils		Tillable Soils	
			Tax Data	GIS Data	Acres	Percent	Acres	Percent
18	8.03	RICHWOOD ROAD	2.35	2.26	2.26	100.00%	2.26	100.00%
18	9	RICHWOOD RD	68.00	69.47	69.47	100.00%	65.98	94.97%
18	18	MONROEVILLE RD	15.85	16.49	16.49	100.00%	13.89	84.26%
18	19	354 MONROEVILLE RD	6.84	8.08	8.08	100.00%	6.35	78.60%
18	20	MONROEVILLE RD	7.78	8.85	8.85	100.00%	7.80	88.15%
18	21	358 MONROEVILLE ROAD	-	17.75	17.75	100.00%	16.69	94.02%
18	23	MONROEVILLE RD	18.92	19.35	19.35	100.00%	13.18	68.13%
18	25	RICHWOOD ROAD	25.23	25.77	25.77	100.00%	20.70	80.35%
18	31	RICHWOOD RD	23.80	23.31	23.31	100.00%	14.34	61.51%
18	33	RICHWOOD RD	10.40	9.81	9.81	100.00%	9.41	95.98%
18	37.01	370 MONROEVILLE RD	18.22	18.23	18.23	100.00%	13.52	74.18%
18	37.02	MONROEVILLE RD	18.22	20.27	20.27	100.00%	11.06	54.56%
18	65	MONROEVILLE RD	5.01	6.14	6.14	100.00%	4.88	79.52%
19	1	SWEDESBORO RD	66.65	67.86	67.18	99.00%	53.11	78.26%
19	22	SWEDESBORO RD	27.82	33.56	33.56	100.00%	28.20	84.03%
21	6	82 GLASSBORO ROAD	8.32	9.29	9.29	100.00%	7.38	79.36%
21	6.02	GROFF RD	17.17	18.28	18.28	100.00%	13.86	75.80%
21	11	100 GROFF RD	8.87	10.41	10.41	100.00%	7.04	67.60%
21	12.02	NEW FREEDOM RD	14.55	15.60	15.60	100.00%	8.22	52.67%
21	12.03	NEW FREEDOM RD	13.98	15.52	15.52	100.00%	8.64	55.70%
21	12.04	57 NEW FREEDOM ROAD	7.48	7.08	7.08	100.00%	6.75	95.25%
21	13.02	NEW FREEDOM RD	28.81	30.10	30.10	100.00%	28.91	96.06%
21	16	RICHWOOD RD	7.07	12.43	8.42	67.69%	7.94	63.83%
22	9	NEW FREEDOM RD	83.47	86.72	38.90	44.86%	37.52	43.27%
22	10	NEW FREEDOM RD	25.89	25.92	24.77	95.54%	24.86	95.90%
22	15	44 NEW FREEDOM ROAD	8.68	9.70	9.25	95.35%	7.67	79.01%
22	19	NEW FREEDOM RD	50.80	51.29	32.88	64.12%	41.43	80.78%
25	1	PINE TAVERN RD	23.82	22.29	22.29	100.00%	22.20	99.62%
25	10	DILKS RD	7.86	9.04	9.04	100.00%	6.59	72.83%
26	5	ROUTE 77	8.69	9.98	9.98	100.00%	8.76	87.79%
27	12	280 SWEDESBORO ROAD	11.00	12.24	9.53	77.87%	7.42	60.59%
27	13.01	SWEDESBORO RD	10.40	11.18	8.62	77.04%	6.59	58.90%
27	13.03	SWEDESBORO RD	9.23	9.33	7.64	81.82%	7.59	81.33%
27	13.04	SWEDESBORO RD	15.60	15.59	13.36	85.69%	12.39	79.47%
27	14	MONROEVILLE-SWEDESBORO RD	99.50	96.97	81.44	83.99%	58.60	60.43%
28	5	333 SWEDESBORO RD	37.55	38.43	23.79	61.89%	27.13	70.59%
28	9	SWEDESBORO RD	56.19	56.78	56.78	100.00%	52.18	91.91%
28	9.02	SWEDESBORO RD	19.41	20.99	20.99	100.00%	14.65	69.79%
28	14	ROUTE 77	40.70	40.40	40.40	100.00%	40.40	100.00%
28	23.02	SAWMILL ROAD	13.94	13.93	13.93	100.00%	13.84	99.34%
29	7	182 WHIG LANE RD	21.58	22.98	22.98	100.00%	21.73	94.55%
29	7.01	SAW MILL RD	12.00	12.38	12.38	100.00%	11.56	93.39%
29	10	64 COMMISSIONERS PIKE	11.05	12.49	12.49	100.00%	10.39	83.15%
29	11	COMMISSIONERS PIKE	8.45	9.33	9.27	99.32%	7.99	85.55%
29	17	COMMISSIONERS PIKE	9.67	10.52	10.52	100.00%	9.33	88.63%
30	5	COMMISSIONERS PIKE	4.90	4.78	4.77	99.67%	4.58	95.82%
30	6.01	COMMISSIONERS PIKE	19.47	19.36	18.90	97.62%	12.52	64.67%
30	6.02	COMMISSIONERS PIKE	8.97	10.43	5.51	52.81%	6.23	59.76%
30	6.03	COMMISSIONERS PIKE	17.86	20.24	20.24	100.00%	16.00	79.09%
30	7.01	WHIG LANE RD	6.00	6.09	6.09	100.00%	5.19	85.13%
30	9	WHIG LANE RD	35.42	31.16	31.15	99.96%	30.97	99.38%
31	1	WHIG LANE RD	15.62	11.94	11.92	99.86%	11.47	96.09%

Appendix E. Target Farms

Block	Lot	Location	Parcel Acreage		Agricultural Soils		Tillable Soils	
			Tax Data	GIS Data	Acres	Percent	Acres	Percent
31	2	WHIG LANE RD	71.43	72.03	69.96	97.13%	38.96	54.10%
31	3	COMMISSIONERS PIKE	-	24.69	24.69	100.00%	15.14	61.32%
31	3.01	COMMISSIONERS PIKE	24.33	11.23	11.23	100.00%	6.24	55.60%
32	2	WHIG LANE RD	23.41	25.22	24.60	97.53%	15.88	62.96%
32	3	WHIG LANE RD	4.00	3.84	3.84	100.00%	3.74	97.56%
32	3.01	WHIG LANE ROAD	30.98	32.51	32.51	100.00%	20.02	61.56%
32	3.03	WHIG LANE RD	11.88	10.97	10.97	100.00%	10.97	99.97%
32	5	133 WHIG LANE ROAD	13.00	13.67	13.56	99.21%	10.00	73.16%
32	13	GLASSBORO RD	6.72	8.60	8.60	100.00%	6.82	79.30%
32	13.01	GLASSBORO RD	31.83	33.42	33.42	100.00%	28.82	86.24%
32	13.02	GLASSBORO RD	7.88	8.90	8.90	100.00%	7.49	84.13%
32	15	GLASSBORO RD	16.13	17.48	17.48	100.00%	15.70	89.80%
33	1	GLASSBORO RD	4.40	4.79	4.79	100.00%	4.79	100.00%
33	3	GLASSBORO RD	42.00	41.28	41.28	100.00%	41.27	99.98%
34	5.01	GLASSBORO RD	9.43	10.09	8.46	83.85%	5.51	54.57%
34	12	WHIG LANE RD	35.00	34.63	34.63	100.00%	33.57	96.94%
34	13.01	WHIG LANE RD	7.75	8.60	8.60	100.00%	7.46	86.77%
34	15	ROUTE 77	46.05	46.62	46.62	100.00%	45.57	97.75%
34	18	ROUTE 77	6.23	7.58	7.58	100.00%	5.54	73.05%
34	22	ROUTE 77	10.69	11.97	11.97	100.00%	11.29	94.33%
34	30	ROUTE 40	44.75	61.00	56.76	93.05%	42.73	70.06%
34	41	ROUTE 40	24.60	25.15	25.15	100.00%	23.89	94.98%
35	3	ROUTE 77	34.34	35.44	35.44	100.00%	35.44	100.00%
35	4	GLASSBORO RD	9.00	9.95	9.95	100.00%	9.24	92.86%
36	1	GLASSBORO RD	5.48	6.61	6.61	100.00%	6.31	95.54%
37	5	FRANZEN RD	14.65	15.48	15.48	100.00%	15.48	100.00%
37	5.02	PINE TAVERN RD	3.07	2.58	2.58	100.00%	2.58	99.88%
37	5.03	FRANZEN RD	3.10	3.27	3.27	100.00%	3.27	100.00%
37	6	FRANZEN RD	24.73	25.52	25.52	100.00%	24.26	95.09%
38	4	GLASSBORO RD	11.27	10.72	10.72	100.00%	10.43	97.30%
39	3	ROUTE 77	4.22	4.43	4.43	100.00%	4.35	98.22%
39	7	ROUTE 77	5.92	5.68	5.68	100.00%	5.68	100.00%
40	13	MONROEVILLE RD	3.78	3.84	3.84	100.00%	3.84	100.00%
40	17	ROUTE 40	23.50	22.73	22.73	100.00%	22.73	100.00%
40	18	ROUTE 40	6.24	6.39	6.39	100.00%	6.39	100.00%
40	26	ROUTE 40	137.90	139.05	133.30	95.86%	116.59	83.85%
42	2	306 PINE TAVERN RD	1.00	10.12	10.12	100.00%	7.58	74.82%
42	5	SWEDESBORO RD	3.61	3.64	3.64	100.00%	3.64	100.00%
42	6	FRIENDSHIP RD	8.26	9.50	9.50	100.00%	7.59	79.93%
42	11	MONROEVILLE RD	136.00	138.98	127.33	91.62%	97.82	70.39%
43	11	258 MONROEVILLE RD	1.25	1.21	1.21	100.00%	1.21	100.00%
44	1	185 RICHWOOD RD	10.35	9.58	9.58	100.00%	5.88	61.33%
44	4	ISLAND RD	8.65	9.52	9.52	100.00%	8.33	87.49%
44	4.02	ISLAND RD	5.07	6.22	6.22	100.00%	5.13	82.48%
44	6.01	FRIENDSHIP RD	38.00	37.62	33.42	88.84%	33.17	88.17%
44	6.02	FRIENDSHIP ROAD	2.39	2.47	2.47	100.00%	2.47	100.00%
44	6.03	FRIENDSHIP ROAD	2.35	2.30	2.30	100.00%	2.12	92.00%
45	3	ISLAND RD	12.72	13.38	13.38	100.00%	11.89	88.84%
45	7	BURGESS ROAD	17.47	18.98	18.98	100.00%	17.90	94.30%
45	8	BURGESS RD	17.50	16.70	16.70	100.00%	15.87	95.02%
46	1.01	RICHWOOD RD	7.08	7.46	7.46	100.00%	7.46	100.00%
46	7	90 PINE TAVERN ROAD	7.95	9.65	8.28	85.80%	5.48	56.83%

Appendix E. Target Farms

Block	Lot	Location	Parcel Acreage		Agricultural Soils		Tillable Soils	
			Tax Data	GIS Data	Acres	Percent	Acres	Percent
47	1	MONROEVILLE RD	22.80	22.80	22.80	100.00%	22.31	97.88%
47	2	FRIENDSHIP RD	21.00	59.65	50.93	85.38%	25.37	42.53%
47	3	FRIENDSHIP RD	22.61	23.46	15.45	65.85%	17.21	73.34%
47	14	MONROEVILLE RD	4.50	4.47	4.47	100.00%	3.97	88.75%
48	1	BURLINGTON ROAD	2.36	3.46	3.46	100.00%	2.67	77.07%
48	5.03	PINE TAVERN RD	13.12	13.05	11.94	91.54%	11.36	87.04%
50	1.02	ROUTE 40	33.91	33.93	33.93	100.00%	33.91	99.95%
50	2.02	WOOLMAN RD	9.00	9.03	9.03	100.00%	9.03	100.00%
50	3	PINE TAVERN RD	9.00	9.93	9.93	100.00%	8.18	82.33%
50	10	PINE TAVERN RD	33.00	33.30	33.30	100.00%	32.44	97.42%
50	11	PINE TAVERN RD	1.72	1.74	1.74	100.00%	1.74	100.00%
50	12	ROUTE 40	9.87	10.37	10.36	99.86%	7.90	76.23%
50	18	500 ROUTE 40	6.90	7.79	7.79	100.00%	6.29	80.80%
52	3	ROUTE 40	68.53	67.23	67.23	100.00%	66.95	99.57%
52	3.03	ROUTE 40	8.00	8.51	8.51	100.00%	8.30	97.53%
52	4	ROUTE 40	8.19	7.43	7.43	100.00%	7.43	100.00%
52	5	ROUTE 40	61.65	62.33	57.47	92.21%	57.39	92.08%
52	7	ROUTE 40	12.63	13.16	11.71	88.99%	12.64	96.03%
52	10	GARRISON RD	8.10	8.49	8.15	95.98%	8.12	95.60%
53	11	GARRISON RD	11.75	11.68	11.68	100.00%	11.43	97.85%
54	1	SHIRLEY RD	31.22	36.78	36.78	100.00%	30.72	83.54%
54	1.01	SHIRLEY ROAD	6.08	7.16	7.16	100.00%	6.00	83.82%
54	2	MOORE RD	27.10	27.70	27.70	100.00%	22.02	79.52%
55	5	NEWKIRK STATION RD	8.52	8.85	8.85	100.00%	5.42	61.16%
55	9	NEWKIRK STATION RD	1.00	1.21	1.21	100.00%	1.12	92.66%
55	10	NEWKIRK STATION RD	7.90	9.32	9.32	100.00%	5.69	60.98%
55	12	NEWKIRK STATION RD	33.24	34.40	34.40	100.00%	34.40	100.00%
55	14	ROUTE 40	5.11	6.25	6.25	100.00%	5.55	88.74%
55	14.01	NEWKIRK STATION RD	46.62	47.61	47.61	99.99%	47.61	100.00%
55	16	ROUTE 40	35.49	35.11	35.11	100.00%	34.84	99.24%
55	19.01	BURLINGTON RD	13.43	13.33	13.33	100.00%	13.15	98.69%
55	21.01	GARRISON RD	13.50	15.13	15.13	100.00%	10.23	67.64%
55	21.02	219 BURLINGTON ROAD	15.15	15.87	15.87	100.00%	14.89	93.80%
55	23	JEFFERSON RD	8.93	9.89	9.89	100.00%	8.07	81.56%
55	28	232 JEFFERSON RD	8.82	9.37	9.37	100.00%	6.85	73.12%
55	29	206 JEFFERSON RD	0.29	0.32	0.32	100.00%	0.32	100.00%
55	30	NEWKIRK STATION RD	182.06	184.63	184.63	100.00%	107.34	58.14%
56	13	126 JEFFERSON ROAD	4.11	5.66	5.66	100.00%	4.87	86.15%
56	18	JEFFERSON RD	5.03	6.09	6.09	100.00%	5.22	85.81%
56	18.01	JEFFERSON RD	39.34	39.65	39.65	100.00%	29.80	75.16%
56	19	76 NEWKIRK STATION RD	53.27	55.98	55.98	100.00%	54.57	97.48%
56	22	NEWKIRK STATION RD	22.59	22.35	22.35	100.00%	22.24	99.53%
56	25	NEWKIRK STATION RD	2.67	2.92	2.92	100.00%	2.92	100.00%
57	1	ROUTE 77	44.40	43.85	43.85	100.00%	42.09	95.98%
57	3	JEFFERSON RD	7.00	6.83	6.83	100.00%	6.21	90.93%
60	3	DARETOWN RD	77.07	81.11	70.56	86.98%	58.03	71.55%
60	5	430 DARETOWN RD	17.00	10.53	10.52	99.87%	8.86	84.19%
60	5.02	452 DARETOWN RD	6.08	18.33	18.23	99.45%	13.57	74.01%
60	19	DARETOWN RD	0.11	0.16	0.16	100.00%	0.16	100.00%
61	1.01	SLABTOWN RD	3.00	2.99	2.99	100.00%	2.99	100.00%
61	1.02	SLABTOWN RD	3.00	3.10	3.10	100.00%	3.00	96.78%
61	5	ROUTE 40	31.59	31.08	25.09	80.74%	20.71	66.64%

Appendix E. Target Farms

Block	Lot	Location	Parcel Acreage		Agricultural Soils		Tillable Soils	
			Tax Data	GIS Data	Acres	Percent	Acres	Percent
61	27.01	DARETOWN ROAD	8.86	15.62	14.09	90.19%	13.09	83.77%
61	27.02	DARETOWN ROAD	15.32	16.11	13.55	84.13%	10.53	65.37%
61	33	471 DARETOWN ROAD	9.51	10.73	10.73	100.00%	8.88	82.74%
61	34	DARETOWN RD	5.24	6.96	6.96	100.00%	6.41	92.04%
61	34.02	DARETOWN RD	5.24	50.61	36.57	72.26%	48.16	95.16%
62	4	ROUTE 40	7.61	7.50	7.50	100.00%	7.28	97.03%
62	7	ROUTE 40	15.17	14.85	14.85	100.00%	13.27	89.35%
62	17	WOODSTOWN-DARETOWN RD	12.96	12.03	12.02	99.90%	8.79	73.07%
63	1	ROUTE 40	6.93	6.42	6.42	100.00%	6.42	100.00%
64	1.01	SLABTOWN ROAD	3.18	3.10	3.10	100.00%	3.10	100.00%
64	1.02	SLABTOWN ROAD	3.00	2.83	2.83	100.00%	2.83	100.00%
64	1.03	SLABTOWN ROAD	3.00	2.94	2.94	100.00%	2.94	100.00%
64	3	FOXES MILL RD	18.15	17.90	17.90	100.00%	11.68	65.21%
64	3.01	FOXES MILL RD	3.00	2.75	2.42	88.06%	2.68	97.30%
64	7	DARETOWN RD	13.08	13.70	11.13	81.28%	9.26	67.58%
64	11	DARETOWN RD	19.23	18.84	16.95	90.00%	15.40	81.77%
65	3	WOODSTOWN-DARETOWN RD	39.05	39.55	38.75	97.98%	39.43	99.69%
65	23.01	DARETOWN-ALLOWAY RD	15.51	15.51	15.51	100.00%	14.61	94.17%
65	23.02	DARETOWN-ALLOWAY RD	11.78	12.31	12.31	100.00%	12.21	99.18%
65	27	WOODSTOWN-DARETOWN RD	3.18	3.06	3.06	100.00%	3.06	100.00%
66	3	DARETOWN RD	2.50	2.52	2.52	100.00%	2.52	99.88%
66	4	BRIDGETON RD	8.47	9.45	9.45	100.00%	8.32	87.96%
66	7	DARETOWN RD	3.35	4.57	4.57	100.00%	4.57	100.00%
67	15	NEWKIRK STATION RD	61.44	61.48	51.30	83.44%	46.32	75.33%
67	16	NEWKIRK STATION RD	33.72	34.52	29.68	85.98%	29.29	84.84%
67	19	NEWKIRK STATION RD	19.31	18.43	18.43	100.00%	15.20	82.48%
68	1	DARETOWN RD	81.75	85.09	84.97	99.87%	84.92	99.81%
68	4	NEWKIRK STATION RD	61.57	65.76	63.37	96.36%	65.15	99.07%
68	10.01	185 DARETOWN ROAD	6.24	7.42	7.42	100.00%	6.07	81.74%
69	2	NEWKIRK STATION RD	61.04	64.88	64.88	100.00%	62.39	96.17%
69	2.01	BRIDGETON RD	28.50	28.12	27.62	98.21%	24.90	88.54%
69	17	GARRISON RD	20.27	21.56	21.56	100.00%	18.59	86.21%
69	19	DARETOWN RD	44.88	46.50	46.50	100.00%	38.61	83.03%
69	20	DARETOWN RD	131.78	134.79	133.48	99.02%	121.40	90.06%
70	3	COLSON RD	119.74	122.27	122.27	100.00%	122.02	99.79%
70	4	ROUTE 77	72.86	75.86	75.86	100.00%	64.69	85.27%
70	9	BRIDGETON RD	50.98	49.07	49.07	100.00%	43.20	88.04%
70	11	BRIDGETON RD	73.24	72.51	72.51	100.00%	70.95	97.85%
71	3	ROUTE 77	76.40	74.75	74.75	100.00%	74.35	99.47%
72	1	NEWKIRK STATION RD	64.60	64.98	64.98	100.00%	57.30	88.18%
72	4	NEWKIRK STATION RD	14.56	14.76	14.76	100.00%	8.80	59.61%
72	5	NEWKIRK STATION RD	1.50	1.49	1.49	100.00%	1.40	93.82%
72	6.02	NEWKIRK STATION ROAD	16.98	17.49	17.49	100.00%	12.72	72.73%
72	7	ROUTE 77	48.95	53.52	53.52	100.00%	49.10	91.74%
72	9	ROUTE 77	101.50	102.30	102.30	100.00%	101.67	99.38%
73	2	BRIDGETON RD	29.80	28.60	28.60	100.00%	27.99	97.86%
73	10	BRIDGETON RD	60.26	61.33	61.33	100.00%	59.98	97.81%
73	11	SHIRLEY RD	1.63	1.66	1.66	100.00%	1.66	100.00%
75	12	ROUTE 77	19.28	13.56	13.56	100.00%	8.57	63.25%
75	17.01	SHIRLEY RD	5.00	6.45	6.45	100.00%	5.06	78.41%
76	5	ROUTE 77	44.79	48.40	48.40	100.00%	48.23	99.65%
76	9	SHIRLEY RD	0.91	0.88	0.88	100.00%	0.84	96.22%

Appendix E. Target Farms

Block	Lot	Location	Parcel Acreage		Agricultural Soils		Tillable Soils	
			Tax Data	GIS Data	Acres	Percent	Acres	Percent
76	13	BRIDGETON ROAD	8.78	8.85	8.85	100.00%	5.93	67.03%
77	5	JEFFERSON RD	22.40	21.86	21.86	100.00%	16.56	75.73%
77	6	339 JEFFERSON RD	3.46	3.50	3.50	100.00%	3.50	100.00%
77	7	JEFFERSON RD	110.84	111.24	111.24	100.00%	106.61	95.84%
77	13	SHIRLEY RD	69.81	70.06	70.06	100.00%	69.90	99.78%
78	5	MOORE RD	45.32	46.55	46.55	100.00%	43.38	93.17%
78	6	SHIRLEY RD	112.33	114.40	114.40	100.00%	112.95	98.73%
78	7	JEFFERSON RD	80.53	83.54	83.54	100.00%	82.31	98.54%
79	1	JEFFERSON RD	64.88	65.36	65.36	100.00%	61.14	93.53%
79	1.01	JEFFERSON ROAD	6.00	6.13	6.13	100.00%	6.08	99.19%
79	5	JEFFERSON RD REAR	27.85	31.45	31.45	100.00%	26.29	83.61%
79	13	ROUTE 77	203.22	184.09	184.09	100.00%	103.72	56.34%
79	16	SHIRLEY ROAD	226.90	244.15	244.15	100.00%	163.71	67.05%
79	17	SHIRLEY ROAD	114.17	120.16	120.16	100.00%	93.69	77.97%
80	2	SHIRLEY RD	107.64	109.80	109.80	100.00%	84.82	77.25%
80	3.01	CEDAR LN + SHIRLEY RD	38.70	38.15	38.15	100.00%	38.15	100.00%
82	6	339 BULINGTON ROAD	41.24	43.21	43.21	100.00%	33.95	78.57%
<b>Total:</b>			<b>6,741.50</b>	<b>7,051.37</b>				



## Appendix F. Right to Farm Ordinance

- B. All swimming pools shall be constructed to the design standards as set forth by the National Swimming Pool Institute.

### Section 3.15 Off-Street Parking and Loading

Adequate off-street parking and loading, open air or indoor, shall be provided with all new construction, the creation of new uses, or the expansion or alteration of existing uses, according to the standards specified in the site plan review chapter.

#### X Section 3.15.1 Right to Farm

The right to farm all land is ordained to be a permitted use which can be pursued on any of the land in the Township of Upper Pittsgrove, subject only to the restrictions and regulations for intensive fowl or swine farms and subject to Township Health and Sanitary codes. The "Right to Farm" as applied in this section includes the following:

- A. Use of irrigation pumps.
- B. Aerial and ground seeding and spraying of land and crops.
- C. Application of fertilizers (but not sludge), pesticides and herbicides.
- D. Use of tractors and other power-driven wheeled and tracked vehicles.
- E. Use of farm laborers (local and transient).
- F. The grazing of livestock.

It is explicitly understood that the right to farm does not include the storage or land application of sludge, as same is controlled by other provisions within this Ordinance.

All the foregoing activities are permitted for the purpose of producing from the land, agricultural products such as vegetables, grains, hay, fruit, fibers, wood, shrubs, flowers, seeds and for raising livestock. Farming activities shall be conducted in accordance with generally accepted agricultural practices and may occur at any time including Sundays and Holidays. These activities

## Appendix F. Right to Farm Ordinance

also may occur at any hour of the day or night. The noises, odors, and fumes which are reasonable and necessary to farming are included as inherent parts of the "Right to Farm".

It is expressly found that whatever nuisance may be caused to others by such uses and activities so conducted, is more than offset by the benefits from farming to the neighborhood and community and to society in general, by the preservation of open space, the beauty of the countryside and clean air and by the preservation and continuance of farming operations in Upper Pittsgrove Township and in New Jersey as a source of agricultural products for this and future generations.

The approval authority shall require developers of major subdivisions to provide perspective purchasers of lots within the subdivision with written notice that Upper Pittsgrove Township has a right to farm ordinance which notice shall include a copy of this Section 3.15.1, which notice shall appear as a legend on the final plat."

### Section 3.15.2. Professional Office Centers

Professional office centers may be established in accordance with the provisions of the Schedules of District Regulations and subject to the following:

- A. Any such center shall be designed as a whole or complete complex with all structures or units having a uniformity of design and bearing architectural and aesthetic relationship to each other when more than one (1) structure is proposed.
- B. Such centers may provide office space to insurance companies, banks, financial institutions, businesses and industries, professional corporations, partnerships or individuals, including but not limited to lawyers, doctors, dentists, architects, land surveyors, engineers, planners, accountants or other recognized professions, brokerage firms, real estate firms or other companies, firms or associations requiring office space.
- C. In addition to providing office space for such uses as those set forth in Subsection B hereinabove, the following accessory uses shall be permitted, if found to be directly related and normally incidental to the above referenced offices uses: radiology or medical laboratories intended to serve the needs of the patients of

# References

## Chapter 1

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