COMPREHENSIVE FARMLAND PRESERVATION PLAN ~ 2008

for the

Township of Frelinghuysen

County of Warren

Compiled by

Morris Land Conservancy
A nonprofit land trust

with

Township of Frelinghuysen
Farmland Preservation Committee

April 2008

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County of Warren

Comprehensive Farmland Preservation Plan—2008

Produced by:
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April 2008

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EXECUTIVE SUMMARY

Frelinghuysen Township boasts an impressive variety of dairy farms, crop fields, nurseries, and woodlands. It is the second largest agricultural land base in Warren County, and more than two-thirds of the Township is assessed as farmland. Of the land in Frelinghuysen Township that is not in agricultural production, most is covered by rich forests, wetlands, and winding streams. The Township is home to beautiful natural areas including Jenny Jump State Park and the Johnsonburg Swamp Preserve. The rolling hills, expansive fields, and pristine natural lands in Frelinghuysen Township combine to form one of the most scenic rural areas in New Jersey.

Frelinghuysen's forested and agricultural areas are dotted by two small villages, Johnsonburg and Marksboro, which play an important role in the Township's social and institutional framework. This rural setting of Frelinghuysen Township – with its delicate combination of natural areas, farms, and hamlets – is rare in New Jersey. Frelinghuysen has been able to retain its agricultural landscape and way of life that reflect the community's desired vision for their town.

Frelinghuysen Township has aggressively pursued and supports the preservation of its agricultural lands. Over ***1,433 acres*** of farmland has been permanently preserved within its borders. Frelinghuysen administers an Open Space and Farmland Preservation Trust Fund ($0.02/$100 assessed value) that helps fund farmland protection, and developed a *Comprehensive Farmland Preservation Plan* in 2005 to guide expenditures from the Trust. The Township has also set the ambitious goal of preserving an additional:

100 acres in 2008,
500 acres by 2013, and
1,000 acres by 2017.

Frelinghuysen Township is committed to permanently protecting ***2,433 acres*** of farmland within the next ten years.

There are currently five farms pending preservation in Frelinghuysen Township through two different preservation programs. Two farms have applied to the Township through the municipal Planning Incentive Grant (PIG) program and are scheduled to close in 2008. Three farms are part of Morris Land Conservancy's nonprofit PIG program. If all five projects are successful, Frelinghuysen will add an additional 281 acres of preserved farmland in the Township this year.

Despite the agricultural industry's prevalence in Frelinghuysen Township, farmers face challenges to their long-term prosperity. The milk and dairy industry – one of the Township's most vital agricultural sectors – is experiencing an extended decline. A growing number of dairy farmers have sought other sources of revenue to supplement their agricultural incomes, such as niche livestock products, field crops, and nursery goods. In addition, the Township's population has more than doubled during the past thirty years. As the cost of purchasing land rises, young and prospective farmers are renting ground to support their operations.

Land use planning efforts at the state, county and local levels have aimed to minimize the impact of new development on the agricultural industry. The *State Development and Redevelopment Plan* designated all of Frelinghuysen Township as Rural, Environmentally-Sensitive, or Parklands, and encourages concentrating new growth within existing developed areas in order to preserve the County's rural environs. Warren County's recently released *Strategic Growth Plan* also advocates development clustering, smart growth practices, and land preservation to advance similar objectives. The Township has recently modified its zoning densities to reflect the agricultural, center-based landscape it wishes to resemble in the future.

This *2008 Comprehensive Farmland Preservation Plan* restates the Township's emphasis on farmland preservation. It serves an update to the Township's *2005 Farmland Preservation Plan*, and brings the Township's farmland preservation planning efforts into compliance with revised SADC guidelines. As part of this process, the *2008 Comprehensive Farmland Preservation Plan* identifies the following seven Project Areas that are the basis for future farmland preservation efforts in Frelinghuysen:

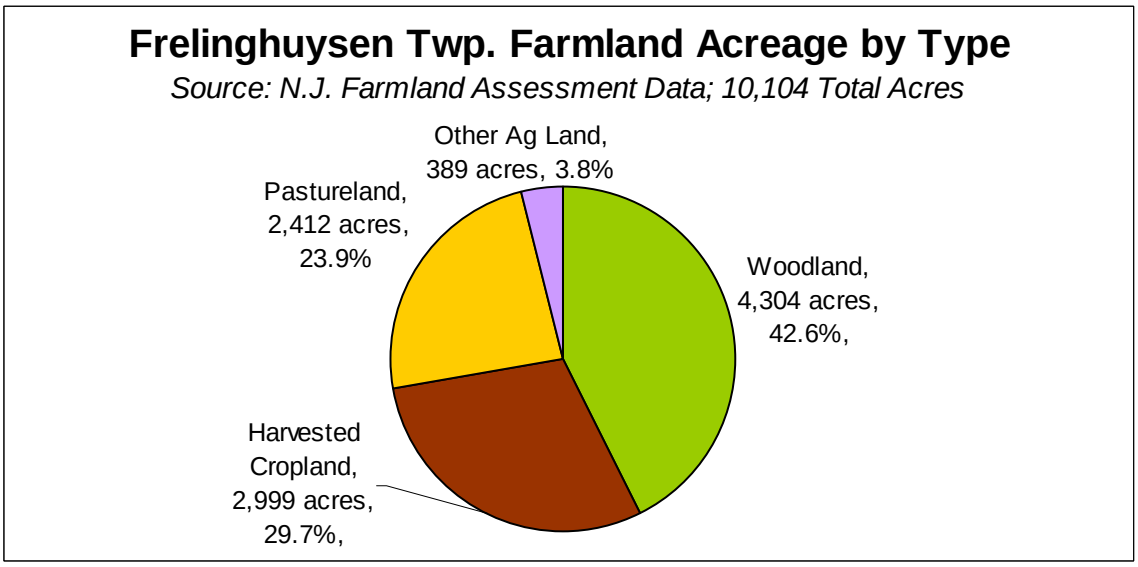
- Allamuchy Farmland Belt,
- Hope Preservation Area,
- Johnsonburg Center,
- Limestone Valley – Bear Brook,
- Limestone Valley – Trout Brook,
- Martinsburg Ridge, and
- Paulins Kill Valley.

There are many innovative ways to promote the longevity and sustainability of agriculture in Frelinghuysen Township. Efforts to support "value-added" products such as organic and processed goods promise to make individual operations more profitable. Frelinghuysen has enacted a Right-to-Farm ordinance and established a municipal Planning Incentive Grant (PIG) program in order to bring state dollars for farmland preservation in to their community. Strong actions like these show support for the practice of agriculture and indicate a willingness to cooperate with State and County initiatives in order to maintain local farms.

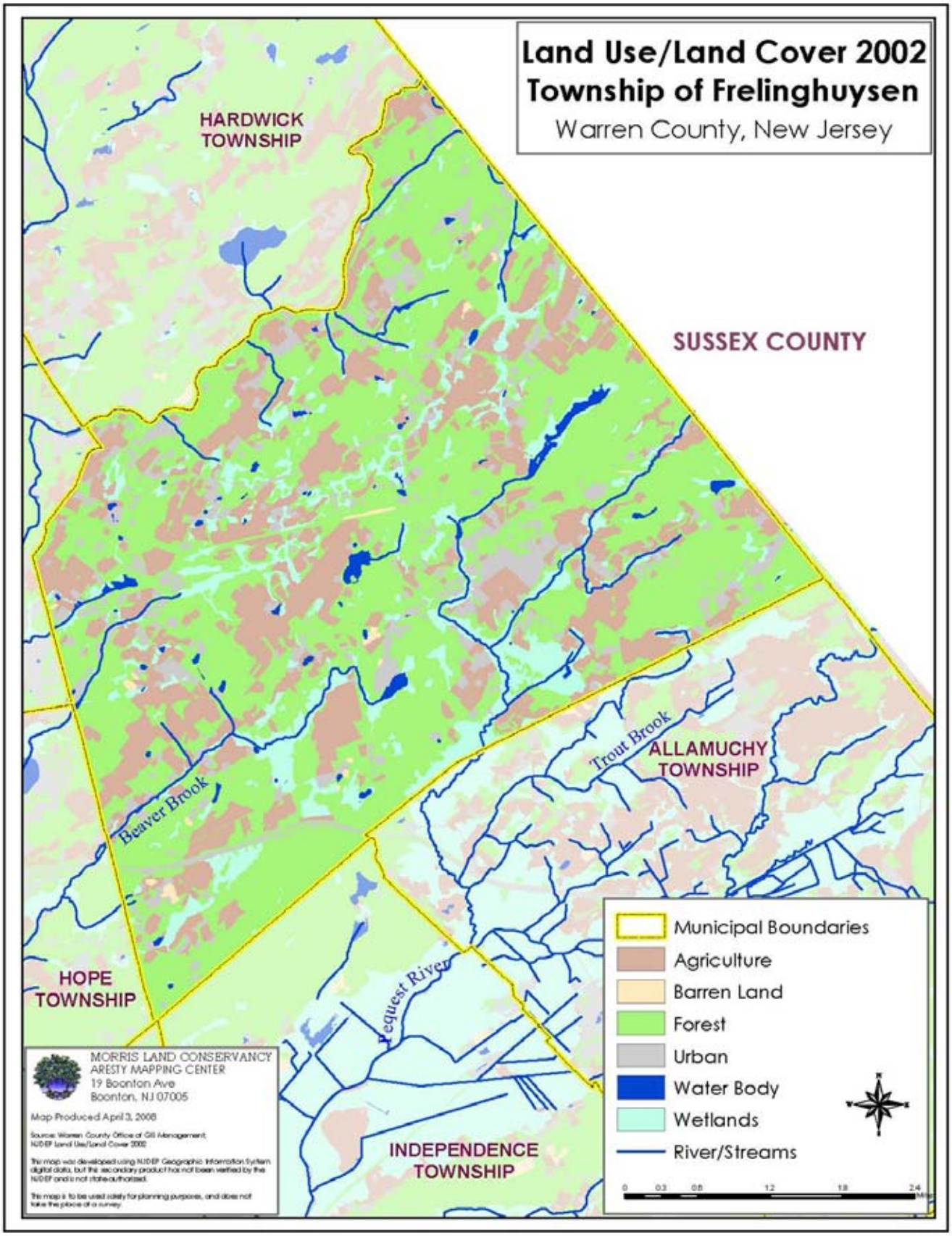
CHAPTER 1: AGRICULTURAL LAND BASE OF FRELINGHUYSEN TOWNSHIP

Agricultural Landscape

Frelinghuysen Township is a community that is identified by its beautiful natural resources and rich agricultural lands. Its 15,276 acres offers residents a varied landscape of mountains, valleys, rivers, marshes, rock ledges, and rolling farmland (see *Land Use/Land Cover Map* below). These farmlands, which occupy 10,104 acres (66%) of the Township, form an integral component of the local landscape, providing variety and agricultural abundance to the region. A planned system of agricultural preservation and community stewardship can protect these special resources and both preserve and enhance the quality of life for Frelinghuysen residents.



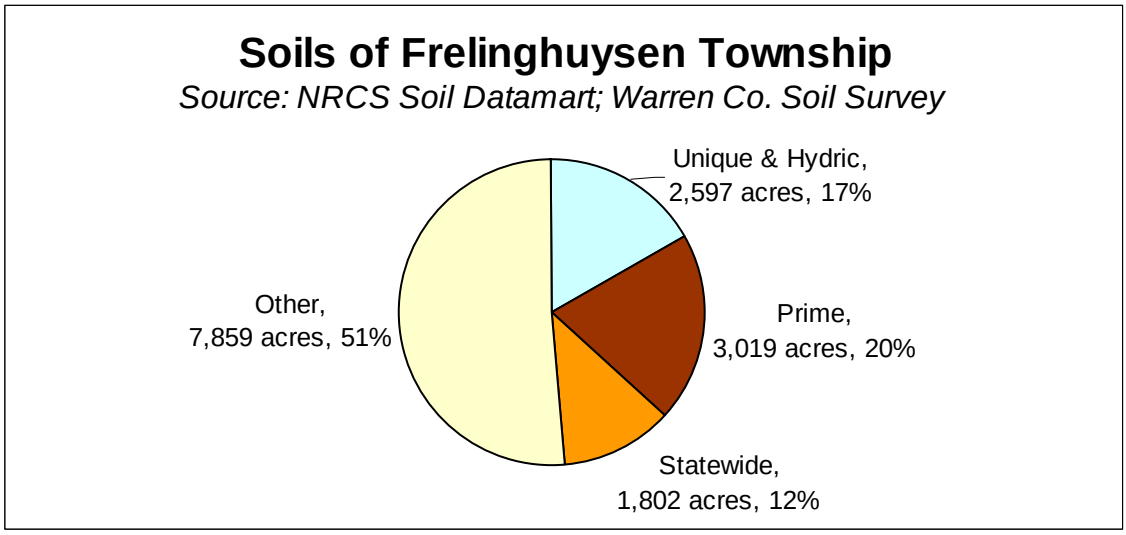
The Township of Frelinghuysen is located along the Sussex County border in the northeastern corner of Warren County. It is situated mostly within the Ridge and Valley Physiographic Province – a geographical area that extends across northern New Jersey. This province is characterized by a chain of parallel hills and valleys with ridgelines aligned approximately northeast-southwest. A small portion of the southeastern section of the Township lies within the Highlands Province, which is characterized by rugged topography consisting of a series of rounded ridges separated by deep, narrow valleys. The rocks in this province are highly resistant to weathering and erosion creating a severely sloping relief pattern with many escarpments, shear vertical rock faces, and deeply entrenched river valleys.


Land Use/Land Cover 2002
Township of Frelinghuysen
Warren County, New Jersey
HARDWICK TOWNSHIP
SUSSEX COUNTY
ALLAMUCHY TOWNSHIP
HOPE TOWNSHIP
INDEPENDENCE TOWNSHIP
Beaver Brook
Trout Brook
Pequest River
Municipal Boundaries
Agriculture
Barren Land
Forest
Urban
Water Body
Wetlands
River/Streams
MORRIS LAND CONSERVANCY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005
Map Produced April 3, 2008

Soils

The relationship between an area's geology and soils is critical in establishing how well the land can support development and agriculture. Soil is the reservoir on which most of life on earth depends as the primary source of food and fiber. Soil plays a vital role in sustaining human welfare and assuring future agricultural productivity and environmental stability. Soil type and quality dictate what can be grown and what can be built. It determines the type of vegetation that will occur in a given area and how quickly precipitation will be absorbed into the ground.

Frelinghuysen's environment is one with "deep rich limestone soils, steep rocky cavernous limestone outcrops, rolling hills of shale, cool springs, and perennial swamps". It is comprised of a variety of soils including various state designated New Jersey prime farmland soil types, farmland soils of statewide importance, farmland soils of unique importance, and New Jersey hydric soils. *(Frelinghuysen Environmental Resources Inventory)*[1] Much of these soils are actively utilized for agricultural production in Frelinghuysen Township (see *Active Farmland Acres by Soil Category Chart* below).



Frelinghuysen is home to sixteen types of New Jersey ***prime farmland soils***, which are spread throughout the Township (see *Agricultural Soil Categories* map). According to the Natural Resources Conservation Service, prime farmland soils are designated as such for harvesting the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. They have the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime farmland soils are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. (*Warren County Soil Survey*)[2]

Prime soils are found underlying nearly 20% of Frelinghuysen Township (see *Soils* chart above). The most abundant of these prime soils in Frelinghuysen Township are the Bath gravelly loam (BfB), Hazen gravelly loam (HfA, HfB), Bartley loam (BaB), and Wassaic gravelly loam (WmB) soils. These soils are found on a variety of landscapes, and are suitable to many kinds of field crop agriculture. About six percent of Frelinghuysen Township is composed of Wassaic-Rocky outcrop complex (WOC), which has the potential to be prime farmland soil if drained properly. (*NRCS Soil Datamart website*)[3]

Farmland ***soils of statewide importance*** do not meet the stringent productivity criteria of prime farmland soils, but are capable of producing high yields of crops when treated and managed according to acceptable farming methods. Some statewide important soils may exhibit levels of productivity that rival prime farmland soils if conditions are favorable. Approximately twelve percent of Frelinghuysen Township is designated as having farmland soils of statewide importance. Bath gravelly loam soils (BfC) are the most common soil in this category. They have the same chemical content and vertical profile as the prime Bath soils, but are found on slopes greater than 8%, and are therefore less optimal for field crop agriculture. (*Warren County Soil Survey; NRCS Soil Datamart website*)

Farmland ***soils of unique importance*** are those soils that can be used for growing specialized crops. Two different types of farmland soils of unique importance are found in Frelinghuysen – the Adrian muck (Ad) and Carlisle muck (Ck) soils. These soils, which can support nursery and vegetable crops when drained, constitute approximately 0.2% of the soils found within the Township. (*Warren County Soil Survey; NRCS Soil Datamart website*)

Although not classified as agricultural soils, ***hydric soils*** play a significant role in the landscape of Frelinghuysen Township. Hydric soils are those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Sixteen different state designated New Jersey hydric (wetland) soils are found in Frelinghuysen Township, comprising approximately seventeen percent of the Township's land area. Hydric soils are found scattered throughout the Township, including areas along Bear Creek and Trout Brook. The most abundant hydric soils in the Township are the Chippewa silt loam (CmA), Carlisle muck (Ck), and Wayland silt loam (Wp) soils. (*Frelinghuysen Environmental Resources Inventory; Warren County Soil Survey)*

Active Farmland Acres by Soil Category

Source: NRCS Soil Datamart; NJDEP 2002 Land Use/Land Cover

	Total Soils	Active Ag Land	% of total
Prime Farmland Soils	3,018.8	1,550.9	51.4%
Statewide Important Soils	1,801.9	765.1	42.5%
Soils of Unique Importance	32.1	3.9	12.2%
Other Soils	10,423.8	1,414.5	13.6%
Total	***15,276.7***	***3,734.4***	***24.4%***

Water Resources

Frelinghuysen Township lies within the temperate zone, giving it a climate suitable for agriculture. It receives a balance of hot and cold weather as well as adequate rain for the growing of food crops. Precipitation is distributed evenly throughout the different seasons with an annual average of about 43.8 inches a year. During certain years, when rainfall is not sufficient, artificial irrigation is necessary to allow some of the Township's farmers to continue producing high-value crops. *(Frelinghuysen Environmental Resources Inventory)* Generally, Frelinghuysen's farmers do not utilize irrigation, but access to water for this purpose is essential for sustaining agriculture in dry years.

Groundwater provides the only supply of water for irrigation, when necessary, in Frelinghuysen Township. Groundwater sources are generally preferred to surface waters because they contain less sediment and particulates that may clog irrigation pipes and damage crops. The productive groundwater aquifers near Frelinghuysen– those that yield more than 100 gallons per minute – are found in areas underlain by high-yielding but sensitive carbonate bedrock, including Jacksonburg Limestone, Kittatinny Supergroup and Hardyston Quartzite. These bedrock species are roughly located beneath the agricultural lands in the Paulins Kill Valley that spans the southern part of the Township. *(1999 Warren County Open Space Plan)*[4] The *Highlands Draft Regional Master Plan*[5] reports that watersheds in Frelinghuysen have a net surplus of available water sources.

The Township of Frelinghuysen contains numerous streams, ponds, lakes, and wetlands. Frelinghuysen lies within Watershed Management Area 1, also known as the Upper Delaware River watershed. This area is comprised of watersheds that flow to the Delaware River in northwest New Jersey. The Township is divided into two watersheds, the Paulins Kill and Pequest Watersheds. The Paulins Kill occupies the northwestern quarter of the Township and the Pequest occupies the remaining three quarters of the Township. The New Jersey Department of Environmental Protection, Division of Water Resources has classified several streams and brooks in the Township as trout production or trout maintenance waters. *(Frelinghuysen Environmental Resources Inventory)*

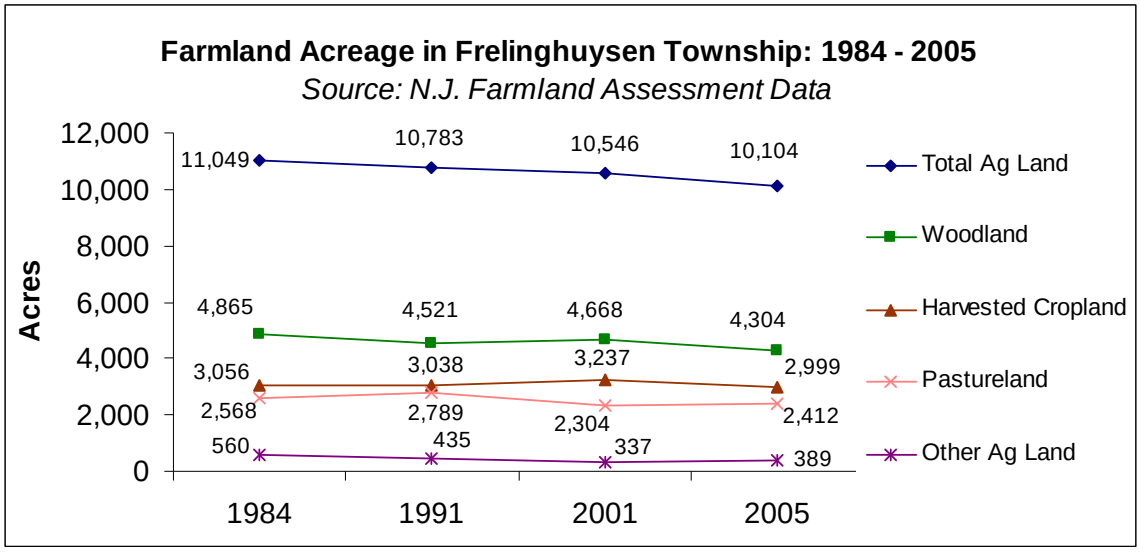
Farmland Trends & Statistics

Agriculture is the predominant land use in Frelinghuysen Township. There are currently 216 farm parcels that cover 10,104 acres of the Township (see *Farmland Parcel Table* in *Appendix*). This is the second largest agricultural land base among Warren County municipalities, and fortieth among all New Jersey municipalities. Farmlands occupy nearly two-thirds of the Township's land area. (*Warren County Farmland Assessment in 2005*)[6]

The average size of operating farm units in Warren County and the State of New Jersey was 96 and 81 acres, respectively, in 2002). (*Census of Agriculture*)[7] Farms in Frelinghuysen are relatively representative of farms in Warren County, as they contain a comparatively large amount of pasturelands with significant acreage of croplands as well. Consequently, the average farm size in Frelinghuysen has likely been experiencing the

same downward trend that has been observed throughout Warren County over the past 25 years (see *Average & Median Farm Size Chart* below).

Average & Median Farm Size – Warren County, NJ				
Source: Census of Agriculture				
	1987	**1992**	**1997**	**2002**
Average Farm Size	132	128	114	96
Median Farm Size	NA	NA	37	31



Among the factors contributing to this trend of decreasing farm size is the declining acreage of farmland in Frelinghuysen Township. Frelinghuysen has lost nearly 1,000 acres of farmland (9%) since 1984 (see *Farmland Acreage* chart above). While losses were observed among all types of agricultural land uses, the most significant losses occurred within the woodland category, which includes both attached and unattached forested areas. "Other" agricultural lands, such as farmhouses and support structures, experienced the greatest percentage decrease during this time (30%). These trends are consistent with a fewer number of farmers leasing more land and converting abandoned structures, under-utilized structures, and wooded areas to active production.

The reduction in available farmland acreage is a trend observed at the state and national levels as well. The American Farmland Trust found that, "*Every single minute of every single day America loses two acres of farmland.*" *(The American Farmland Trust)*[8] These losses are the results of changes in the industry of agriculture as well as changes in the sociological structure of rural areas. These influences have combined with trends in the housing development market to cause large areas of farmland to be converted into new homes and commercial areas. Frelinghuysen Township is committed to maintaining its agricultural community and resisting developments that will disrupt the rural lifestyles local residents enjoy.

[1] Township of Frelinghuysen Environmental Commission. Environmental Resources of the Township of Frelinghuysen, New Jersey. 2004.

[2] Soil Conservation Service. Soil Survey of Warren County, New Jersey. United States Department of Agriculture. April 1979.

[3] New Jersey Office of the Natural Resource Conservation Service website. Soils *www.nj.nrcs.usda.gov/technical/soils/*. Accessed September 2007.

[4] Warren County Planning Department. Warren County Open Space Plan. Belvidere, NJ. 1999.

[5] New Jersey Highlands Council. Draft highlands Regional Master Plan. November 2006.

[6] New Jersey State Agriculture Development Committee. New Jersey Farmland Assessment. Tax year 2005. Warren County Summary.

[7] United States Department of Agriculture: National Agricultural Statistics Service, Census of Agriculture. *www.nass.usda.gov/Census_of_Agriculture/index.asp*. Accessed June 2007.

[8] American Farmland Trust. Farming on the Edge – Sprawling Development Threatens America's Best Farmland. Accessed March 2005.

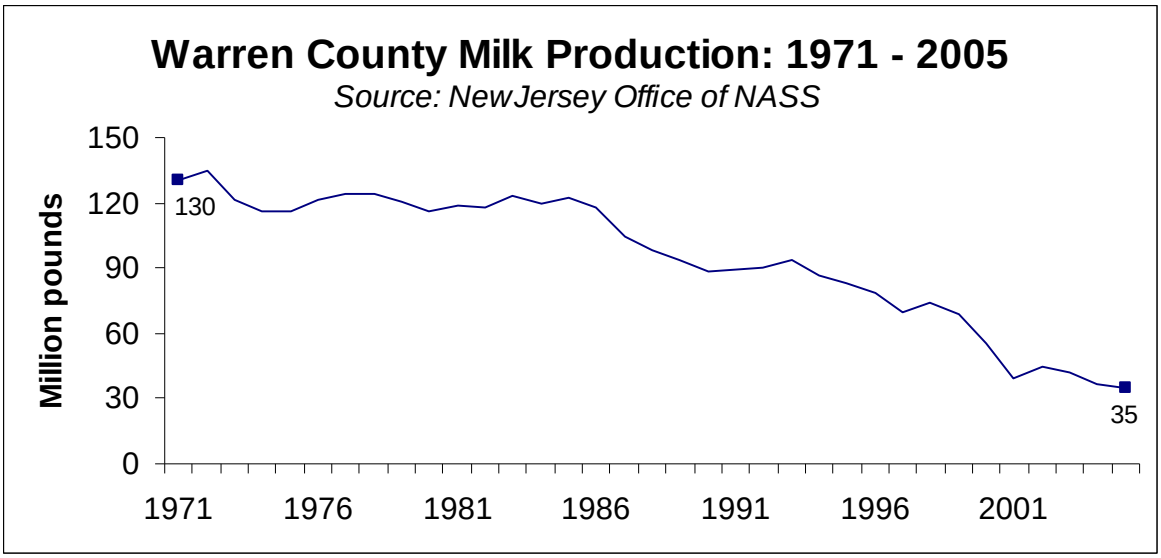
CHAPTER 2: AGRICULTURAL INDUSTRY IN FRELINGHUYSEN TOWNSHIP

The industry of agriculture in Frelinghuysen has experienced a dramatic shift in recent decades. Years ago, Frelinghuysen residents boasted that they had "more cows than people". *(Frelinghuysen Environmental Resources Inventory)*[1] Horses pulled farmers' plows and cows were milked by hand. Since the 1970's, the Township of Frelinghuysen has witnessed the decline of its staple dairy industry and a corresponding reduction in its farmland acreage. The Township's dairy farms have largely been replaced by residential developments and less intensive agricultural operations, such as hay fields or woodlands. Despite this growth, local residents remain determined to preserve and enjoy the agricultural heritage of Frelinghuysen Township.

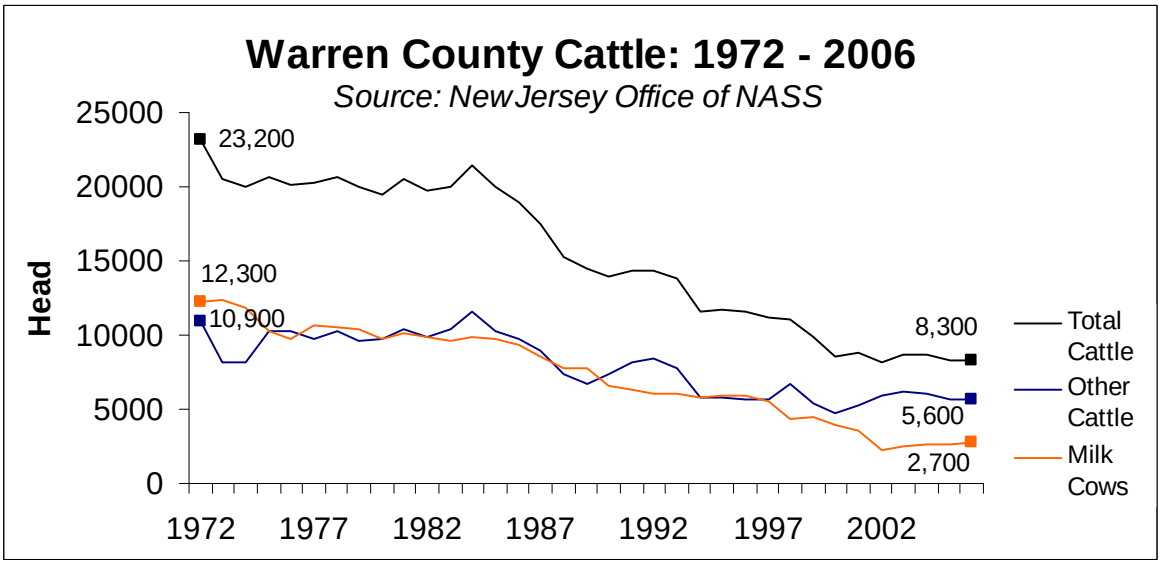
Trends in Agricultural Production

Agriculture has been the historically dominant fixture in the landscape of Frelinghuysen Township. The Township developed as a rural, agricultural community with most of its early settlers establishing farmsteads around the villages of Johnsonburg and Marksboro. Johnsonburg, the original seat of Sussex County, grew into a predominately agricultural community after Sussex and Warren County were separated and the County government moved to Belvidere. Johnsonburg's historical importance as a transportation hub for stagecoaches evolved into locally successful "truck farming" and accommodations industries. Completion of the Lackawanna Cutoff railroad line in 1911 increased the importance of Johnsonburg as a transportation hub for agricultural goods movement. This was especially helpful to dairy farms, which relied upon the quick transportation of their perishable products to the major markets in eastern New Jersey and New York City. In Marksboro, most farmers grew field crops, such as grain, potatoes, and corn, in order to support nearby dairy farms. (*Frelinghuysen Township Master Plan*)[2]

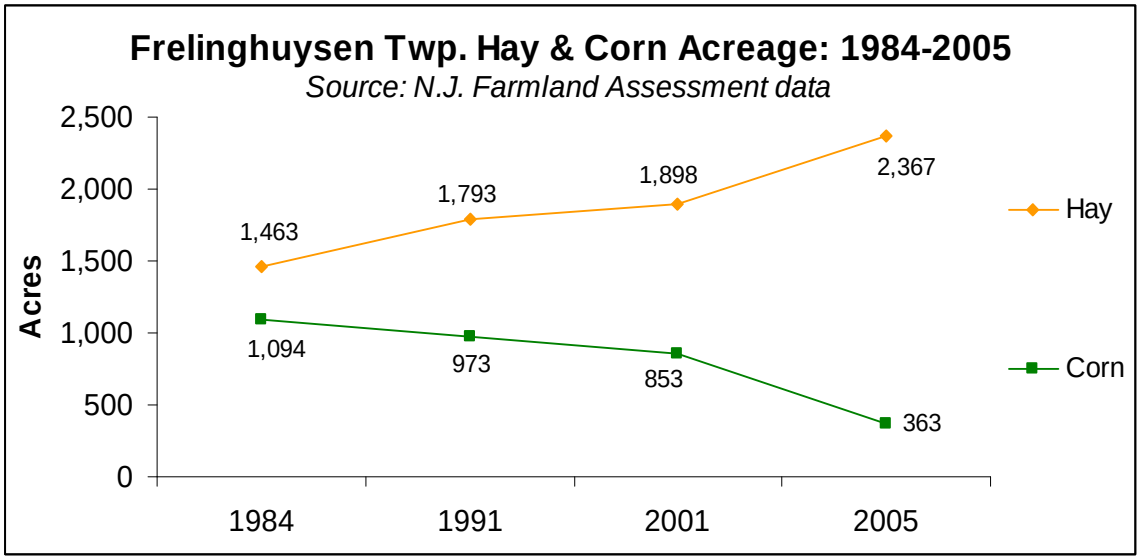
By the 1960's, there were approximately 47 dairy farms operating in Frelinghuysen Township. The Township also had three creameries: Sealtest along the Lackawanna Line in Johnsonburg, Westbrook farms on Dark Moon Road, and a third on Route 94. Beginning in the 1960's, a number of factors combined to weaken the dairy industry in Frelinghuysen. Improvements in refrigerated transportation technology reduced the New York market's dependence upon the dairy industry of western New Jersey. The greater availability of dairy products across the country caused milk prices to fall sharply, which hurt the economic viability of local dairy farmers. The price of fuel – a significant input to the transportation-dependent dairy industry – spiked as well. Consequently, most dairy farmers fell into debt or retired, and the number of local dairy farms steadily dropped.



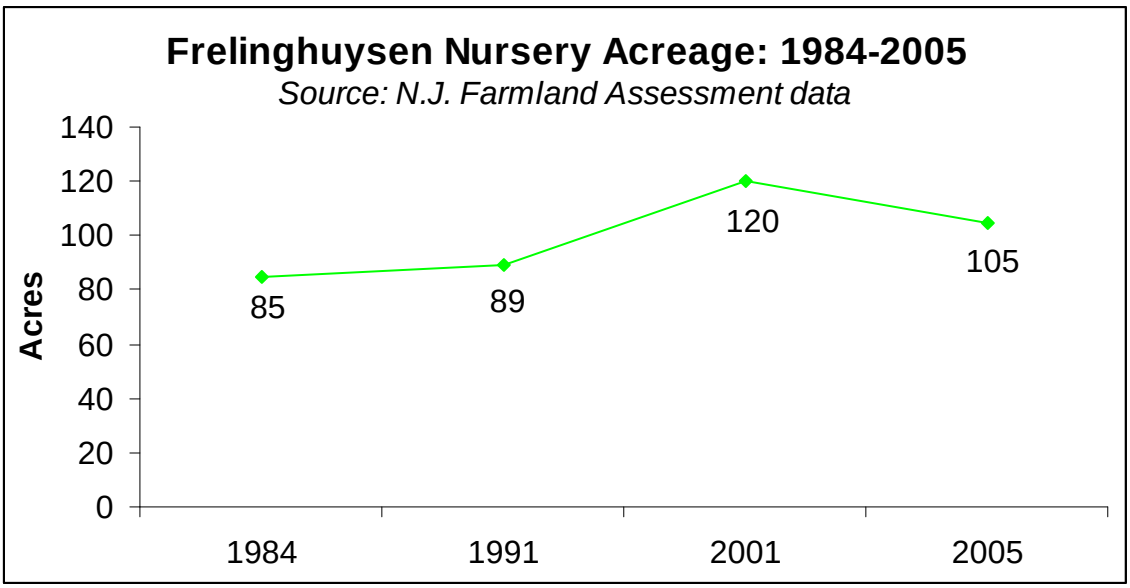
During the late 1970's, suburban development expanded westward and began to occupy abandoned dairy farms in Frelinghuysen. New growth pressures throughout northwestern New Jersey inflated land prices within the Township, and made selling their land for development an increasingly attractive option for local farmers. This trend increased the decline of the region's agricultural industry, and further eroded the demand for local creameries, agricultural businesses, and farming support services. The region's dairy production dropped as a result (see *Milk Production* chart above)[3]. Today, the Township has very few dairy farms remaining. Most of Frelinghuysen's farms are small in size and are worked by tenant farmers who rent the right to farm them. No creameries remain active in Frelinghuysen. *(Debra Natyzak)*[4]



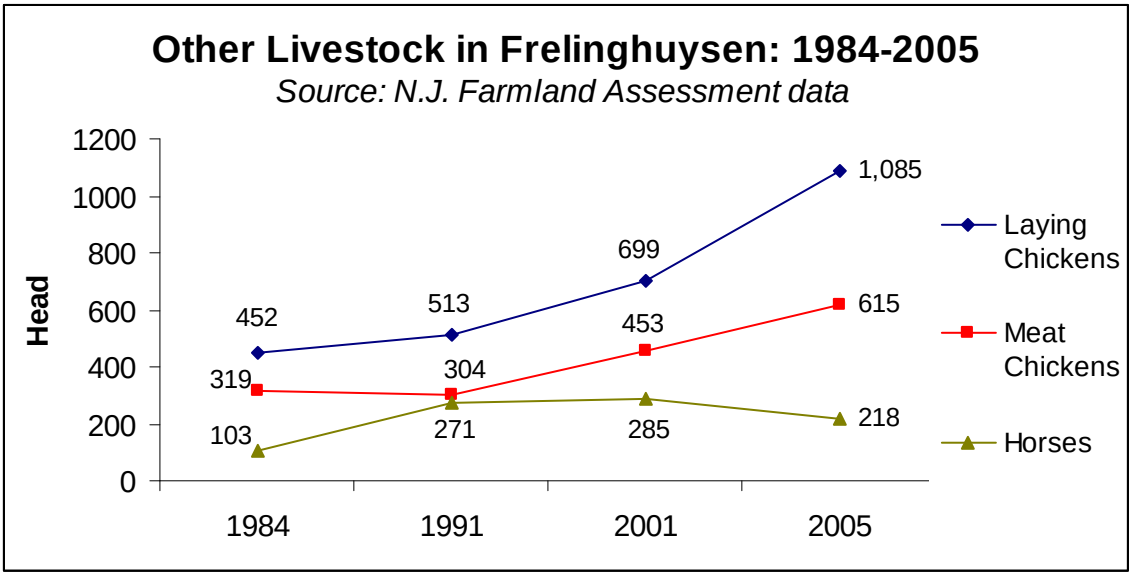
The change in dairy production has influenced field crop trends as well. Field crops in Frelinghuysen are largely planted to support local livestock farms. With the amount of cattle and traditional livestock declining, local field crop production has shifted away from corn and more towards hay (see *Hay and Corn Acreage Chart* below).



Despite the recent difficulties in the dairy industry, agriculture remains a viable and prominent practice in Frelinghuysen Township. Agriculture has been supported by a number of recent trends. During the 1990's, the growing greenhouse and nursery sector took root in Frelinghuysen (see *Nursery Acreage Chart* below). Silverlake Farms on Silver Lake Road does greenhouse plantings for farm stands, both retail and wholesale. They also have a farm stand on-site. Genesis Farm has a community supported garden on their property. This is a crop-share program operated year-round for those participating. Van Grouw farm was a dairy that shifted to growing greenhouse plants for wholesale.



Another trend that has influenced agriculture in Frelinghuysen is the growth of the specialized livestock trade*. In addition to the traditional beef cattle and poultry/egg operations, there are several beekeepers, llama farmers, and alpaca farmers in the Township. Equestrian farming – including breeding, boarding, and training – has become another popular practice in the Frelinghuysen (see *Other Livestock Chart* below). These equestrian operations create much of the demand for the hay and feed that is produced on local farms. The influx of specialized livestock and nursery/greenhouse businesses has helped maintain and diversify agriculture in Frelinghuysen Township.



Trends in Agricultural Sales

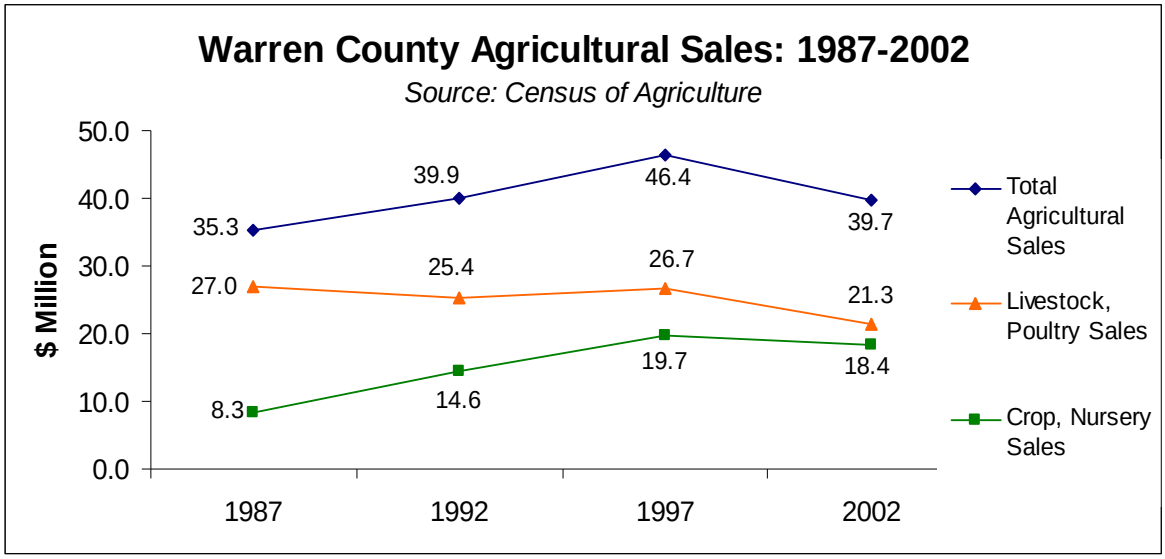
Agricultural sales values are calculated at the County level using data from the United States Department of Agriculture's National Agriculture Statistics Service. *(NASS)*[5] Trends in the market value of the products produced by Warren County's agricultural industry are difficult to determine because overall county-level market values are not compiled annually, but rather reported every five years as part of the National Census of Agriculture. The next Census report will be available at the beginning of 2008.

Further obscuring the trend in agricultural sales is the additional susceptibility to sampling error that occurs with less frequent data observations. For example, the last Census report was taken in 2002 – a year in which New Jersey experienced severe drought conditions that greatly reduced the agricultural output of many crops. This variability should be considered when interpreting agricultural sales value data.

Additional variability is accrued when extrapolating county level trends to the municipal level. Agricultural trends in the Township are roughly comparable to those observed in the county as a whole. However, the agricultural industry as assessed at the municipal

* Census of Agriculture sales and production data is not available for most livestock subsectors in Warren County.

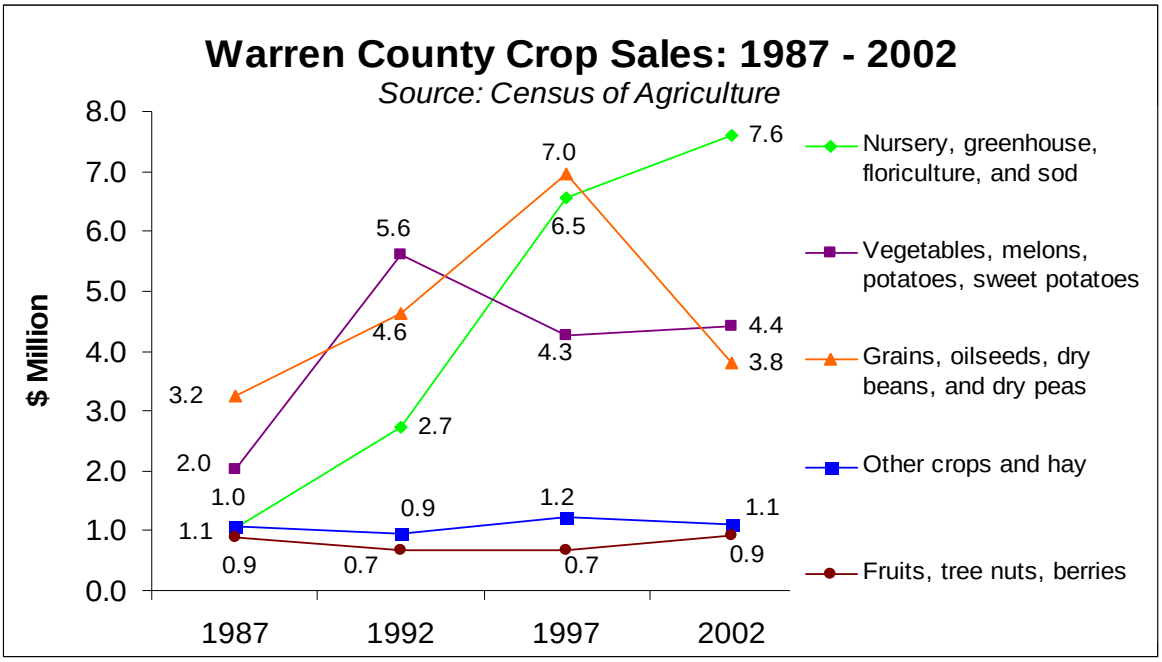
level is much more heavily influenced by microeconomic activities, such as the operations of individual firms and farms, than the agricultural industry as assessed at the county level. Consequently, trends in the municipal agricultural industry would be expected to be slightly different than county level trends with sharper increases and declines in overall sales values corresponding to the activities of individual farms and businesses.



Sales from the traditionally dominant dairy and livestock sector have been consistently falling during the past twenty years in Warren County (see *Agricultural Sales* chart above). Until recently, a combination of high input costs, historically low milk prices, and weather related losses created a scenario that the New Jersey Department of Agriculture likened to "a perfect storm". *(New Jersey Department of Agriculture)*[6] Increased sales from specialized crops, such as nursery and greenhouse products, have largely compensated for decreased livestock sales, which has caused overall sales figures to remain steady during this time (see *Crop Sales* chart below). Nursery products, hay, and grains (corn) are the subsectors that are most commonly found in Frelinghuysen. Production and sales in the grain subsector were especially low during the 2002 Census year because of exceptionally dry weather conditions that greatly reduced crop yields.

Agricultural Businesses and Support Services

While most of the agricultural support businesses have left Frelinghuysen Township, local farmers still benefit from the wide range of these services throughout Warren County, northern New Jersey, and eastern Pennsylvania. The Rutgers Cooperative Extension of Salem County has compiled a comprehensive listing of all the agriculture-related businesses, organizations, and markets in the State of New Jersey called the *Green Pages*[7]. The agricultural businesses listed in these Green Pages that are located in or around Warren County are provided below.



Agricultural Businesses Servicing Warren County, New Jersey

Source: Rutgers Cooperative Extension of Salem County, New Jersey

Construction

Morton Buildings, Inc.
PO Box 126
Phillipsburg, NJ 08865-0126
Phone: (908) 454-7905
Website: *www.mortonbuildings.com*

Tim Terry
Washington, NJ 07882
Phone: (908) 689-6934

Equipment

Warren County Service Center, Inc.
228 Route 94
Columbia, NJ 07832
Phone: (908) 362-6916

Tractor Supply Co.
398 State Route 57W
Washington, NJ 07882
Phone: (908) 689-3202

Feed

Agway Feed Mill
1127S. Main St., Phillipsburg, NJ 08865
Phone: (908) 454-1127

Financial Services

First Pioneer Farm Credit, ACA
North Jersey Division 9, County Road 618
Lebanon, NJ 08833-3028
Phone: (908) 782-5011 Fax: 908-782-5229
NJ: 1-800-787-FARM (3276)
Website: *www.firstpioneer.com*

FSA: Warren-Morris-Sussex Counties
Hackettstown Commerce Park
101 Bilby Road, Bldg. 1-H
Hackettstown, NJ 07840
Phone: (908) 852-2576 Fax: (908) 852-4666

Wachovia
2W. Washington Avenue
Washington, NJ 07882
Phone: (908) 689-0661
Website: *www.wachovia.com*

First Hope Bank
1301 Hope Bridgeville Road
Hope, NJ 07844
Phone: (609) 459-4121
Website: *www.firsthope.com*

Harmony Dale Farms
166 Brainards Rd
Phillipsburg, NJ 08865
Phone: (908) 859-2616
Phone: (908) 859-4275

Hoffmans Supply
35E Mill Road
Long Valley, NJ 07853-3193
Phone: (908) 876-3111

K & D's Feed and Tack Emporium
324 State Route 24
Chester, NJ 07930-2631
Phone: (609) 654-4312

North Warren Farm & Home Supply
Blairstown, NJ 07825
Phone: (908) 362-6117

Penwell Mills Feed
448 Penwell Rd
Port Murray, NJ 07865
Phone: (908) 689-3725

Tickner's Inc.
90 Main St.
Hackettstown, NJ 07840
Phone: (908) 852-4707

Global Ag, Jacob Bilyk
Route 519, Hazens Corner, Harmony

Fertilizers & Chemicals

Growmark FS, Inc
PO Box 116
Bloomsbury, NJ 08804
Phone: (908) 479-4500 *or* (800) 248-4649

Growmark FS, Inc.
Route 519
Harmony, NJ

Auction Houses

Livestock Cooperative Auction Market
225 W Stiger St
Hackettstown, NJ 07840
(908) 852-0444

Hoof Trimmers & Farriers

Doug Craig
Chester, NJ
Phone: (908) 879-2793

Lehigh Valley Farrier Service
Phillipsburg
Phillipsburg, Warren County, NJ 08865
Phone: (732) 744-0122
anglotrake@yahoo.com

Livestock Haulers

Craig Ackerman Livestock Hauling
Phone: (201) 317-8623

Seed Suppliers

Penwell Mills, LLC
448 Penwell Road
Port Murray, NJ 07865
Phone: (908) 689-3725
Phone: (800) 273-5201

Large Animal Veterinarians

Brockbrader, Nordstrom & Ellis
Tranquility Large Animal Vet
Andover, NJ
Phone: (908) 852-1300

Dr. Frey
Alpha Veterinary Care
Alpha, NJ 08865
Phone: (908) 454-8384

Dr. Grodkiewicz
Washington Animal Hospital
Washington, NJ 07882
Phone: (908) 689-3267

Dr. Wessel & Zaccheo
Warren Animal Hospital
Phillipsburg, NJ
Phone: (908) 859-0702

[1] Township of Frelinghuysen Environmental Commission. Environmental Resources of the Township of Frelinghuysen. 1989.

[2] Township of Frelinghuysen, compiled by Eric Snyder Associates. Master Plan: Township of Frelinghuysen, New Jersey. 2004.

[3] New Jersey Office of the National Agriculture Statistics Service. Dairy Production – Warren County. *www.nass.usda.gov/Statistics_by_State/New_Jersey/index.asp*. Accessed June 2007.

[4] Personal Communication with Debra Natyzak, Township Councilwoman, Township of Frelinghuysen. March 2005.

[5] National Agriculture Statistics Service (NASS). *www.agcensus.usda.gov/*. Accessed June 2007.

[6] New Jersey Department of Agriculture. New Jersey Agriculture 2006 Annual Report. *www.state.nj.us/agriculture/pdf/06AnnualReport.pdf*

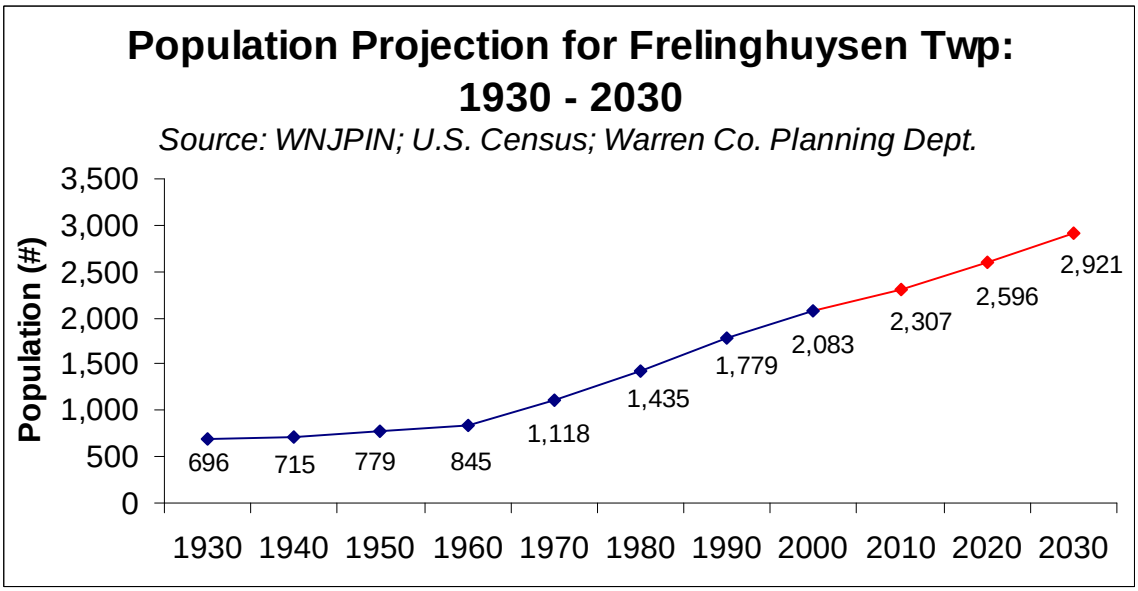
[7] Rutgers Cooperative Extension of Salem County. Green Pages: An Agricultural Resource Guide. *http://salem.rutgers.edu/greenpages/index.html* . Accessed 27 November 2007.

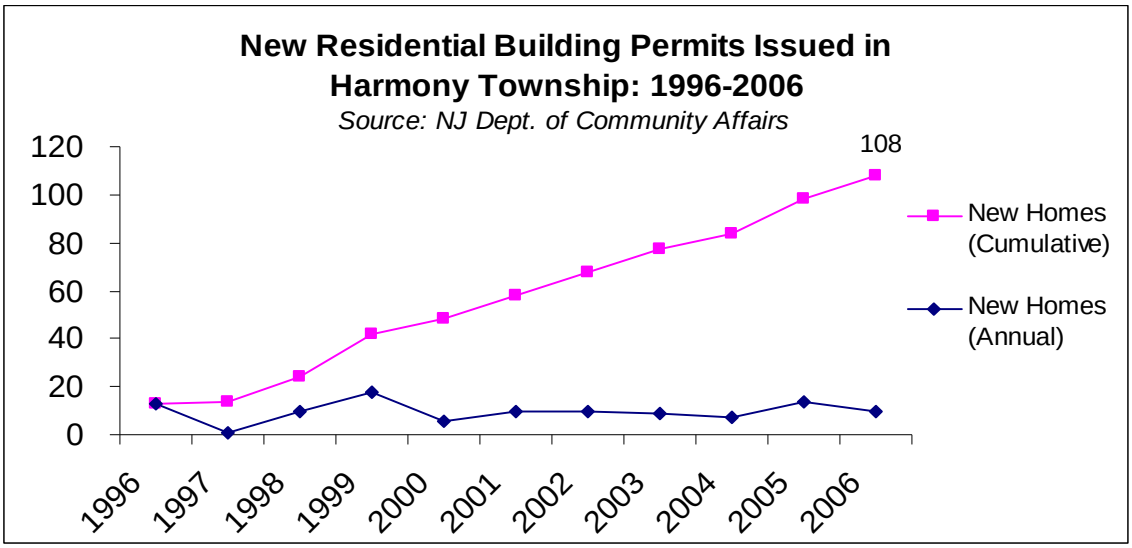
CHAPTER 3: LAND USE PLANNING IN FRELINGHUYSEN TOWNSHIP

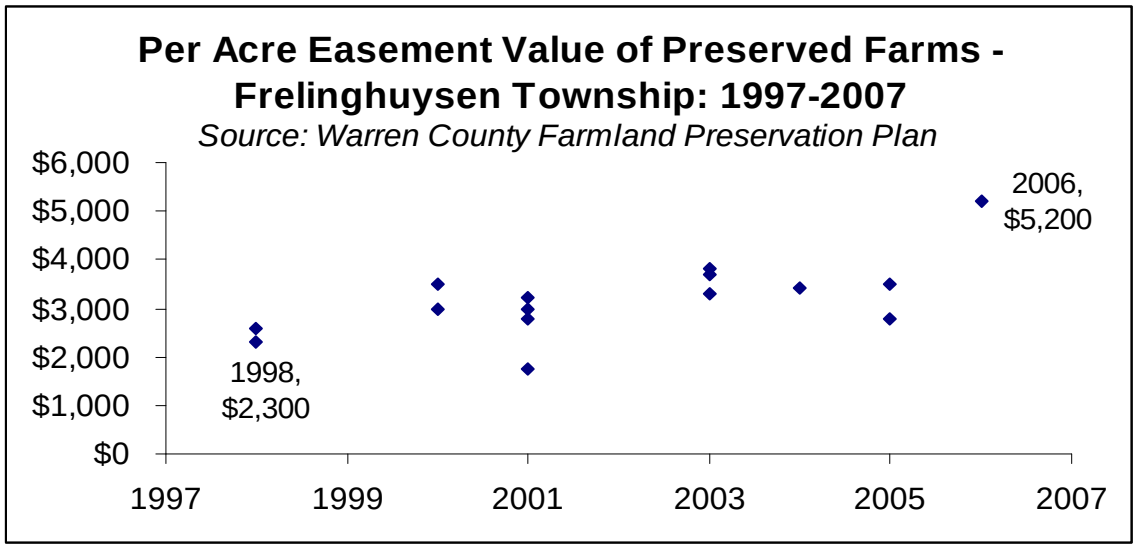
Land Use Trends & Development Pressures

The land use patterns of Frelinghuysen Township have historically been determined by the regional transportation routes that cross it. Stagecoach lines and, later, the Lackawanna Rail line intersected at Johnsonburg, making it the Township's traditional center of commercial and social life. The Township's municipal building, as well as its athletic fields, small businesses, and homes, are located in Johnsonburg. Marksboro is a smaller village consisting of about 40 small structures centered at the crossroads of State Route 94 and Spring Valley Road south of the Paulins Kill. The remainder of Frelinghuysen Township supports natural areas, farmlands, and single-family homes.

Frelinghuysen has experienced only moderate development pressures due to its distance from major highway interchanges. However, the general westward population migration in northern New Jersey has noticeably affected the Township. The population and residential housing stock in Frelinghuysen has nearly doubled since 1970 (see *Building Permits Chart* below). Land in Frelinghuysen is growing increasingly desirable as indicated by land value trends over the past ten years (see *Easement Value Chart* below). Consequently, population projections from the Warren County Planning Department anticipate that the population of Frelinghuysen will increase almost 40% by 2030 (see *Population* chart below). (*WNJPIN*[1], *U.S. Census*[2], *Warren County Planning Dept.*[3])



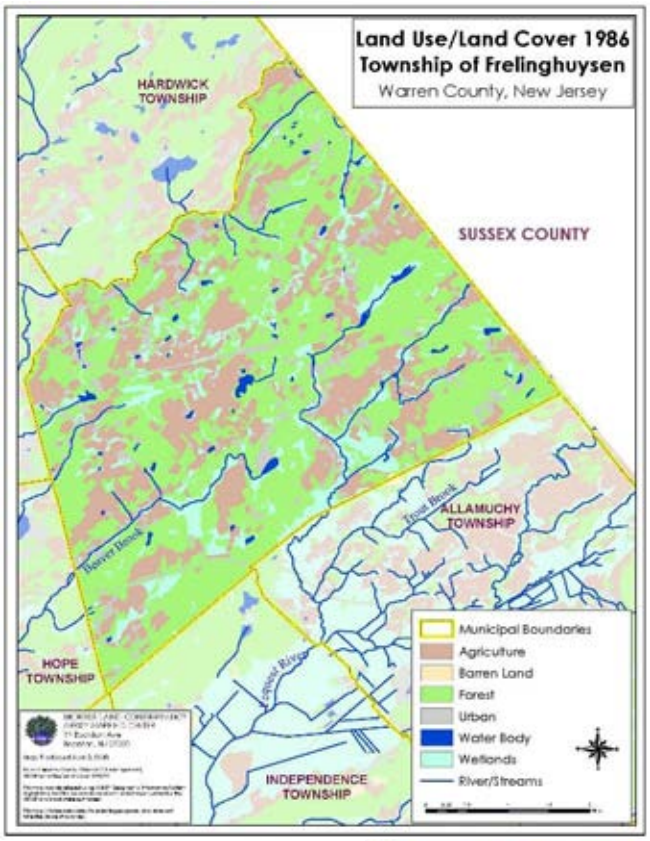


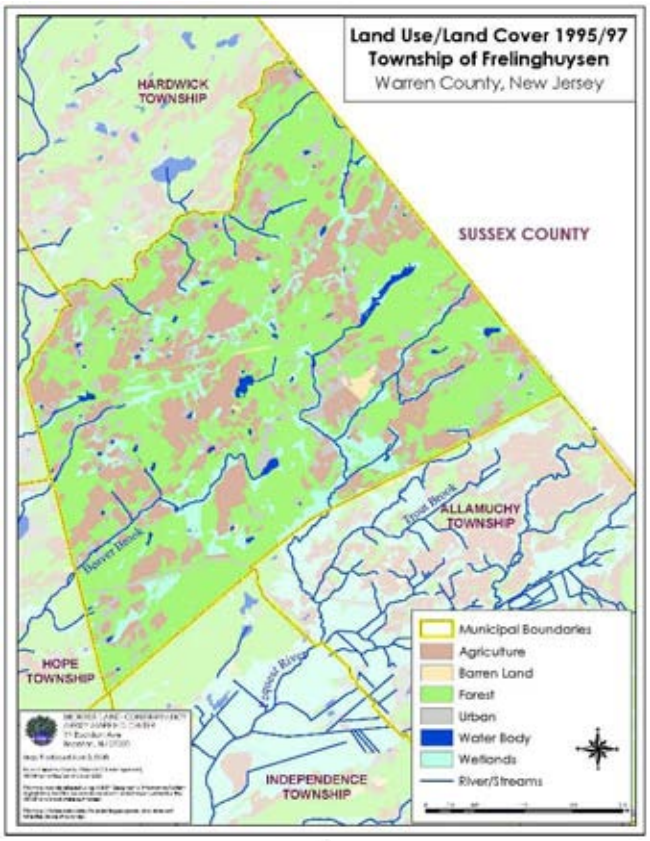


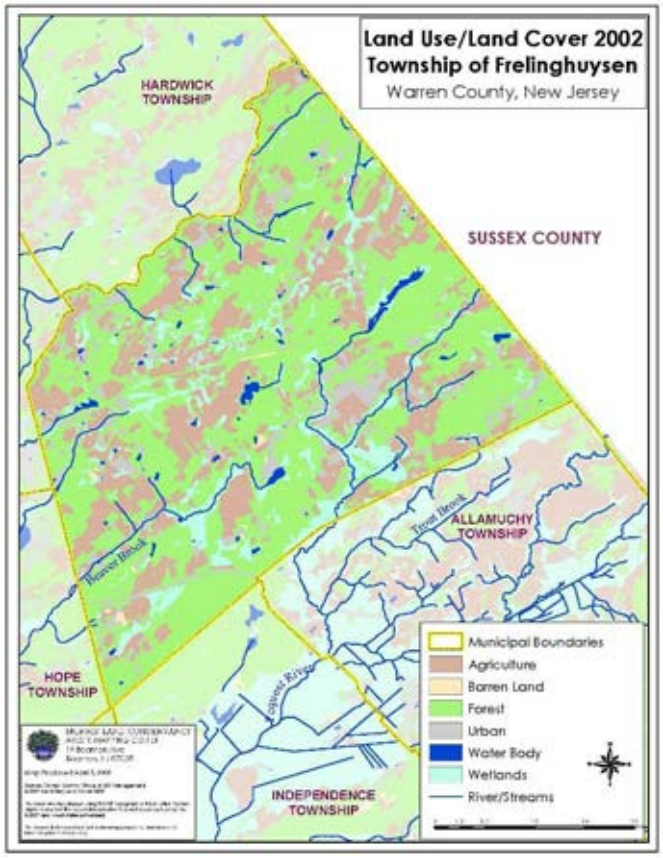
In spite of these mounting growth and development pressures, Frelinghuysen remains a pleasant rural community. Analysis of NJDEP Land Use/Land Cover data between 1986 and 2002 shows that some forested areas have been converted to farmlands and that some farmlands have been developed or become barren (see *Land Use/Land Cover Maps* below). The vast majority of the Township has been retained in an agricultural or natural state.

Infrastructure – Public Sewers and Water

Frelinghuysen contains no existing sewer service areas or public water supply areas. All water resources in the Township are provided by private wells. (*Warren County Strategic Growth Plan*)[4] However, areas within the Village Neighborhood (VN) zoning districts are open to development of senior citizen housing that may use on-site wastewater treatment facilities in the future (see *Zoning* section below). (*Frelinghuysen Master Plan)*


Land Use/Land Cover 1986
Township of Frelinghuysen
Warren County, New Jersey
HARDWICK TOWNSHIP
SUSSEX COUNTY
ALLAMUCHY TOWNSHIP
HOPE TOWNSHIP
INDEPENDENCE TOWNSHIP
Municipal Boundaries
Agriculture
Barren Land
Forest
Urban
Water Body
Wetlands
River/Streams


Land Use/Land Cover 1995/97
Township of Frelinghuysen
Warren County, New Jersey
HARDWICK TOWNSHIP
SUSSEX COUNTY
ALLAMUCHY TOWNSHIP
HOPE TOWNSHIP
INDEPENDENCE TOWNSHIP
Municipal Boundaries
Agriculture
Barren Land
Forest
Urban
Water Body
Wetlands
River/Streams


Land Use/Land Cover 2002
Township of Frelinghuysen
Warren County, New Jersey
HARDWICK TOWNSHIP
SUSSEX COUNTY
ALLAMUCHY TOWNSHIP
HOPE TOWNSHIP
INDEPENDENCE TOWNSHIP
Municipal Boundaries
Agriculture
Barren Land
Forest
Urban
Water Body
Wetlands
River/Streams

Land Use Planning Initiatives

Frelinghuysen Township has been the subject of extensive land use planning efforts. The State of New Jersey, through the *State Development and Redevelopment Plan* and the *Highlands Regional Master Plan*, has recognized Frelinghuysen as the location of prime agricultural and natural resource lands. Warren County has been a long-time partner in preserving farmland in Frelinghuysen as well. In addition, the Township has adopted zoning densities that are consistent with its rural environs and agricultural productivity.

State Development and Redevelopment Plan

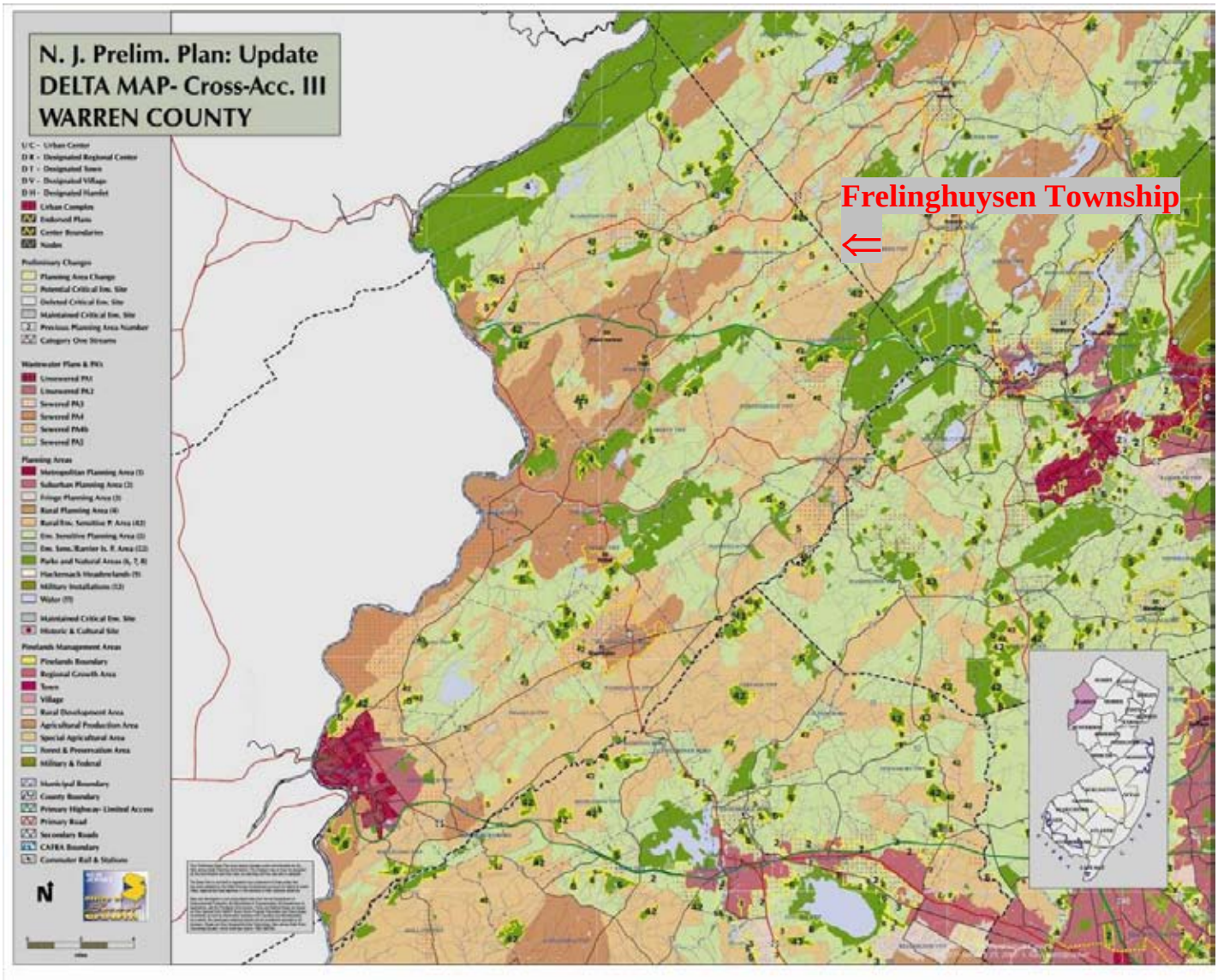
The New Jersey State Planning Commission drafted the *State Development and Redevelopment Plan (SDRP)*[5] to outline general policy objectives concerning land use and future development in the State. The SDRP identifies five Planning Areas where different sets of goals and guidelines are considered appropriate to determine future development activities. (see *Planning Areas Map* below) These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural, Rural-Environmentally Sensitive, Environmentally Sensitive, and Park. Frelinghuysen Township only contains Rural, Rural-Environmentally Sensitive, Environmentally-Sensitive, and Park planning areas.

Rural Planning Areas (PA 4) are suitable for the preservation of large contiguous areas of farmland. Sustaining the agricultural industry while confining development and redevelopment within existing towns are included among the policy objectives applicable to these areas. Frelinghuysen contains 1,784 acres of land (12% of the Township) in PA 4, which are located south and west of Johnsonburg.

Rural-Environmentally Sensitive Areas (PA 4B) are lands within the Rural Planning Area that support environmentally-sensitive resources such as underground aquifers or critical wildlife habitats. These areas warrant special management consideration in order to preserve both their natural and agricultural value. PA 4B occupies 5,964 acres in Frelinghuysen (40% of the Township), and is spread throughout the Township.

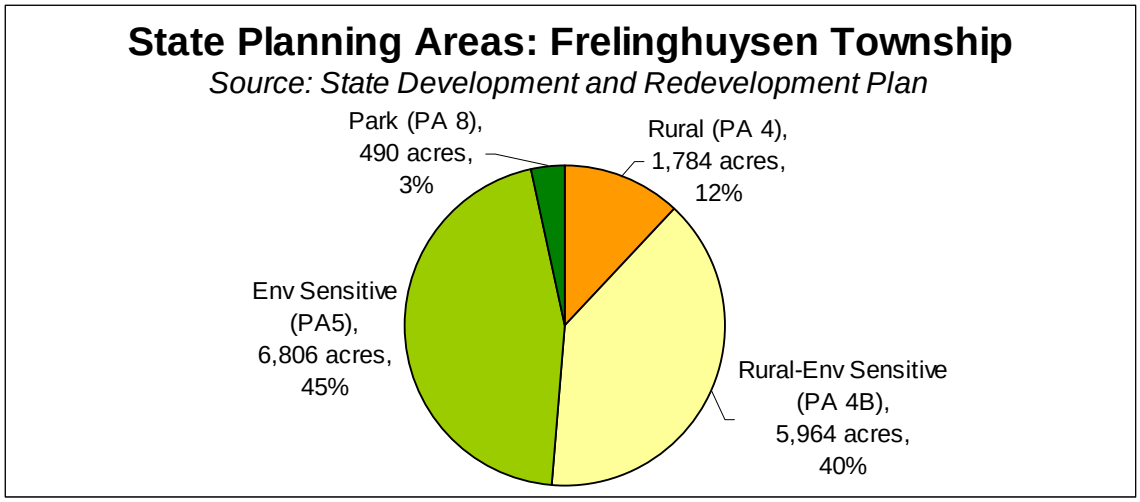
Environmentally Sensitive Planning Areas (PA 5) contain lands where natural resource preservation should be the primary planning consideration. Development should be minimized or constrained to existing centers while large contiguous natural areas should be preserved as open space. PA 5 is the largest planning area in Frelinghuysen, comprising 6,806 acres and 45% of the Township's land area. This Planning Area is concentrated around local streams, lakes, and wetlands.

Park Planning Areas (PA 8) are lands that have been permanently preserved for natural resource or recreational purposes. They may include watershed lands, wildlife management areas, municipal parks, or many other types of natural areas. Frelinghuysen contains 490 acres of PA 8, which fall mostly within the Jenny Jump State Forest in the southern corner of the Township (see *State Planning Areas* chart below).



Source: New Jersey Office of Smart Growth[6]

The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are categorized as Urban Centers, Regional Centers, Towns, Villages, and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey. Frelinghuysen does not contain any existing or proposed centers.

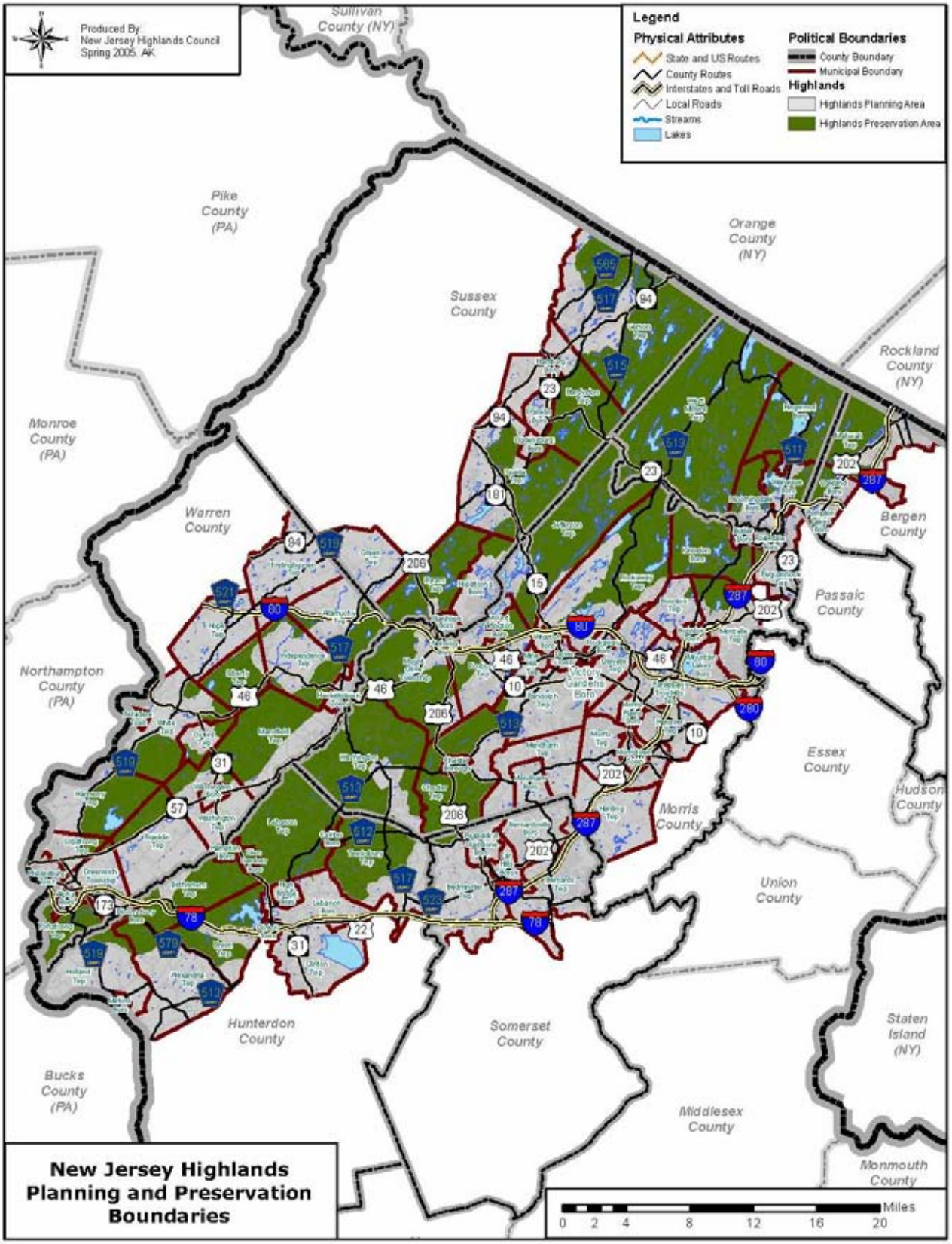


Highlands Regional Master Plan

The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act on August 10, 2004. In an effort to ensure the integrity of the northern New Jersey's drinking water resources, the Highlands Act imposes strict land use controls over large parts of the 88-municipality region, known as the Highlands Preservation Zone (see *Highlands* map below). Areas within the Preservation Zone are subject to heightened restrictions on development, water use and activities that affect water quality or environmentally sensitive lands. The Act expands mandatory buffers around the region's streams and water bodies, sets limits on impervious coverage for individual properties and requires master plan conformance from Preservation Area municipalities, among other criteria. Frelinghuysen Township is not subject to these new requirements because it falls entirely within the Planning Area of the Highlands Region (see *Highlands Planning and Preservation Area* map below).

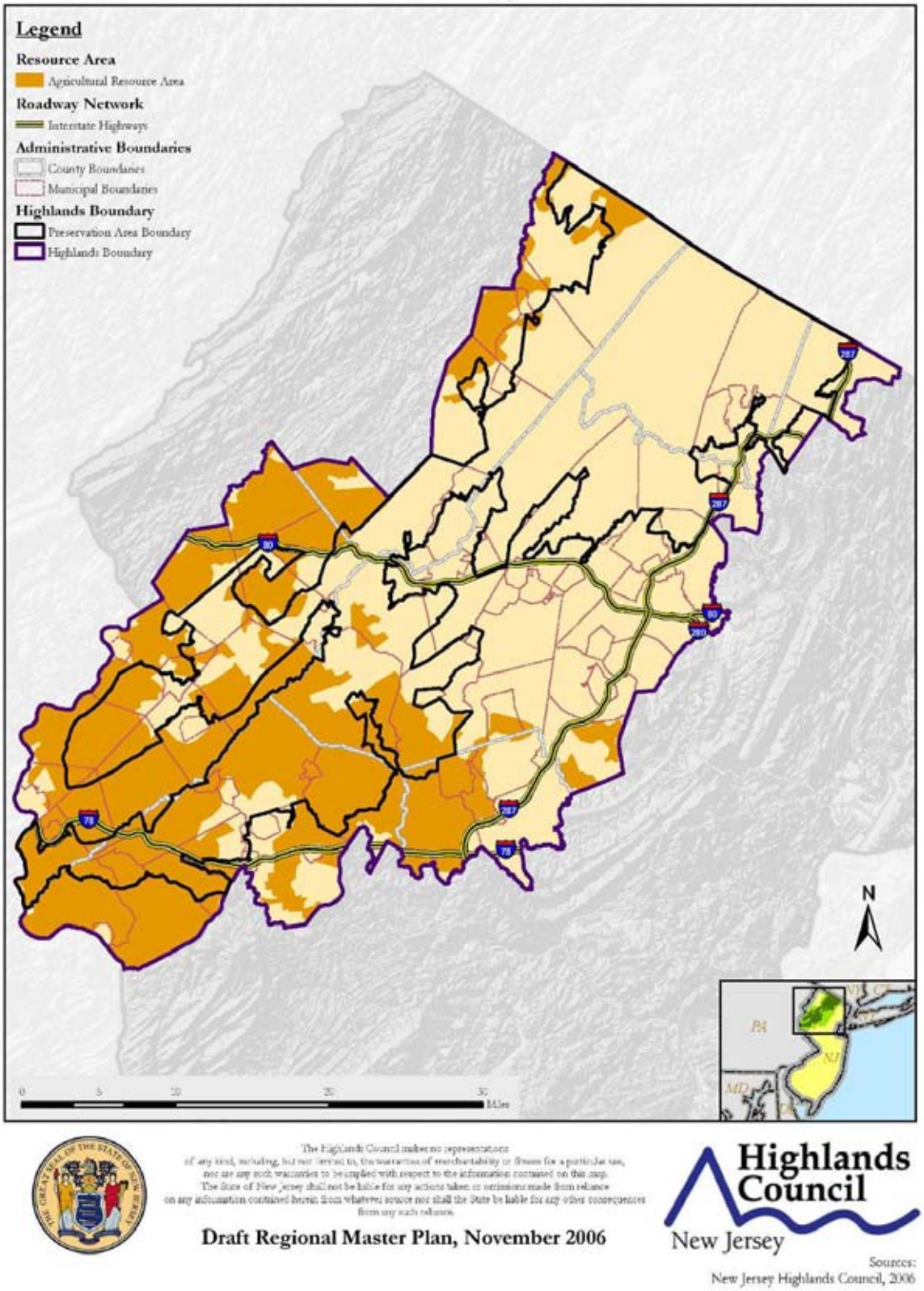
The Highlands Council – the regional planning body charged with implementing the Highlands Act – has established the preservation of farmland and the industry of farming as one of its principal objectives. To this end, the *Highlands Draft Regional Master Plan* identifies an Agricultural Resource Area that will receive the bulk of future funding and institutional support from the Highlands Council. The Agricultural Resource Area encompasses areas that contain contiguous farmbelts and quality agricultural soils. Almost all of Frelinghuysen Township falls within the Agricultural Resource Area *(*see *Agricultural Resource Area* map below*)*. (*Highlands Draft Regional Master Plan)*[7]

The Highlands Council also identifies Agricultural Priority Areas – subsets of the larger Agricultural Resource Area that are particularly well-suited to agricultural production. Criteria used by the Highlands Council to delineate these areas include soil quality, tillable acreage, buffers, development potential, local commitment, contiguity with other farm parcels and size. (*Highlands Sustainable Agriculture Technical Report*)[8] High, medium, and low priority areas cover most of Frelinghuysen Township's land area outside Johnsonburg and Marksboro *(*see *Agricultural Priority Areas* map below).



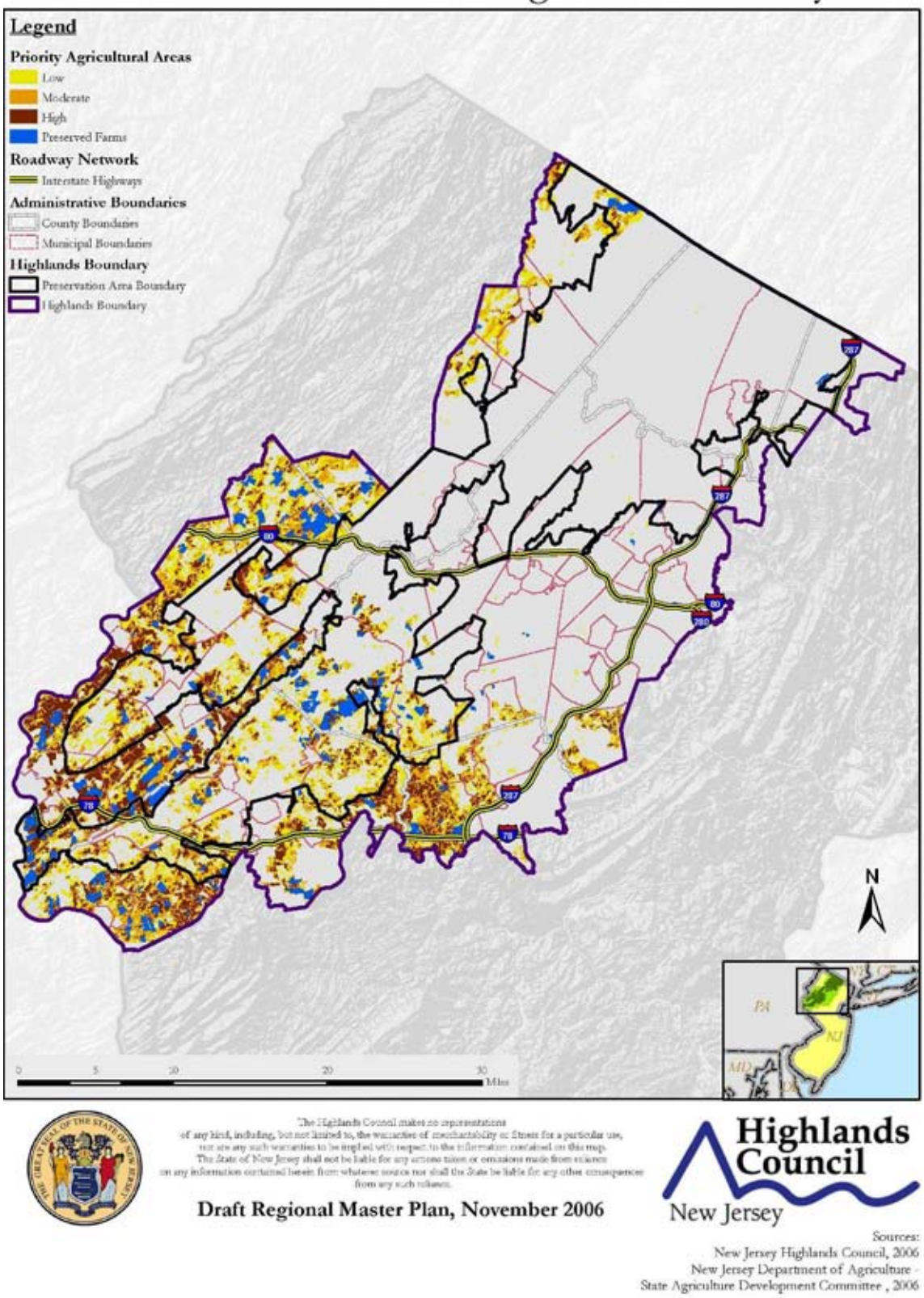
Source: New Jersey Highlands Council

Agricultural Resource Area



Source: New Jersey Highlands Council

Agricultural Priority Area



Source: New Jersey Highlands Council

Frelinghuysen Township Master Plan

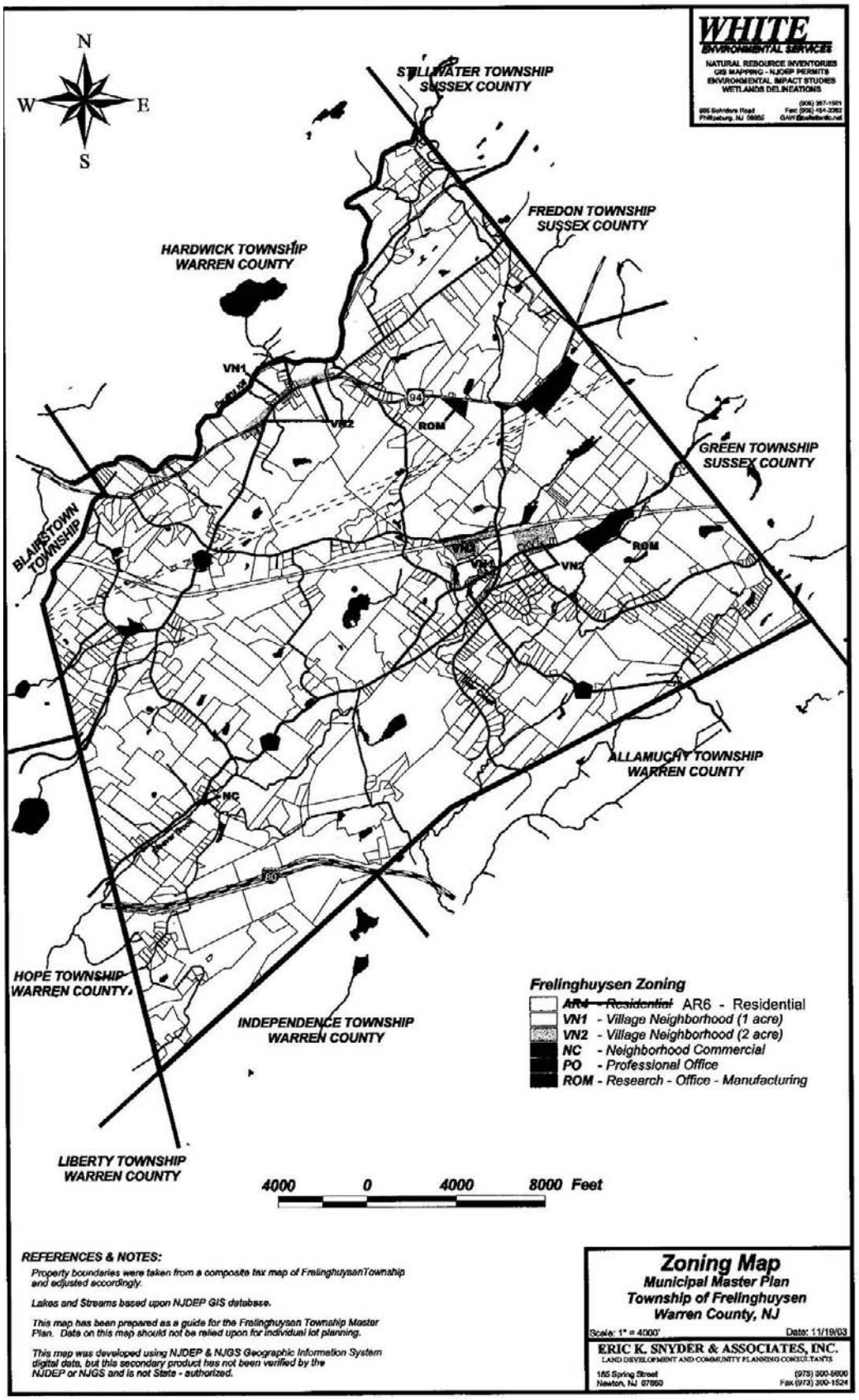
The Farmland Preservation program, as implemented in Frelinghuysen Township, is consistent with and will assist in the implementation of many specified municipal goals. Frelinghuysen Township's *Master Plan* has identified the following goals pertaining to farmland preservation and open space:

- Provide for the growth of the Township in such a way that its open rural character and natural beauty is preserved;
    - Encourage the continuation of agricultural uses and allow for associated structures and operational considerations.
- Promote a land use pattern that is in harmony with the Township's environment;
    - Ensure that natural resource protection is part of the planning process.
- Maintain a balanced Open Space Program
    - Support the retention and viability of farm activities and forest resources.
- Preserve and enhance architecture and historic integrity in the Bending Brook Area.
    - Consider development and submission of an application to the National Park Service for registration of Bending Brook area as an Agricultural and Industrial Historic District.

Frelinghuysen Township Zoning

Frelinghuysen employs a traditional zoning schedule that sets allowable lot sizes, floor-area ratios, lot coverages, and acceptable uses. The Township has recently modified its zoning densities to reflect the agricultural, centers-based landscape it wishes to resemble in the future. Zoning in and around the Township's villages (VN-1 and VN-2) have been changed to accommodate denser development patterns and more potential uses while zoning outside these centers has been changed to reflect lower density development patterns, such as the 3 and 6-acre Agricultural Residential (AR) zones. These low-density "agriculture" zones occupy the majority of Frelinghuysen Township (see *Zoning Map* and *Chart* below).

Frelinghuysen Township Zoning Density				
Source: Warren County Planning Department				
ABBR	**ZONE DESCRIPTION**	**DENSITY**	**PRIMARY USE**	**ACRES**
AR-3	Agricultural Residential 3 Acre Lot	3 acres	Residential	6,578
AR-6	Agricultural Residential 6 Acre Lot	6 acres	Residential	8,264
NC	Neighborhood Commercial 1 Acre	1 acre	Commercial	2
PO	Professional Office 2 Acre	2 acres	Commercial	72
ROM	Research-Office-Manufacturing 3 Acre Lot	3 acres	Commercial	62
VN-1	Village Neighborhood 1 Acre	1 acre	Residential	148
VN-2	Village Neighborhood 2 Acre	2 acres	Residential	151
			TOTAL	***15,276***


WHITE
ENVIRONMENTAL SERVICES
NATURAL RESOURCE INVENTORIES
GIS MAPPING - NJDEP PERMITS
ENVIRONMENTAL IMPACT STUDIES
WETLANDS DELINEATIONS
N
W
E
S
STILLWATER TOWNSHIP
SUSSEX COUNTY
FREDON TOWNSHIP
SUSSEX COUNTY
HARDWICK TOWNSHIP
WARREN COUNTY
VN1
VN2
ROM
GREEN TOWNSHIP
SUSSEX COUNTY
BLAIRSTOWN TOWNSHIP
ALLAMUCHY TOWNSHIP
WARREN COUNTY
NC
HOPE TOWNSHIP
WARREN COUNTY
INDEPENDENCE TOWNSHIP
WARREN COUNTY
LIBERTY TOWNSHIP
WARREN COUNTY
Frelinghuysen Zoning
~~AR4 - Residential~~ AR6 - Residential
VN1 - Village Neighborhood (1 acre)
VN2 - Village Neighborhood (2 acre)
NC - Neighborhood Commercial
PO - Professional Office
ROM - Research - Office - Manufacturing
4000 0 4000 8000 Feet
REFERENCES & NOTES:
Property boundaries were taken from a composite tax map of FrelinghuysenTownship and adjusted accordingly.
Lakes and Streams based upon NJDEP GIS database.
This map has been prepared as a guide for the Frelinghuysen Township Master Plan. Data on this map should not be relied upon for individual lot planning.
This map was developed using NJDEP & NJGS Geographic Information System digital data, but this secondary product has not been verified by the NJDEP or NJGS and is not State - authorized.
Zoning Map
Municipal Master Plan
Township of Frelinghuysen
Warren County, NJ
Scale: 1" = 4000'
Date: 11/19/03
ERIC K. SNYDER & ASSOCIATES, INC.
LAND DEVELOPMENT AND COMMUNITY PLANNING CONSULTANTS
185 Spring Street
Newton, NJ 07860
(973) 300-5600
Fax (973) 300-1524

Preservation Planning Tools

In addition to strategically locating development of high and low density, there are a number of other planning techniques the Township could employ to further its farmland preservation goals. The Township is currently considering many of these options.

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.

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 in order to accommodate affordable housing units, neighborhood commercial stores, or "village" development densities while other lots can be very large in order to encompass active farms or natural areas.

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 builders, which means that the private market provides landowner compensation and the use of public funds is unnecessary. So far, this technique had been employed only at the local level in New Jersey, but passage of the Highlands Water Protection and Planning Act will encourage its use on a regional level as well. Frelinghuysen Township is designated by the Highlands Act as part of the Planning Area, and may be eligible for inclusion as either a sending or receiving area.

[1] Workforce New Jersey Public Information Network. Labor Market Information Website. *www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm* . Accessed July 2007.

[2] United States Census Bureau. American Factfinder – Warren County, New Jersey. *www.factfinder.census.gov* . Accessed July 2007.

[3] Warren County Strategic Growth Plan. October 2005.

[4] Warren County, New Jersey Planning Department. Warren County Strategic Growth Plan. October 2005.

[5] New Jersey State Planning Commission. New Jersey State Development and Redevelopment Plan. March 2001.

[6] New Jersey Office of Smart Growth. County Maps. *www.nj.gov/dca/osg/resources/maps/index.shtml* . Accessed November 2007.

[7] New Jersey Highlands Council. Draft Highlands Regional Master Plan. November 2006.

[8] Highlands Sustainable Agriculture Technical Report. January 2007.

CHAPTER 4: FARMLAND PRESERVATION PROGRAM – OVERVIEW

Farmland is an irreplaceable natural resource that contributes to the economic and ecological value of a community. Farmers have been land stewards throughout most of history with agricultural land and their products contributing food and fiber, clean air, storm water management, groundwater recharge, wildlife habitat, and valued open vistas. In addition to providing employment, agriculture contributes to the local economy through the sale of produce and the purchase of equipment and other materials. Productive farmland helps keep municipal taxes down, increases property values, adds to the community's character, and creates a sense of quiet beauty and open space.

Since 1998 **1,433 acres** of farmland has been permanently preserved in Frelinghuysen Township. The first farms preserved were the Genesis Farm and Moore Farm in 1998. Farmers and local officials in Frelinghuysen remain firmly committed to farmland protection and continue to support the preservation of agricultural land throughout the Township.

Warren County Agricultural Development Area (ADA)

The Warren County Agriculture Development Board (CADB) developed the Warren County Agricultural Development Area (ADA) based upon both statutory and county criteria. The ADA designates land that has the potential for long-term agricultural viability. This agricultural use would be the preferred, but not the exclusive, use.

Statutory Criteria:

- The land must be agriculturally productive or have future production potential. Also, zoning for the land must permit agriculture or permit it as a nonconforming use.
- Suburban and/or commercial development must be reasonably non-existent in the proposed ADA area.
- The land must comprise of no greater than 90% of the agricultural land mass of the County.
- Any attributes deemed appropriate by the Board must also be incorporated.

Prior to this year, the entire County had been designated as being part of the Agricultural Development Area (ADA) with the exceptions of Hackettstown, Belvidere, Philipsburg,

and Washington Borough. As part of the 2007 *Warren County Comprehensive Farmland Preservation Plan*, the Warren CADB has updated their ADA designating land capable of supporting agricultural and excluding those lands that are protected as public open space, developed areas, and land contained with the developed Boroughs and Towns located within the County.

Utilizing the state's regulatory criteria for designating ADA and existing farmland assessment data, the County designated an ADA on a county-wide basis that does not exceed 90% of the County's agricultural land base.

County Criteria:

- Land is currently in agricultural production or has strong potential for agricultural production or is farm assessed through a woodland management plan.
- Agriculture is the preferred, but not necessarily the exclusive use.
- Agriculture is a use permitted by current municipal zoning ordinance or is allowed as a non-conforming use.

All lands in Frelinghuysen Township are included in the Warren County ADA except for lands south of Stillwater Road and north of NJ-94. Lands within the Johnsonburg Swamp Preserve and Jenny Jump State Forest are excluded from the ADA.

The *Farmland Map* in this Plan shows the farm assessed lands in the Township, including preserved farmland and farms enrolled in the eight-year program. Overall, there are 10,275 acres of farm assessed parcels in Frelinghuysen. Of this, 9,150 acres (89%) of farm assessed land in Frelinghuysen is included within the Warren County proposed ADA. The *Project Areas Map* in this Plan shows the location of the Warren County ADA within Frelinghuysen Township.

Farmland Preserved to date by program

In 1983, the New Jersey State Legislature adopted the State Agriculture Retention and Development Act and created the State Agriculture Development Committee (SADC), which provides funding for farmland preservation programs, establishes farmland preservation policy statewide, and oversees program administration. Ten years later, in 1993, a non-binding referendum was placed on the Warren County election ballot to provide dedicated revenue for land acquisitions. Warren County voters approved the referendum to create an Open Space and Farmland Preservation Trust by a 2 to 1 ratio, allowing $.02 per $100 of total county equalized real property valuation to be collected.

Of the 150 permanently preserved farms in Warren County, sixteen are located in Frelinghuysen. These 16 farms permanently protect 1,433 acres.

With an average cost of $3,089 per acre, the State of New Jersey has spent $2,472,083, or approximately 56% of the cost share, to protect farmland in Frelinghuysen. The County has spent a total of $1,954,062 to protect farmland in Frelinghuysen, approximately 44% of the total cost share.

Preserved Farms in Frelinghuysen Township

Farm	Program	Year	Acres	Total Cost	State Cost	County Cost	Cost per Acre
Genesis Farm	County EP	1998	139	$318,916	$237,107	$81,809	$2,300
Moore, Chan	County EP	1998	72	$186,009	$137,361	$48,649	$2,600
Bennett, Thomas	County EP	2000	90	$269,292	$197,481	$71,811	$3,000
Young, Joseph	County EP	2000	65	$225,852	$161,323	$64,529	$3,500
Parrott / Simonetti	County EP	2001	117	$203,465	$153,729	$49,736	$1,739
Smolha, Jean	County EP	2001	79	$236,145	$0	$236,145	$3,000
Smolha / Feldman	County EP	2001	103	$289,069	$212,672	$76,397	$2,800
Smolha / Lolas	County EP	2001	51	$162,963	$118,148	$44,815	$3,200
Silverside	SADC Direct	2003	49	$161,799	$161,799	$0	$3,300
Staufenberger	County EP	2003	125	$463,233	$328,019	$135,214	$3,700
Gurba, Stephen #1	County EP	2003	179	$679,790	$0	$679,790	$3,800
Westbrook, Jacob*	County EP	2004	8*				
Gurba, Stephen #2	County EP	2004	88	$299,115	$0	$299,115	$3,400
Gurba, Stephen #3	County EP	2005	123	$345,794	$254,400	$91,394	$2,800
Van Grouw, William	SADC Direct	2005	102	$356,318	$356,318	$0	$3,500
Peck	County EP	2006	44	$228,386	$153,726	$74,659	$5,200
Total			***1,433***	***$4,426,145***	***$2,472,083***	***$1,954,062***	***$3,089***

* The Westbrook Farm was preserved by Sussex County in 2004. The farm overlapped the border between Sussex and Warren County. Warren County paid Sussex County for the 8 acres located in Frelinghuysen Township.

The majority of projects (89% of the total preserved farmland) are protected through the County Easement Purchase program. The SADC Direct Easement Purchase program supported the remaining projects in Frelinghuysen.

There are currently five farms pending preservation in Frelinghuysen Township through two different preservation programs. Two farms have applied to the Township through the municipal PIG program and are scheduled to close in 2008. Three farms are part of Morris Land Conservancy's nonprofit PIG program. If all five projects are successful, Frelinghuysen would add an additional 281 acres of preserved farmland in the Township.

County Easement Purchase

County Easement Purchases involve the sale of farmland development rights to the county by the landowner. By selling their development rights to the county, the landowner agrees to restrict their land to agricultural use. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted, in perpetuity, for agricultural use.

To be eligible for the County Easement Purchase program, the land must be in an Agricultural Development Area, and be eligible for farmland assessment. A landowner must complete an application, which is reviewed by the CADB and then approved applications are forwarded to the SADC. In the past, these applications were distributed once a year. With the new County Planning Incentive Grant program there will no longer be an annual application date for the County Easement Purchase program.

Following review of the application, a site visit by the CADB and two independent appraisals must be conducted. Each appraisal should determine the land's fair market value and its agricultural value. The difference between these two is the price of the farm's "development rights," also known as the easement value. This is the price that the State offers to the landowner, and if this price is accepted, the County has title work and a survey done for farms receiving final State, County and Municipal approvals, and then schedules a closing. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted, in perpetuity, for agricultural use.

In Frelinghuysen, 13 farms have been preserved through the County Easement purchase program, protecting 1,274 acres of farmland.

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. The State Agriculture Development Committee (SADC) has recently updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. Applications are now accepted year round. In order to qualify for PIGs, an agricultural advisory committee, as which the County Agriculture Development Board (CADB) functions for the county, is necessary. Additionally, the county must maintain a dedicated source of funding or alternative means for funding farmland preservation. Both county and municipal applications should correlate with county comprehensive farmland preservation plans. Warren County has developed their *2007 Comprehensive Farmland Preservation Plan* in order to bring it in to compliance with the newly adopted guidelines and qualify for the County Planning Incentive Grant program.

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. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements. The Farmland Preservation Plan Element describes the farms that are the focus of the municipal PIG. In order to qualify for this program, the town must have an agricultural advisory board and a source of funding for farmland preservation. Farms to be preserved through a municipal PIG need to be approved by the CADB. Warren County requires matching funding (50:50) between the County and the municipality, as part of a municipal PIG.

Frelinghuysen Township is currently enrolled in the Municipal Planning Incentive Grant program. The Municipal PIG for Frelinghuysen Township divides the Township into seven project areas. These Project Areas include the Allamuchy Farmland Belt, Limestone Valley-Bear Brook, Limestone Valley-Trout Brook, Martinsburg Ridge,

Paulins Kill Valley, Johnsonburg District, and Hope Preservation Area. These Project Areas contain all of the preserved farms and one farm, located in the Limestone Valley Trout Brook Project Area, which is enrolled in the eight-year preservation program. These Project Areas are shown on the *Project Areas* map.

Frelinghuysen Township successfully applied for funding through the municipal PIG program from the SADC in December 2005. In early spring of 2006 the Township was notified that it had been awarded $1,000,000 from the SADC towards its farmland PIG program. The Warren CADB passed a resolution in support of the Township PIG prior to its submittal in 2005. The Township anticipates utilizing $315,500 or approximately 31% of their total SADC funding in this, their *first year* in the program, to purchase two farmland properties in 2008.

Municipal Farmland Preservation Program

No farms have been preserved directly by Frelinghuysen Township.

SADC Direct Easement Purchase

Also important to Frelinghuysen farmers is the State Agriculture Development Committee (SADC). The SADC is the lead program in administering the state's Farmland Preservation Program. The SADC:

- Provides cost share funding for the purchase of development easements.
- Directly purchases farms and development easements from landowners;
- Administers grants to landowners in the Farmland Preservation Program to fund up to 50 % of soil and water conservation projects;
- Administers the Right to Farm Program (discussed in *Chapter 8*);
- Administers the Transfer of Development Rights Bank; and,
- Operates the Farm Link Program, which helps connect farm owners with potential tenant farmers.

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. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. The Direct Easement Program does not receive monetary contributions from the County.

In Frelinghuysen, the state has preserved two farms on 151 acres at a cost of $518,117 in state funds.

Farm	Acres	Total Cost	Year
Silverside	49	$161,799	2003
Van Grouw, William	102	$356,318	2005
Total SADC Direct	151	$518,117	

SADC Fee Simple

A 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 SADC negotiates a purchase price subject to recommendations of two independent appraisers and review by a state review appraiser. The land becomes restricted so that it becomes permanently preserved for agriculture. In this type of acquisition, the landowner does not retain any rights. The property is then resold at auction, the SADC does not retain ownership. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment. No farms in Frelinghuysen have been preserved through a SADC fee simple acquisition.

Nonprofit Grant Program

Grants are provided to nonprofit organizations by the State Agriculture Development Committee. These grants fund up to 50% of the fee simple or development easement values on farms. *(SADC website)* These grants help to preserve farmland throughout the county and generally the transactions involve properties with both agricultural and environmental significance. These grants are obtained through an application process, in which the land is valuated by independent appraisers.

As part of the nonprofit grant program with the SADC, Morris Land Conservancy successfully applied for nonprofit farmland funding from the State Agriculture Development Committee (SADC) for the preservation of three farms in Frelinghuysen in 2007. If the projects are successful, all land costs will be provided by Morris Land Conservancy's SADC grant and the Warren County Agriculture Development Board (CADB). Frelinghuysen Township has agreed to cover all due diligence expenses on these projects. Three projects were part of this nonprofit application.

Transfer of Development Rights

The transfer of development rights is a growth management tool that transfers development rights from one location, a preservation area, to another, an identified growth area. The development rights, purchased by the developer, are used to allow for development at a higher density than what the previous zoning of the receiving area allowed. To date, this program has not been used by Frelinghuysen to preserve farmland.

Consistency with SADC Strategic Targeting Project

The purpose of the SADC Strategic Targeting Project is to prioritize farmland to be preserved by targeting farms for preservation based on specific criteria, including the prioritization of prime and statewide soils in agricultural production outside sewer service areas. According to the SADC, the Strategic Targeting Project has three primary goals. These are as follows:

- The coordination of farmland preservation and retention of agricultural practices "with proactive planning initiatives."
- To update and create maps which serve as a tool for more accurate preservation targets.
- To coordinate different preservation efforts, such as open space, with farmland preservation.

Through the use of the Strategic Targeting Program, the SADC hopes to more efficiently target and designate farmland for preservation and, by doing so, boost the State's agricultural industry.

Frelinghuysen Township, through the completion of its 2005 and 2008 *Comprehensive Farmland Preservation Plans*, meets each of the goals as outlined in the Strategic Targeting Project. As a participant in the Municipal Planning Incentive Grant program, Frelinghuysen Township's Farmland Preservation Committee will coordinate directly with the Warren CADB to identify and target farms for preservation in the Township.

Eight Year Programs

The 8-Year Farmland Preservation Program and the Municipally Approved 8-Year Farmland Preservation Program are both cost sharing programs for soil and water conservation projects, in which the farmer receives 50% cost sharing for these projects as well as protection against nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions. In return, the farmer signs an agreement that restricts the land to agricultural use for eight years. For entrance into these programs and to qualify for benefits, a farm must be located within an ADA. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service.

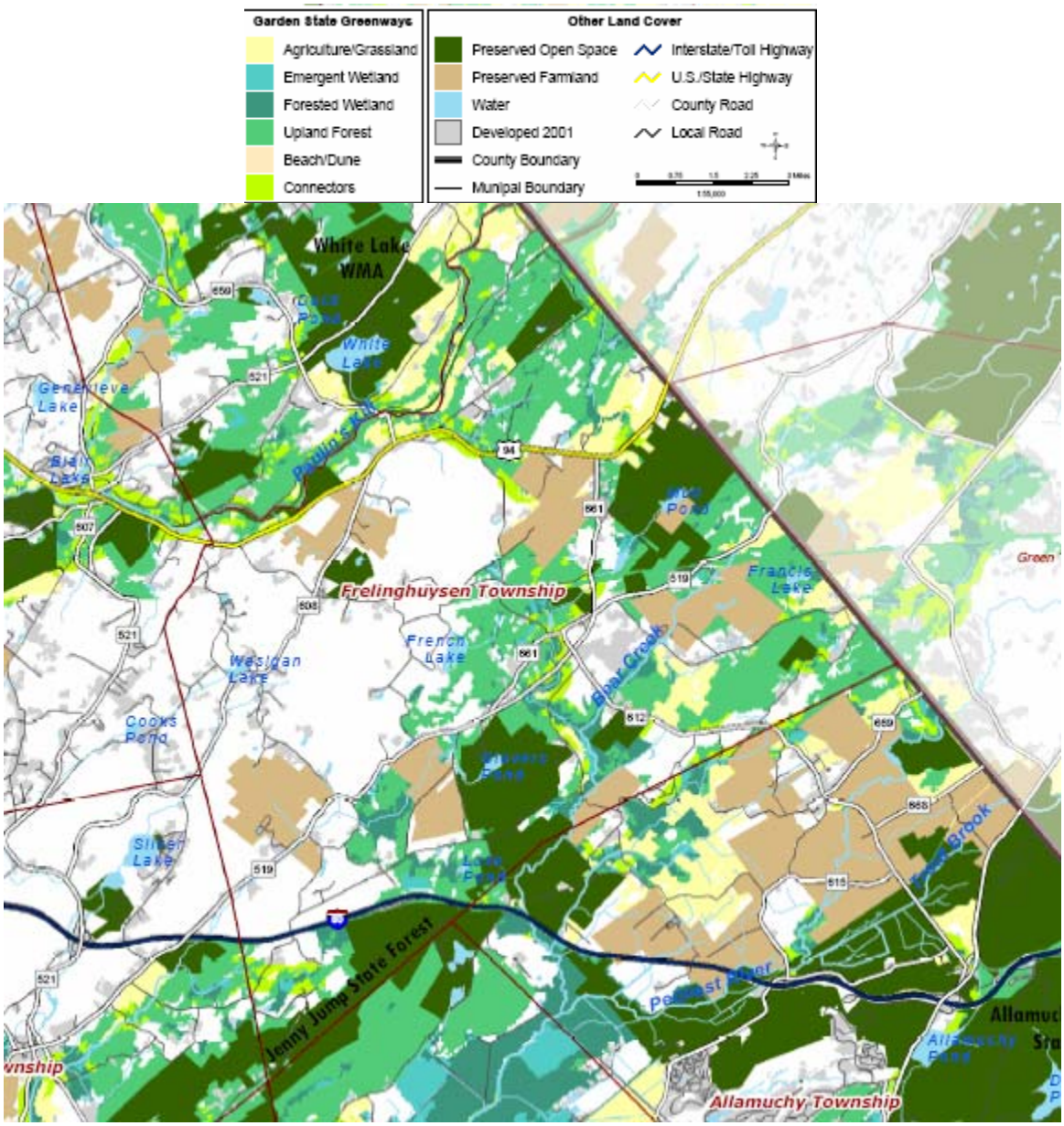
In Frelinghuysen, one farm is currently enrolled in through the eight-year program.

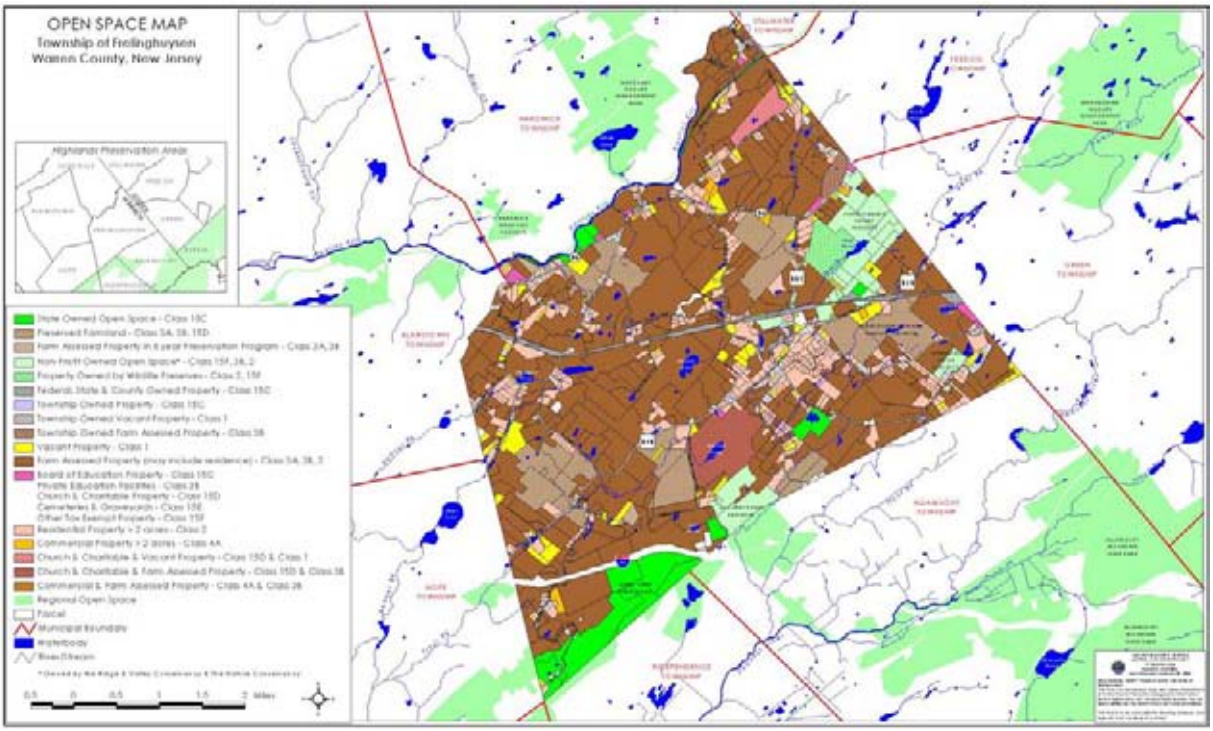
Coordination with Open Space Preservation Initiatives

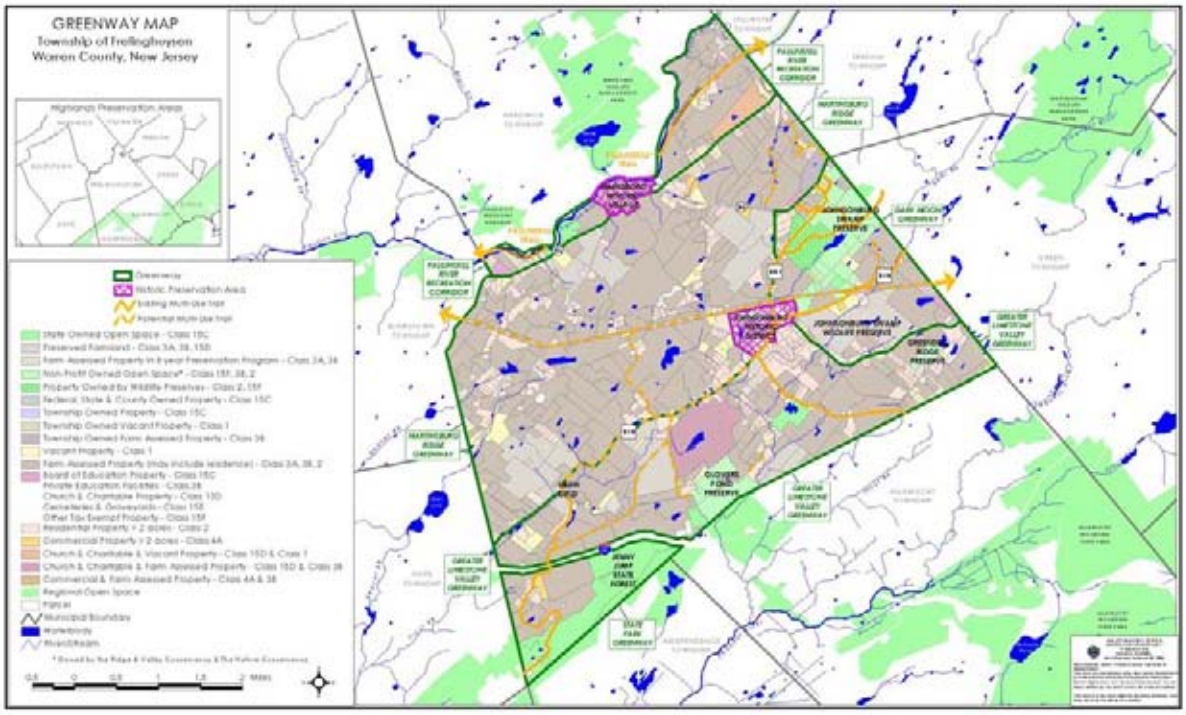
A cooperative project involves a partnership and/or funding from more than one agency. This kind of project leverages county farmland preservation dollars and makes use of municipal open space trust funds or grants to non-profit organizations. These "hybrid" projects are an opportunity to use traditional open space funds, where appropriate, to help preserve farm properties, especially where those properties are a mixture of cropland and woodland areas. The use of Green Acres funding, local open space trust funds, and nonprofit grant funds are becoming increasingly important to preserving agricultural landscapes. All publicly preserved open space is shown in "green" on the *Farmland Map*.

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. In Frelinghuysen, the Farmland Preservation Committee currently works with the Open Space Committee to coordinate the Township's progress toward both farmland and open space preservation. These committees are guided by this *Comprehensive Farmland Preservation Plan* as well as the Township's 2006 *Open Space and Recreation Plan*. The *Open Space and Greenways Maps* from the *2006 Open Space and Recreation Plan* are included below and identify priority areas for open space preservation and potential locations for trails in the Township. Also below is the *Garden State Greenways* map for Frelinghuysen Township. This map details the location of local and regional open space and recreational lands in and around Frelinghuysen Township. These maps may be used in conjunction with the Township's *Project Areas Map* to identify and preserve land for open space and farmland protection.




OPEN SPACE MAP
Township of Frelinghuysen
Warren County, New Jersey


GREENWAY MAP
Township of Frelinghuysen
Warren County, New Jersey

Farmland Preservation Program Funding Expended to Date by Source

The Frelinghuysen Farmland Preservation Trust Fund was approved in 1999 by voter referendum, with 230 (66%) votes in favor and 119 (34%) opposed. The fund created a tax that collected one cent ($.01) per one hundred dollars ($100) of assessed property value. In January 2003, the Township increased the farmland preservation tax to two cents ($.02), indicating the community's continuing strong interest in seeing its farmland preserved. In 2005, voters approved a referendum to amend the Farmland Trust Fund to create a combined Open Space and Farmland Preservation Trust Fund.

The Open Space and Farmland Preservation Trust Fund is used exclusively for the acquisition of farmland or development rights on farms for farmland preservation purposes and for maintenance of lands acquired for recreation and conservation purposes. Use of the Fund is controlled by the Frelinghuysen Township Committee, with guidance from the Farmland Preservation Committee and the Open Space Committee. The Fund currently generates approximately $55,000 per year and has a current balance of approximately $194,500.

Year	Rate ($/$100)	Amount Generated	Percent Change
2000	0.01	$15,502	
2001	0.01	$15,877	2.4%
2002	0.01	$16,110	1.5%
2003	0.01	$16,293	1.1%
2004	0.02*	$52,480	222.1%
2005	0.02	$53,015	1.0%
2006	0.02	$53,015	0.0%
2007	0.02	$54,903	3.60%

* Trust Fund increased from $.01 to $.02 in 2004.

A total of $194,500 is currently available for farmland preservation in Frelinghuysen Township, this balance includes the 2007 allocation from the Open Space and Farmland Preservation Trust Fund. In early 2007 the Township purchased and preserved the former Angeleri property for open space and recreation. This project was funded through the Township's N.J. Green Acres Planning Incentive grant, a grant from the Warren County Municipal and Charitable Trust Fund, and a general capital bond issued by the Township. To date, the Township has expended funds from their Open Space and Farmland Preservation Trust Fund to cover the costs of appraisals, survey and title work on pending farmland preservation projects.

In Frelinghuysen a total of $4,426,145 has been expended to preserve farmland in the municipality. Of this, $2,472,083 has been spent by the state and $1,954,062 has been expended by Warren County. Of the state cost, $518,117 has been expended through the State Direct Easement purchase program. (See *Program History Table* on *Page 4-3* for specific projects)

Monitoring the Easements

The farms easement in Frelinghuysen were preserved through the County Easement Purchase Program. In Warren County, when county funds are used for easements, the CADB monitors the property to verify that compliance with the deed restrictions on the preserved property is taking place. All farmland preservation projects completed by Frelinghuysen Township are done in partnership with Warren County. The Township's Farmland Preservation Committee will notify the Warren CADB if violations are suspected.

The Warren County Soil Conservation District performs annual inspections of the property, which consist of completion of a form during a field visit to the farm. The inspectors take note of the following:

- change in ownership since the previous inspection
- evidence of non-agricultural development (approved or otherwise)
- use of the premises for agricultural activities
- presence of expansion of non-agricultural activity since the previous inspection
- if the non-agricultural practice has been abandoned
- evidence of mining or removing of materials such as sand, gravel, rock, etc.
- evidence of dumping
- whether or not the farm has an approved conservation plan
- any improvements to farm buildings and residences
- any new agricultural buildings erected

Coordination with Transfer of Development Rights Programs

Transfer of Development Rights (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, Frelinghuysen Township is not currently enrolled in or developing a TDR program.

CHAPTER 5: FUTURE FARMLAND PRESERVATION PROGRAM

Preservation Goals

The mission of the farmland preservation program in Frelinghuysen Township is to preserve the agricultural economy, environment and landscape, and ensure the agricultural lifestyle that characterizes the Township. In accomplishing this mission, the Frelinghuysen Township Farmland Preservation Committee seeks to protect residents' quality of life and the economic integrity of their farming community.

The Farmland Preservation Committee meets its mission through education, preservation, and support of the local farmer and by assisting farmers with farmland preservation initiatives including the municipal, county and state programs. The Committee supports growth near existing villages and non-agricultural areas, and encourages residents to view preservation as an opportunity to protect existing farmland and environmentally sensitive regions through appropriate farming practices. To date, there are 1,433 acres of permanently preserved farmland in Frelinghuysen Township. This represents 14% of the land under farmland assessment in 2007.

Frelinghuysen Township is 15,277 acres (23.9 square miles) in size. Of this, **10,275 acres** are under farmland assessment, which includes croplands, woodlands, farm structures and wetlands/waterways that occur on an agricultural property. Since 1998, Frelinghuysen Township has preserved **1,433 acres** of farmland. Using the 10,275 acres identified as farm assessed properties, this leaves 8,842 acres of unprotected farmland remaining in Frelinghuysen, or 86% of the Township's agricultural base.

Frelinghuysen Township has set ambitious goals for their Farmland Preservation Program. The Farmland Preservation Committee has set a target goal of preserving **2,433 by 2017**. Of the 10,275 acres of assessed farmland in the Township, **2,299 acres** meet the State's Minimum Eligibility Criteria for soils and tillable land, based on a GIS parcel analysis. Of the 2,299 acres that meet the criteria, **1,504 acres** of farm assessed land are located within the municipal Project Areas. Based on the amount of farmland that met Minimum Eligibility Criteria and available funding to purchase and preserve farmland, the following preservation goals are identified for Frelinghuysen Township:

One year target:	100 acres,
Five year target:	500 acres,
Ten year target:	1,000 acres.

Public Participation

For the development of this Comprehensive Farmland Preservation Plan, Frelinghuysen Township hosted two public meetings seeking input and direction from local residents, farmers, officials, and representatives of agencies and nonprofit organizations interested in farmland preservation. The first meeting was held towards the beginning of the plan development and the second meeting was held after the Draft Plan had been released to the public, in order to receive comments on the Draft Plan.

Public Hearing #1 – November 21, 2007

The first public meeting on the Frelinghuysen Township Comprehensive Farmland Preservation Plan Update was held on Wednesday, November 21, 2007, at the Frelinghuysen Township Municipal Building in Johnsonburg, New Jersey. The Township Council, Mayor, Clerk, and Attorney were in attendance as well as approximately ten members of the public and a representative from Morris Land Conservancy.

Attendees reviewed the updated maps produced for the farmland plan, including a soils map, farmland map, project areas map, and a qualifying farms map. Attendees proposed that the entire Township be included within the Warren County ADA, and that the Township's proposed project areas be amended to include municipal-owned farmland. Concerns were expressed about the changes to the Farmland Preservation program, including the requirement for a County-level Agricultural Development Area (ADA) and the availability of future funding. There were questions about the deed restriction process associated with farmland preservation and concerns were expressed that this deed restriction could possibly be undone in the future at the State's discretion.

The notice and agenda for this public meeting are included in the *Appendix*.

Public Hearing #2 – May 5, 2008

The Frelinghuysen Township Farmland Preservation Committee held a second meeting on May 5, 2008 to gather input from local residents and farmers on the *Comprehensive Farmland Preservation Plan*. This meeting was hosted by the Frelinghuysen Township Planning Board in order to adopt the Plan as an Element of the Township's Master Plan. The notice for this meeting is included within the *Appendix*.

Project Area Summaries

The Frelinghuysen Township Farmland Preservation Committee has identified seven distinct project areas for farmland preservation. These project areas are shown on the *Project Areas Map* included within this Plan and described below.

Allamuchy Farmland Belt
Neighboring Allamuchy Township has 1,919 acres of preserved farmland on 28 properties within the Pequest River valley. Extending northward into Frelinghuysen Township there is a belt of prime farmland soils and soils of statewide importance that provide a natural continuation of this preservation effort.

Hope Preservation Area
Extending eastward from neighboring Hope Township and continuing the farmland preservation initiatives established by Hope Township, this project area will ensure the protection of the ridgelines and farming valleys of the western section of Frelinghuysen. This preservation region will complement and expand the farmland preserved by the Smolha and Van Grouw families in the Township.

Johnsonburg District
Unique to Frelinghuysen is the quaint and historic village of Johnsonburg. Several small, viable farming operations are centered within this community and may not qualify for the traditional county or state farmland programs, but would benefit greatly from a local farmland program. Small, local farming operations establish the character, charm and integrity of the overall farming community and are an opportunity to engage smaller, hard-working farms into the program.

Limestone Valley - Bear Brook
Characteristic of the Ridge and Valley province is the limestone valley running through the Township surrounding Bear Creek. The Nature Conservancy and the Ridge and Valley Conservancy have preserved several large properties within this project area. This is an opportunity to expand existing preserved lands targeting those properties with soils of agricultural significance.

Limestone Valley – Trout Brook
The limestone valley that is characteristic of the Ridge and Valley Province extends across northeast to southwest across the Township. In the southern part of the Township, the limestone valley surrounds Trout Brook. Several large farms have been preserved in this project area and additional preserved lands will create a substantial, productive farmland corridor.

Martinsburg Ridge
Located along the watershed divide for the Paulins Kill and Pequest River, this project area will continue the preservation efforts of the Bennett, Moore, and Young families, and Genesis Farms. Continuity of farmland corridors will protect the existing infrastructure and land use for farm operations.

Paulins Kill Valley
The Paulins Kill Valley project area is located in the northernmost part of the Township. Farms located along the Paulins Kill are a mixture of woodlands and tillable soils. Many of the properties along the Paulins Kill have prime farmland soils and viable agricultural

operations. Working with N.J. Green Acres and the state farmland preservation program may maximize funding sources and preservation opportunities.

Project Area Analysis and Minimum Eligibility Criteria

For each project area, an analysis was completed to identify the amount and density of preserved farmland, soils and size of the area. The minimum eligibility analysis involved a parcel-based screening 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 Frelinghuysen Township. For each project area the following was determined:

- The size of the total project area (in acres);
- The total acreage of preserved farmland in the project area;
- The acreage of publicly held open space in each project area; and
- The total acreage of prime soils, soils of statewide importance, and unique agricultural soils in each project area.

For each of the above categories, the land area within each project area is expressed as a ratio between the total acreage for each category and the total acreage of the project area. Also included is the percentage of each category expressed as a percentage of the total project area.

Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC's recently adopted (*May 21, 2007*) rules for farmland preservation and project eligibility. 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; be comprised of an assemblage of substandard parcels which together meet SADC minimum standards; or have sufficient justification by the Township Farmland Preservation Committee and the CADB that the parcels were not identified as targeted due to a specific mapping issue or other error.

The Township may proceed without State funding on projects that do not meet these Minimum Eligibility Standards. In all cases, the Frelinghuysen Township Farmland Preservation Committee will work closely with the Warren CADB to review and process applications from landowners for farmland preservation. The Frelinghuysen Farmland Preservation Committee will follow all County and State procedures to ensure consistency in application review and processing.

Within the identified project areas, Frelinghuysen Township has identified candidate farms (or "targeted farms" as referenced in the May 21, 2007 rules) that meet the tillable land and soils minimum eligibility standards. The list of targeted farms will be provided in the PIG application to be submitted to the SADC separate from this plan.

The following queries were made utilizing the ArcGIS 9.2 digital mapping software:

Farmland that meets the SADC Criteria for Agricultural Soils
Soil acreage was determined using the Soil Survey as prepared by the Natural Resource Conservation Service for prime farmland soils, soils of statewide importance and soils of unique importance. Farm parcels are sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for soils.

Farm Size	Requirements
0-6.667 acres	75% soils capable of supporting agricultural production
6.667-10 acres	5 acres of soils capable of supporting agricultural production
10-50 acres	50% soils capable of supporting agricultural production
50+ acres	25 acres of soils capable of supporting agricultural production

Farmland that meets the SADC Criteria for Tillable Land
Tillable acreage was determined using the N.J. Department of Environmental Protection 2002 Land Use/Land Cover mapping for agricultural lands. Farm parcels were sorted on

size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for tillable land.

Farm Size	Requirements
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 SADC Criteria for both Tillable Land and Soils
Utilizing the tillable acreage determined from the N.J. Department of Environmental Protection 2002 Land Use/Land Cover mapping for agricultural lands and soil acreage determined using the Soil Survey as prepared by the Natural Resource Conservation Service for prime farmland soils, soils of statewide importance and soils of unique importance, farm parcels were sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for tillable land and soils.

The Project Area Summaries and the farmland meeting the Minimum Eligibility Criteria for each project area are presented in the Tables below and GIS Maps (included in the *Maps Section* of this Plan). As stated earlier, for each category, the land area within each project area is expressed as a ratio between the total acreage for each category and the total acreage of the project area. Also included is the percentage of each category expressed as a percentage of the total project area.

Allamuchy Farmland Belt	**Acreage**	**Density Ratio**			**Percentage**
Total Acres in Project Area	1,732				
Total Preserved Farmland	88	88	:	1,732	5.07%
8-Year Farms	0	-		1,732	0%
Total Open Space	107	107	:	1,732	6.16%
Prime, Statewide, Unique Soils	591	591	:	1,732	34.12%
Qfarm Parcels with Productive Soils	470	470	:	1,732	27.14%
Qfarm Parcels with Tillable Land	537	537	:	1,732	30.98%
Qfarm Parcels with Soils and Tillable Land	357	357	:	1,732	20.61%

Hope Preservation Area	**Acreage**	**Density Ratio**			**Percentage**
Total Acres in Project Area	1,245				
Total Preserved Farmland	331	331	:	1,245	26.60%
8-Year Farms	0	0		1,245	0%
Total Open Space	2	2	:	1,245	0.15%
Prime, Statewide, Unique Soils	331	331	:	1,245	26.59%
Qfarm Parcels with Productive Soils	114	114	:	1,245	9.12%
Qfarm Parcels with Tillable Land	89	89	:	1,245	7.13%
Qfarm Parcels with Soils and Tillable Land	0	0	:	1,245	0%

Johnsonburg Center	Acreage	Density Ratio			Percentage
Total Acres in Project Area	38				
Total Preserved Farmland	0	0	:	38	0%
8-Year Farms	0	0	:	38	0%
Total Open Space	6	6	:	38	15.53%
Prime, Statewide, Unique Soils	17	17	:	38	43.20%
Qfarm Parcels with Productive Soils	25	25	:	38	64.25%
Qfarm Parcels with Tillable Land	0	0	:	38	0%
Qfarm Parcels with Soils and Tillable Land	0	0	:	38	0%

Limestone Valley - Bear Brook	Acreage	Density Ratio			Percentage
Total Acres in Project Area	1,171				
Total Preserved Farmland	127	127	:	1,171	10.81%
8-Year Farms	0	0	:	1,171	0%
Total Open Space	37	37	:	1,171	3.12%
Prime, Statewide, Unique Soils	405	405	:	1,171	34.62%
Qfarm Parcels with Productive Soils	291	291	:	1,171	24.86%
Qfarm Parcels with Tillable Land	160	160	:	1,171	13.65%
Qfarm Parcels with Soils and Tillable Land	153	153	:	1,171	13.07%

Limestone Valley - Trout Brook	Acreage	Density Ratio			Percentage
Total Acres in Project Area	1,144				
Total Preserved Farmland	343	343	:	1,144	30.01%
8-Year Farms	19	19	:	1,144	1.70%
Total Open Space	355	355	:	1,144	31.04%
Prime, Statewide, Unique Soils	310	310	:	1,144	27.12%
Qfarm Parcels with Productive Soils	520	520	:	1,144	45.43%
Qfarm Parcels with Tillable Land	213	213	:	1,144	18.62%
Qfarm Parcels with Soils and Tillable Land	172	172	:	1,144	15.07%

Martinsburg Ridge	Acreage	Density Ratio			Percentage
Total Acres in Project Area	3,427				
Total Preserved Farmland	404	404	:	3,427	11.80%
8-Year Farms	0	0	:	3,427	0%
Total Open Space	90	90	:	3,427	2.63%
Prime, Statewide, Unique Soils	874	874	:	3,427	25.51%
Qfarm Parcels with Productive Soils	892	892	:	3,427	26.03%
Qfarm Parcels with Tillable Land	1146	1146	:	3,427	33.43%
Qfarm Parcels with Soils and Tillable Land	660	660	:	3,427	19.26%

Paulins Kill Valley	Acreage	Density Ratio			Percentage
Total Acres in Project Area	597				
Total Preserved Farmland	11	11	:	597	1.89%
8-Year Farms	0	0	:	597	0%
Total Open Space	52	52	:	597	8.70%
Prime, Statewide, Unique Soils	271	271	:	597	45.45%
Qfarm Parcels with Productive Soils	261	261	:	597	43.65%
Qfarm Parcels with Tillable Land	174	174	:	597	29.11%
Qfarm Parcels with Soils and Tillable Land	161	161	:	597	26.99%

There are **10,275 acres** of total assessed farmland in Frelinghuysen Township. According to the 2005 New Jersey Farmland Assessment, there are **5,411 acres** of active agricultural acreage in the Township, which accounts for 53% of the total assessed farmland. Of the total assessed farmland in the Township, **2,299 acres** meet the soils and tillable land Minimum Eligibility Criteria, based on the GIS parcel-based analysis. Thus, 22% of the total assessed farmland in the Township, and 42% of the active agricultural acreage, meets the SADC's Minimum Eligibility Criteria.*

Of the 2,299 acres, **1,504 acres** of farm assessed land (QFarm Parcels) are located within the municipal Project Areas. Thus approximately 15% of the total assessed farmland, and 28% of the active agricultural acreage, located in the Frelinghuysen Project Areas meets both the soils and tillable land Minimum Eligibility Criteria.

In addition to the State's new Minimum Eligibility Criteria, the SADC has also identified an "Eligible Farm" standard as defined in section 17.2 of the newly adopted rules. In this case, grant funding will be based upon an individual farm having a rank score that is "*equal to or greater than 70% of the county's average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years*." The SADC has released this rank score for Fiscal Year 2009 for Warren County, the minimum score for an Eligible Farm is 38. A detailed score listing is included within the *Appendix*.

County and Municipal Ranking Criteria

The Warren CADB currently utilizes the state ranking criteria as the basis for calculating the rank of each farm. The CADB has developed its own Ranking Sheet that determines each of the following for individual applicant farms:

- quality of the local soils
- total tillable acres available
- local buffers and boundaries
- zoning
- County growth and existing infrastructure

* Neither the Township nor the County has developed minimum eligibility criteria – both intend to follow the SADC Minimum Eligibility Criteria to identify potential preservation projects.

- municipal commitment to agriculture
- other financial commitment to agriculture

Points are received in each category relevant to the suitability of the local conditions for agriculture. The higher the score received, the higher the ranking.

As the County transitions to the new County Planning Incentive Grant program, the CADB will be using the State's minimum eligibility criteria as the basis for ranking farms for preservation. In special cases where a farm is of special interest, and the CADB purchases land without state funding, it may consider using its current ranking form to prioritize farmland for preservation.

The Frelinghuysen Township Farmland Preservation Committee currently considers the following criteria when prioritizing farms for preservation in the Township as part of the Municipal PIG program:

- quality of the local soils
- proximity to existing preserved lands
- continuity of farmland corridors
- existing infrastructure for farm operations
- hybrid of both open space and farmland preservation
- small, viable farms
- willing sellers
- regional connectivity

The Township and County will continue to coordinate closely on all farmland preservation applications. Submittal of applications to the County and State will be dependent upon the availability of funding from not only the Township, but the County and State as well.

Municipal and County Policies Related to Farmland Preservation Applications

Frelinghuysen Township follows the policies established by Warren County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the 2007 *Warren County Comprehensive Farmland Preservation Plan*. The Warren CADB follows the SADC's policies regarding these issues. The Frelinghuysen Township Farmland Preservation Committee will work with applicants to explain choices on exceptions, RDSO's and housing opportunities. Below is a brief summary of the state policies for each issue:

Approval of Housing Opportunities

Agricultural labor housing: Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey. However, the State Agriculture Development Committee understands the need for this type of housing and does have a

policy that a landowner must refer to in order to construct labor housing. These applications are reviewed by the State Agriculture Development Committee and the County Agriculture Development Board. This is supported by the Frelinghuysen Farmland Preservation Committee and Warren CADB.

House replacement: The policy of the State Agriculture Development Committee 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, in order to minimize the impact on the agricultural operation. This is supported by the Township Farmland Preservation Committee and CADB for Warren County.

Residual dwelling site opportunity allocation: 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. These prospective residential units can be allocated to parcels that are at least 100 acres in size, but at a density not to exceed one residential unit per 100 acres. (This density calculation includes existing and proposed residential buildings.) The purpose of the building in question must be for "single-family residential housing and its appurtenant uses." *(SADC Appraiser Handbook 2007)*[1] 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 Frelinghuysen Township Farmland Preservation Committee and CADB for Warren County.

Division of the Premises

The goal of the State Agriculture Development Committee, and supported by the Warren CADB and Frelinghuysen Farmland Preservation Committee, is to preserve large tracts of farmland. 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 State Agriculture Development Committee and the CADB.

Approval of Exception

Exceptions are defined by the SADC as "acres within a farm being preserved" 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. Exceptions are not a practice that is encouraged by the SADC and, when they occur, it is recommended that they should be as small as possible. There are two types of exceptions that can occur; severable and non-severable.

Severable: A severable exception is defined by the SADC as an "area which is part of an existing Block and 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." *(SADC Appraiser Handbook 2007)* A severable exception is made "if a landowner wants to be able to sell the excepted area separate from the deed-restricted farm."

Non-severable: Non-severable exceptions are defined by the SADC as "area which is part of an existing Block and Lot owned by the application that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises." *(SADC Appraiser Handbook 2007)* Unlike a severable exception, a non-severable exception is "always attached to the protected farm."

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 Warren CADB and Frelinghuysen Farmland Preservation Committee follow the exception policies as identified by the State Agriculture Development Committee.

Funding Plan

Installment Purchases and Donation/Bargain Sales

Frelinghuysen Township is supportive of donation/bargain sales and installment purchases. Both of these tools serve to leverage limited funding resources and are described below:

Donation and Bargain Sale: This mechanism for preserving a farm involves a 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.

Installment Purchase: Through an installment purchase agreement, development rights may be acquired by Frelinghuysen Township 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.

Overview of Warren County Trust Fund and Municipal PIG requirements

The Warren County Open Space Recreation Farmland Preservation Trust Fund generates approximately $7.8 million annually. Of this, $4.5 million is available for farmland preservation in 2007. Frelinghuysen Township works with Warren County according to its current cost-share requirements for preserving farms. The County's policy is that Warren CADB will fund one-half of the difference between the amount the SADC

funded and the total cost for preserving a farm, based upon the Certified Market Value, through the municipal Planning Incentive Grant program. The remainder is funded by the municipality.

Overview of SADC "sliding scale"

As part of the municipal PIG program, the SADC will cost share on an easement which has been, or is being acquired, by a municipality. The SADC will not authorize a grant for greater than 80% of the SADC's certified fair market value of the development easement. If the landowner's asking price is greater than the certified fair market value, the SADC's cost share grant shall be based upon the SADC's certified fair market value. The SADC percent cost share is based upon the following sliding scale:

Landowner's Asking Price	Percent Committee Cost Share
From $0.00 to $1,000	= 80% above $0.00
From > $1,000 to $3,000	= $800 + 70% above $1,000
From > $3,000 to $5,000	= $2,200 + 60% above $3,000
From > $5,000 to $9,000	= $3,400 + 50% above $5,000
From > $9,000 to $50,000	= 60%
From > $50,000 to $75,000	= $30,000 + 55% above $50,000
From > $75,000 to $85,000	= $43,750 + 50% above $75,000
From > $85,000 to $95,000	= $48,750 + 40% above $85,000
From > $95,000 to $105,000	= $52,750 + 30% above $95,000
From > $105,000 to $115,000	= $55,750 + 20% above $105,000
From > $115,000	= $57,750 + 10% above $115,000

Description of Municipal Funding Sources

The Frelinghuysen Farmland Preservation Trust Fund was approved in 1999 by voter referendum and set at one cent ($.01) per one hundred dollars ($100) of assessed property value. It was subsequently increased to two cents ($.02) in 2003, and in amended to create a combined Open Space and Farmland Preservation Trust Fund in 2005. The Fund currently generates approximately $55,000 per year and has a current balance of approximately $194,500. Approximately 5% of the Trust is used for due diligence costs. Of the funding generated in 2007, approximately $55,000 is available for farmland preservation.

Cost Projections and Funding Plan Associated with Preservation Goals

Frelinghuysen Township will work with Warren County according to its current cost-share requirements for preserving farms. The County's current policy is that Warren CADB will fund one-half of the difference between the state match and the total cost for preserving a farm, based upon the Certified Market Value, through the municipal Planning Incentive Grant program. The remaining half is funded by the municipalities in the PIG program.

The Frelinghuysen Open Space and Farmland Preservation Trust Fund generates approximately $55,000 annually. The cost per acre has increased from $3,800 an acre in 2003 to $5,200 an acre in 2006 (47% increase) (see *Program History Table* in *Chapter 4*). Since 1998, the average price of purchasing a development easement in Frelinghuysen is $3,089 per acre.

For the 10-year financial analysis, nine assumptions were made regarding the growth of Frelinghuysen's Farmland Preservation Trust Fund, the rate of increases in land prices and the cost-share between the municipality, Warren County, and the State of New Jersey. These are described below:

1) assume the Trust Fund allocation is $55,000 in 2007
2) assume 5% funding growth for the Trust Fund
3) assume the Township spends the annual allocation in the Trust Fund and does not carry a balance
4) assume the average price per acre is $6,000 in 2007
5) assume 10% annual increase in the average cost per acre
6) assume municipal funding is reduced 5% for due diligence
7) assume municipal funding is not encumbered by prior obligations
8) assume Township is purchasing land in partnership with County and State (no direct purchase by Township)
9) assume the municipal cost share is on average 15%, but for this analysis a variety of cost shares are calculated, using 15% as the minimum participation.

10.) assume the Township utilizes $50,000 of its current balance of roughly $200,000, to purchase and preserve farmland at an accelerated rate in years 1 through 4.

Based upon the above assumptions, the following analysis was completed to calculate the funding available to Frelinghuysen for farmland preservation:

Year	Funding Available Annually	Annual Allocation from Trust Fund	Funding available	Funding Available less Administrative Costs
2008	$ 58,000.00	$ 50,000.00	$ 108,000.00	102,600.00
2009	$ 60,900.00	$ 50,000.00	$ 110,900.00	105,355.00
2010	$ 63,945.00	$ 50,000.00	$ 113,945.00	108,247.75
2011	$ 67,142.25	$ 50,000.00	$ 117,142.25	111,285.14
2012	$ 70,499.36		$ 70,499.36	66,974.39
2013	$ 74,024.33		$ 74,024.33	70,323.11
2014	$ 77,725.55		$ 77,725.55	73,839.27
2015	$ 81,611.82		$ 81,611.82	77,531.23
2016	$ 85,692.42		$ 85,692.42	81,407.79
2017	$ 89,977.04		$ 89,977.04	85,478.18

Using the above funding formula, and the average cost per acre in Frelinghuysen, an analysis was completed to calculate the amount of land that could be purchased in Frelinghuysen Township. The analysis was run at 5% intervals. At a 15% cost share

with the county and state, the Township could only preserve 99 acres in the first year, 403 acres within five years, and 596 acres after ten years.

Year	Average per Acre Cost	15% Township Cost Share Acres Preserved	20% Township Cost Share Acres Preserved	25% Township Cost Share Acres Preserved	30% Township Cost Share Acres Preserved	35% Township Cost Share Acres Preserved	40% Township Cost Share Acres Preserved	45% Township Cost Share Acres Preserved
2008	$ 6,000.00	99	74	59	50	42	37	33
2009	$ 6,600.00	93	69	56	46	40	35	31
2010	$ 7,260.00	86	65	52	43	37	32	29
2011	$ 7,986.00	81	61	48	40	35	30	27
2012	$ 8,784.60	44	33	27	22	19	17	15
2013	$ 9,663.06	42	32	25	21	18	16	14
2014	$10,629.37	40	30	24	20	17	15	13
2015	$11,692.30	38	29	23	19	16	14	13
2016	$12,861.53	37	28	22	18	16	14	12
2017	$14,147.69	35	26	21	18	15	13	12
Total acres preserved:		**596**	**447**	**357**	**298**	**255**	**223**	**199**

Cost Projections Associated with Preservation Goals

An estimate was also completed to determine the cost share funding from the County and State. Based upon the average easement values, it is assumed that the cost share for the SADC will be between 15% and 20%. Using this as a basis, and assuming the available funding from the Township is limited as determined above, the following analysis was completed:

Year	15% Township Cost Share: *Acres Preserved*	15% County Cost Share	70% State Cost Share	Total Project Cost		20% Township Cost Share: *Acres Preserved*	20% County Cost Share	20% State Cost Share	Total Project Cost
2008	99	$ 102,600	$ 478,800	$ 684,000		74	$ 102,600	$ 307,800	$513,000
2009	93	$ 105,355	$ 491,657	$ 702,367		69	$ 105,355	$ 316,065	$526,775
2010	86	$ 108,248	$ 505,156	$ 721,652		65	$ 108,248	$ 324,743	$541,239
2011	81	$ 111,285	$ 519,331	$ 741,901		61	$ 111,285	$ 333,855	$556,426
2012	44	$ 66,974	$ 312,547	$ 446,496		33	$ 66,974	$ 200,923	$334,872
2013	42	$ 70,323	$ 328,175	$ 468,821		32	$ 70,323	$ 210,969	$351,616
2014	40	$ 73,839	$ 344,583	$ 492,262		30	$ 73,839	$ 221,518	$369,196
2015	38	$ 77,531	$ 361,812	$ 516,875		29	$ 77,531	$ 232,594	$387,656
2016	37	$ 81,408	$ 379,903	$ 542,719		28	$ 81,408	$ 244,223	$407,039
2017	35	$ 85,478	$ 398,898	$ 569,855		26	$ 85,478	$ 256,435	$427,391
Total acres:	**596**					**447**			

In summary, the total estimated project costs and partnership costs (Township, County and State) to achieve the 1, 5, and 10 year goals for the Frelinghuysen Township farmland preservation program are as follows at 15% and 20% of municipal funding:

Year	Total Preserved Acres	Average Easement Value	Township Cost Share 15%	County Cost Share 15%	State Cost Share 70%	Total Project Cost
year 1	99	$ 6,900	$ 102,600	$ 102,600	$ 478,800	$ 684,000
years 1-5	403	$ 8,425	$ 494,462	$ 494,462	$ 2,307,491	$ 3,296,415
years 1-10	596	$ 10,997	$ 883,042	$ 883,042	$ 4,120,862	$ 5,886,946

Year	Preserved Acres	Average Easement Value	Township Cost Share 20%	County Cost Share 20%	State Cost Share 60%	Total Project Cost
year 1	74	$ 6,900	$ 102,600	$ 102,600	$ 307,800	$ 513,000
years 1-5	302	$ 8,425	$ 494,462	$ 494,462	$ 1,483,387	$ 2,472,311
years 1-10	447	$ 10,997	$ 883,042	$ 883,042	$ 2,649,126	$ 4,415,209

Due to the limited ability of Frelinghuysen to purchase farmland, the Township should seek out bargain sales or donations of farmland. The Township could also consider bonding to protect farmland. This would greatly accelerate and leverage the ability of the Township to purchase and protect farmland to meet its ten year preservation goal.

Farmland Preservation Program Administrative Resources

Staff resources

The Township of Frelinghuysen has a Farmland Preservation Committee that oversees the Township's farmland preservation program. The Committee meets the fourth Wednesday of every month, and James Banta serves as the chairman for both this Committee and the Environmental Commission. The Farmland Preservation Committee is supported by a Secretary that it shares with the Environmental Commission and Open Space Committee. To date, the Farmland Preservation Committee has worked with staff from Morris Land Conservancy to implement their farmland preservation program.

Legal support

Frelinghuysen Township has not officially closed on any preserved farm properties to date. The Frelinghuysen Farmland Preservation Committee will use the municipal attorney, Edward Wacks, for future legal support for the farmland preservation program.

Database Development and Geographic Information System Resources

Frelinghuysen Township land preservation program is tracked using ArcGIS. Morris Land Conservancy provides updated maps and the Warren County Department of Land Preservation houses the data.

Factors Limiting Farmland Preservation Implementation

Rising Land Values

The value of a development easement in Frelinghuysen Township has increased from $3,800 an acre in 2003 to $5,200 an acre in 2006, revealing a 47% increase in three years (See *Program History* table in Chapter 4). This trend is continuing.

Limited Eligibility with State Farmland Program

Of the 10,275 acres of total assessed farmland in Frelinghuysen Township, only 1,504 acres in the municipal Project Areas meet both the soils and tillable land Minimum Eligibility Criteria for farmland preservation as defined by the SADC. Thus, less than 15% of the existing farmland in Frelinghuysen is eligible for State funding. The Township has set a goal of preserving 1,000 by 2017, capturing only a small portion of their total agricultural landscape. With only certain farms meeting the criteria to receive preservation funding from the State, Frelinghuysen will have to look to other programs and funding sources to protect its agricultural areas. This challenge is compounded by the limited funds available from the Open Space and Farmland Trust Fund.

Landowner Interest

While Frelinghuysen farmers remain interested in farmland preservation, several misconceptions may deter them from protecting their farms. Local farmers have voiced concerns regarding the deed restriction process associated with farmland preservation and questioned how their rights as landowners may become limited under farmland preservation. They have also expressed dismay with the length farm preservation process and concerns over the profitability of farmland preservation in comparison to selling their farms to developers. These concerns highlight a need for additional landowner education in Frelinghuysen to clarify the land preservation process and what it means to the landowner. Local farmers remain interested in farmland preservation, and the Township is working to further educate its landowners about the preservation process.

Local Support for Farmland Preservation

Farmland preservation has traditionally been a top priority for Frelinghuysen Township. In the past, residents have approved all referendums related to farmland protection. However, in November 2007, Frelinghuysen voters did not approve a ballot measure to increase Township's Open Space and Farmland Preservation tax from two cents ($0.02) to four cents ($0.04) per $100 assessed property value. The measure was defeated by an almost 2:1 ratio. This ballot results may indicate a shift in local support for land preservation but more likely is a statement against rising property taxes and misconceptions regarding land preservation.

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[1] State Agriculture Development Committee, New Jersey Farmland Preservation Program Appraiser Handbook. May 24, 2007. *www.state.nj.us/agriculture/sadc/appraiserhandbook.pdf*

CHAPTER 6: ECONOMIC DEVELOPMENT

With 10,275 acres of agricultural land, Frelinghuysen has the second highest number of acres devoted to agriculture of the twenty-town municipalities in Warren County. Hay, corn, beef cattle, equine, and nursery and greenhouse operations form the economic base of the farming industry in Frelinghuysen. Building upon this are the ancillary businesses and infrastructure which support the Township's farmers. 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 Frelinghuysen is not measured only by acres preserved, but also by the programs put in place to support the farmers and their businesses. The Township's agricultural community and its supporting groups and agencies understand that a farmland preservation program constitutes much more than the act of preserving land. In order to be a full partner in a successful farmland preservation program, agriculture as an industry must be vibrant, self sustaining, and innovative.

The State of New Jersey offers Frelinghuysen farmers a number of support agencies and programs ranging from technical advice to farm loans. The New Jersey Department of Agriculture (NJDA) *Smart Growth Tool Kit* provides information to support municipal governments, businesses, non-profit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the NJDA *Agricultural Smart Growth Plan for New Jersey, 2006. (Agricultural Smart Growth Tool Kit)*[1] *(Agricultural Smart Growth Plan 2006)*[2] The Tool Kit embraces the five components that have been identified by NJDA as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability, and Natural Resource Conservation.

As part of this emphasis on the business of agriculture, the NJDA has issued its 2007 "Economic Development Strategies", which identifies and proposes strategies to expand and strengthen various sectors of the agriculture industry in New Jersey, including produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, wine, and Agritourism. The NJDA observes that "*local access to large affluent markets has long been an advantage for the marketing of (those) products. While our markets are still there, competition for those markets has become tougher. New Jersey's (produce) industry must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty.*" *(Economic Development Strategies)*[3] Frelinghuysen farmers continue to look for ways to explore new markets, promote their products, and increase the profitability of their agricultural operations.

2007 NJDA Economic Development Strategies

One of the major efforts undertaken by the NJDA is to identify products grown in New Jersey through branding, Agritourism, farm direct sales programs, and farm markets. The NJDA *Economic Development Strategies* for 2007 support the promotion of Jersey products through a variety of markets and mechanisms. *(Economic Development Strategies)* NJDA is committed to promoting Agritourism through the New Jersey Office of Travel and Tourism, the Jersey Fresh website, the distribution of printed materials, and other forms of advertisement. Frelinghuysen farms benefit from this state-wide effort.

NJDA's Jersey Fresh and Jersey Grown labels program is expanding its efforts to promote locally grown produce. The Department will continue to increase the Jersey Fresh Hospitality Industry Program. This program works closely with industry to market Jersey Fresh produce to the hotel, restaurant, educational, and institutional food services. This will strengthen the appeal of the Jersey Fresh brand to supermarket chains and all other retailers. The goal is to increase the use of the Jersey Fresh brand name and discourage the use of the "Locally Grown" product claim. Also, by recently establishing the Jersey Organic brand, the Department will continue to promote New Jersey grown organic products as distinct from, and of higher value than, competing products. *(Economic Development Strategies)*

The following is a brief discussion of each of the sectors of Frelinghuysen's agriculture industry as they relate to the 2007 *Economics Development Strategies* report. For each of the sectors, the 2007 report indicates that farmers should continually seek new local, state, and interstate markets to strengthen market share.

The following information specific to Frelinghuysen Township comes from the *New Jersey Farmland Assessment* and the information for Warren County comes from the *Warren County Agricultural Profile*, as provided by the State Agriculture Development Committee. *(New Jersey Farmland Assessment)*[4] *(Warren County Agricultural Profile)*[5]

Produce which includes vegetables such as pumpkins, tomatoes, beans, and squash covered 38 acres in Frelinghuysen Township in 2005. *(New Jersey Farmland Assessment*). These acres support the thriving vegetable industry in Warren County which accounted for 2,098 acres, and $4.4 million in sales, in 2002. *(Warren County Agricultural Profile)* Vegetables in particular are an important component of the County's farm stand and farmer market industry, with vegetables ranking second in the county for agricultural commodity value in 2002. Since they do not require as much land to grow, the Township should consider expansion the produce sector of the agricultural economy as opportunities arise. Some strategies Frelinghuysen could follow are:

- Strengthen the *Jersey Fresh Hospitality Program;*
- Promote the *Jersey Fresh* brand;
- Explore "Contract Growing", that is, growing produce for specific customers on a contract basis;
- Promote farm markets and pick-your-own operations; and,

- With the County, explore various additional products and markets for produce, including local restaurants, grocery markets, and institutions.

Nursery, greenhouses, and floriculture which include trees and scrubs, Christmas trees, and bedding plants covered 105 acres in Frelinghuysen in 2005. Nurseries and greenhouses are a growing segment of the Township's agricultural industry. These crops provide important agricultural commodities, which accounted for total sales of $7.6 million, or 41% of total crop sales, in Warren County in 2002. Whereas other crop categories have remained stagnant or fallen in recent years, sales figures for this sector of the crop industry have risen steadily since 1987, when it was at $1.1 million. One likely and major reason this sector of the crop industry has become so important is due to the continued non-agriculture population growth in the county and region, providing a ready market for these products. Frelinghuysen can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

- Support efforts by NJDA to ensure plant health and disease-free material;
- Increase local consumer awareness of the *Jersey Grown* brand;
- Help farmers seek contracts with large box store operations;
- Promote "drive up" operations where consumers can buy directly from the nursery or greenhouse.

Dairy has historically been the dominant agricultural sector in Frelinghuysen but has substantially declined in the past decades. As of 2005, Frelinghuysen had approximately 110 head of dairy cattle, in comparison to almost 900 head of dairy cattle in 1984. This decrease in dairy production reflects the larger trend seen throughout Warren County, which produced only 35 million pounds of milk in 2005, the County's all time low. A combination of high input costs (land prices and taxes) and low milk prices have driven this trend, which may very well continue if strong steps are not taken to reverse it. To sustain and augment the county dairy industry, some strategies Frelinghuysen could follow are:

- Promote *Jersey Fresh* dairy products;
- Explore various additional products and markets for dairy, including local restaurants and grocery markets;
- Work with the County and State to ensure the health of the dairy industry, and the quality of raw and processed milk;
- Work with the County to bring a local processing creamery back to the area;
- Help to bring more livestock veterinarians back to the area; and,
- Market value-added dairy products.

Corn covered approximately 400 acres in Frelinghuysen in 2005, down from almost 900 acres in 2001, and is grown both for grain and for silage. Corn for grain has historically been the dominant field crop throughout Warren County. In 2002 over 27% of agricultural lands in the county were tilled for corn. Corn requires relatively less labor and costs inputs than produce, nurseries and greenhouses, and livestock, making it more profitable. It is also grown on livestock farms as feed for animals. Frelinghuysen can continue to

strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

- Support efforts by the County and State to produce renewable fuels, thus adding a ready market for corn; and,
- Support the livestock industry which uses corn as feed.

Hay accounts for a large portion of Frelinghuysen's agriculture activity, covering over 2,000 acres within the Township in 2005. Much of the hay is grown as feed on livestock farms. To continue and expand this strong sector of the agriculture economy, Frelinghuysen could employ some of the following strategies:

- Explore new markets, and also ways to expand existing markets; and,
- Support the livestock industry which uses hay as feed.

Livestock and poultry operations include non-dairy cattle, sheep, goats, hogs, and poultry. Non-dairy cattle are the leader in non-dairy livestock agriculture for Frelinghuysen with 378 head in 2005. Frelinghuysen has the highest number non-dairy cattle of any Township in Warren County and significantly contributes to the County's economy in this sector. Sales of non-dairy cattle exceeded $1.25 million in 1997 in Warren County and, with only slightly lower numbers of non-dairy cattle in 2002, sales of non-dairy cattle and their products are likely comparable for 1997 and 2002.

Poultry, which includes egg production, meat chickens, turkeys and ducks, is another livestock industry in Frelinghuysen. The Township has over 1,000 chicken for egg production and over 500 meat chickens. Farms with ducks and turkeys also exist on a small scale in Frelinghuysen.

Hog and sheep farms constitute a relatively small sector of the Frelinghuysen agriculture landscape. In 2005, farms in the Township had approximately 250 sheep and 60 swine. Frelinghuysen also has a fair number of goat farms, with almost 100 goats in 2005. The Township accounts for the largest number of goats in Warren County.

To strengthen and expand its place in the county economy, some non-dairy cattle, sheep, hogs, and poultry strategies Frelinghuysen could follow are:

- Help ensure animal health;
- Explore various additional products and markets, including local restaurants and grocery markets;
- Work with the County to bring more livestock veterinarians back to the area;
- Aggressively market value-added dairy products from goats; and,
- Assist farmers with farming techniques, regulatory requirements and the latest research for livestock and poultry.

Equine is a growing segment of the agricultural industry in Frelinghuysen. In 2005, there were 218 head of equine in the Township, with 30 acres devoted to boarding, 10 acres to

rehabilitation, and 15 acres to training. With the largest number of horses in Warren County, Frelinghuysen is an important component of this sector of the County's economy. To continue and retain the Township's market share in the county and state equine industry, Frelinghuysen farmers can:

- Ensure the health of horses;
- Promote the industry at shows and festivals, such as the annual Warren County Farmer's Fair; and,
- Promote the equine industry through boarding and riding lessons.

Agritourism is one link in the long term sustainability of Frelinghuysen's agriculture industry. According to the 2007 *Economic Development Strategies*, "Agricultural tourism draws upon two great strengths of the Garden State, a rich agricultural heritage and a large population of affluent consumers", and " …Agritourism is critical to ensuring the future viability of agriculture in the state." *(Economic Development Strategies)* Agritourism can not only draw people from throughout Warren County but can also draw visitors from the neighboring states of New York and Pennsylvania.

Several of Frelinghuysen's farms offer pick-your-own pumpkin patches, hayrides, corn mazes, horseback riding, and farm stands. Local farm stands sell a variety of agricultural produces including eggs, wood, seasonal vegetables, and Christmas trees. Each year, Frelinghuysen hosts Founders Day and an October haunted hayride to highlight local farms within the Township.

Agricultural Industry Retention, Expansion and Recruitment

By providing key strategies and techniques, the NJDA 2007 *Economic Development Strategies* endorses as critical the expansion and strengthening of all areas of the agriculture industry. There are many items to the economic expansion, development, and solidification of Frelinghusyen's agricultural industry. Certainly, diversity of agricultural commodities to broaden the agricultural base now dominated by hay, beef cattle, and equine would help to ameliorate any economic downswing in either the general economy or a specific sector of the county's agriculture industry. Some key items that the Frelinghuysen agriculture community can consider for economic development and sustainability are discussed below.

"Sell" agriculture as part of the Frelinghuysen "landscape". There are competing demands on Frelinghuysen land base. There has been a decline in amount of farmland acreage in Frelinghuysen, exemplified by a decrease of 945 acres from 1983 to 2004 *(New Jersey Farmland Assessment)*, as land is lost to residential development. Contrasting this is the farmland preservation program, having protected 1,433 acres in the Township since 1998.

As more Frelinghuysen farmland becomes preserved, and support for agriculture is woven into various sectors of the Township's economy, farming will indeed become a permanent facet of life in Frelinghuysen, diminishing any perceived agriculture impermanence the

general public may have. A coordinated effort to "sell" agriculture as a way of life that is enduring and significant to the Township and its economy, will ensure area residents are aware of the enduring benefits of farmland, and solidify public economic support for the agriculture industry. Signage on preserved farms and other outreach mechanisms, such as adult and youth farmer education, the Warren County Farmer's Fair in Harmony Township, farm stands and pick-your-own operations, and Community Supported Agriculture will work to enhance farming throughout the Township.

Supply products including farming equipment such as tractors and diskers, seeds, fertilizers, herbicides, fungicides, pesticides, etc. Large scale agriculture suppliers, which supply medium to large size agriculture operations, no longer exist near Frelinghuysen Township. The only suppliers in the area are several small, local suppliers. Without an adequate amount of suppliers within reasonable driving distances of farms, the business of farming can become so expensive and time consuming, so as to not be profitable. The county agricultural community can pursue options, which may include tax incentives, to entice suppliers to return to the area. As agriculture in Frelinghuysen becomes more "permanent" through increased preservation efforts, former suppliers who have left the area may return if they sense that a profitable supply business can be operated in the area.

Equipment and supply stores in the area include:

- Agway in Blairstown
- True Value in Blairstown
- John Deere Service Center in North Warren
- Smith Tractor in Washington Borough
- Frank Rymon and Sons in Washington Township
- Smiths Tractor in Washington Township
- New Holland Equipment in Washington Township
- H.G. Rydell in Marksboro

Farmers need to be adaptable to farm for, and supply, emerging markets in and out of the Township. Farms in Frelinghuysen have decreased in size during the last few decades, due in large part to the decline of large acreage dairy farms. Subsequently, farms are being subdivided to facilitate the increase in beef cattle, equine, nursery and greenhouse, and sheep farms, which require less acreage. As an example of adaptability, the Van Grouw farm was a dairy that converted to the productions of greenhouse plants for a wholesale market. In addition, the Township's larger farms grow hay and corn for the rising equine and beef cattle industries within the municipality. Smaller farms mean more opportunity to focus on specialized farm products for designated customers. As agriculture is indeed a business, farmers must continue to be adaptable to change with the needs and wants of its customer base. Support from the Warren County Agriculture Development Board, Board of Agriculture, N.J. Farm Bureau, and Community Supported Agriculture groups is vital to help the Frelinghuysen agriculture community be adaptable, and stay profitable.

Market Research – Frelinghuysen should consider coordinating with Warren County to partner with Rutgers University Food Policy Institute and the Rutgers Cooperative Extension of Warren County to identify and integrate market research on agriculture and economic trends. The Food Policy Institute can be reached at (732) 932-1966.

Promote permanent markets – The agriculture community in Frelinghuysen can seek contracts with area schools to supply healthy, fresh farm products for use in their cafeterias. The local Ridge and Valley Charter School teaches an environmentally-cased curriculum and would be a potential market for Frelinghuysen farms. Area hospitals and senior/nursing homes are also possible customers. Since all of these are permanent institutions, once established these markets can be considered as "permanent customers" and revenue sources for the Frelinghuysen agriculture community.

Flexible regulatory programs with various agencies – The *2006 Agricultural Smart Growth Plan for New Jersey*, prepared by the NJDA, identified flexibility in government regulation as an important component relative to farm viability. *(Agricultural Smart Growth Plan 2006)* The Frelinghuysen agricultural community can work with the New Jersey Department of Agriculture, and advocacy groups such as the New Jersey Farm Bureau and Warren County Board of Agriculture, to ensure regulatory flexibility to the greatest extent possible. Examples where regulatory flexibility is important are the New Jersey Department of Environmental Protection's Freshwater Wetlands Protection Act Rules" (N.J.A.C. 7:7A-et. seq.), which grant exemptions for agricultural activities, and also the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). The latter was recently readopted, and includes numerous agricultural permits-by rule and general permits, which allow the continuation of agriculture activities in otherwise regulated areas.

Frelinghuysen should continue to incorporate agriculture into its economic development plans, municipal master plans, and local zoning. Incorporating agriculture into local planning and zoning documents will help the Township protect its farmlands and rural character in the face of development pressure. As an example of its support of local agriculture, Frelinghuysen passed a Right to Farm ordinance in 1981 to ensure farmers have the ability to practice accepted agricultural operations.

Minimum wage impact on farm businesses – The State minimum wage was raised to $6.15 per hour in October 2005, followed by a second increase to $7.15, effective October 2006. A comparison of neighboring states indicates New York with a minimum wage of $7.15 per hour, and Pennsylvania with a minimum wage of $6.25 per hour, putting Pennsylvania farmers at a labor price advantage over Warren County farmers.

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. Frelinghuysen, like most of Warren County, has relatively little production of these products. Other products such as hay, beef cattle, and equine, which are more prevalent in Frelinghuysen, 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 Frelinghuysen farmers as they are for farmers in other parts of the state that have major produce agriculture industries.

The Rutgers Cooperative Extension (RCE) of Warren County and the Rutgers University Agricultural Experiment Station are vital to the long term economic sustainability of agriculture in Frelinghuysen, Warren County, and the State of New Jersey. Farmer education programs keep the Warren County agriculture industry apprised of the most recent farm research and techniques, which helps Warren County farmers to remain competitive. The Future Farmers of America (FFA) organization trains young people in agriculture practices, preparing them to be future Warren County farmers. Both the RCE and FFA are discussed in detail in *Chapter 8*.

Location and emerging opportunities -- Frelinghuysen farmers derive great advantage and access to consumer markets located in New York, Pennsylvania, and northern New Jersey via the Route 80 highway corridor. Maximizing the use and ease of the interstate highway will increase the number and type of consumer markets to be reached by Frelinghuysen farmers.

Frelinghuysen Township supports the representation of agricultural interests on regional and local industry boards, business organizations, and economic development associations. The Township does not have the resources to initiate local programs and sees its greatest success in supporting and partnering with local and regional organizations (county, state, and national) and to encourage farmers to enroll and actively participate in programs to stimulate and encourage agricultural economic development. The Farmland Preservation Committee will work others in the region, including organizations such as Genesis Farms, to sponsor education programs to increase awareness and the marketability of agricultural products and resources.

Economic Development Programs

Frelinghuysen benefits from the economic development program provided by Warren County to help the county's agricultural community stay strong and vibrant. The following is a listing and brief discussion:

Livestock Cooperative Auction – This is a co-op run by the Auction Market Association of North Jersey, comprised mostly of farmers, and has been operating since 1941. Farmers, as well as restaurants and private individuals sell, buy, and trade livestock, eggs and crops. Most of the sheep, lambs, goats, hogs, and cattle are sold to slaughterhouses, which use the animals for use in food products. Dairy cows are bought and sold by farmers. Private individuals and restaurants buy mostly eggs. *(The Daily Record)*[6] Frelinghuysen farmers use the Live Cooperative Auction for the purchase and sale of agricultural livestock and products.

The Auction is located on Stiger Street in Hackettstown, and is open every Tuesday from 11 am to 8 pm throughout the year. It is one of only two remaining livestock auctions in the state, and is a staple of the Warren County agriculture industry. *(The Daily Record)*

Farmer's Market – The Washington Borough Weekly Farmers Market is held on Fridays from 3 to 7 p.m., between June and September, and is located on Route 57 in the United Methodist Church parking lot, west of the Route 31 intersection. Now in its fourth year, the Farmer's Market offers for sale various fruits, vegetables, homemade sausage, grains and other products grown or made by local farmers.

Community Supported Agriculture – Economic support of the Frelinghuysen agricultural community also comes from local grass roots groups. This support is embodied in Community Supported Agriculture which consists of:

- A community of individuals who pledge support to a farm operation so that the farmland becomes the community's farm. In such an arrangement, the growers and consumers provide mutual support, and share the risks and benefits of agriculture.
- Members or "share-holders" of the farm pledge in advance to cover the anticipated costs of the farm operation and farmer's salary
- Members receive shares in the farm's products throughout the growing season
- Members also receive the satisfaction gained from reconnecting to the land and participating directly in food production
- Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests
- Generally, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing
  (National Agricultural Library)[7]

Genesis Farms, located in Frelinghuysen Township, is a learning center for earth studies and a community supported biodynamic garden that provides the "opportunity for a community of people to take responsibility for supporting a farm" *(Genesis Farms - Community Supported Farm)*. Founded in 1980, Genesis Farms allows the community to share the abundance and costs of cultivating food in a healthy way while also promoting sustainable agriculture and increasing the fertility of the soil. At Genesis Farms, community members pre-pay for their crops and take the risk of a possible bad season. About two hundred families, from the surrounding towns as well as Montville, Morristown, Caldwell, Teaneck, and Jersey City contribute to the community at Genesis Farms. The Ecological Learning Center at Genesis Farms also hosts many educational programs, including a 12-week accredited graduate certificate program and workshops on the Earth Literacy Movement. *(Genesis Farms - Community Supported Farm)*

Another local, grass roots group supporting community agriculture in Frelinghuysen is the Foodshed Alliance. The Foodshed Alliance seeks to sustain farmers, agricultural lands, and the rural way of life in the ridge and valley area of Warren and Sussex counties. The Alliance promotes local efforts by assisting individual farmers with sustainable farming methods, connecting farmers with consumers through farmers markets and buyers clubs, and gathering information about how much land is being farmed in the Ridge and Valley region. In addition, they offer Farmers Forums every year at the Frelinghuysen School to educate farmers on the economic benefits of sustainable agriculture and locally grown food and its importance to healthy communities and nutritious living. The Foodshed Alliance

also hosts a program at the Frelinghuysen School for fourth and fifth graders on the benefits of local and organic farming. These children are given the opportunity to visit local farms, interview farmers, harvest their own food, and design agricultural presentations for their parents. *(Foodshed Alliance of the Ridge and Valley and Personal Communication, Tara Bowers, Foodshed Alliance of the Ridge and Valley.)*

An extension of the Foodshed Alliance's work is the Northwest Jersey "Buy Fresh, Buy Local" Campaign. This is an effort by the Foodshed Alliance, local farmers, and community leaders to build connections between farmers and consumers through food guides, food and farming events, and community outreach, and therefore encourage local residents to buy fresh, local produce. As part of the "Buy Fresh, Buy Local" campaign, the FSA sponsored the 2nd annual "Farm and Food Open House" in September 2007. This event featured farm tours, tastings at local farms, and special family oriented events at the farms. The Community Supported Garden at Genesis Farm in Frelinghuysen participated in the event. *(Buy Fresh, Buy Local)*[8]

Additional Resources

There are numerous other resources which can be used by the Frelinghuysen agriculture industry to assist it in expanding and solidifying its economic base in the county and region. Several are listed below.

The New Jersey Department of Agriculture lists various informational Agriculture Economic Development Services on its website. These include:

- Agriculture credit and finance;
- Business development for agriculture, food manufacturing and related industries;
- Farm building construction;
- Farmland assessment;
- 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; and,
- Trespass, vandalism, and liability on farms.

(Agricultural Development Services)[9]

Sustainable Agriculture Research and Education (SARE) is a "United States Department of Agriculture competitive grants program with regional programs and regional leadership. SARE supports research and education that helps build the future economic viability of agriculture in the United States. SARE funding is authorized under Subtitle B of Title XVI of the Food, Agriculture, Conservation and Trade Act (FACTA) of 1990." *(SARE)*[10] SARE funds are used for:

- *Farmer/Grower Grants*: These grants have the goal of helping farmers shift to practices that are environmentally sound, profitable, and beneficial to the wider farm community.

- *Partnership Grants*: These grants are for RCE and NRCS personnel, non-profits, and agricultural consultants who work directly with farmers. Grants are used for on-farm research and demonstration projects that address sustainability.
- *Professional Development Grants*: These grants fund professional development projects that help RCE educators and other agricultural professionals learn and transmit the knowledge needed to help farmers move toward greater sustainability.
- *Research and Education Grants*: These grants fund research and education projects that lead to farmers adopting sustainable practices. The emphasis is on improved farming practices and an enhanced quality of life for farmers.
  (SARE)

As defined in FACTA of 1990, sustainable agriculture is an integrated system of plant and animal production practices having a site-specific application that will, over the long term:

- Satisfy human food and fiber needs;
- Enhance environmental quality and the natural resource base upon which the agricultural economy depends;
- Make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls;
- Sustain the economic viability of farm operations; and,
- Enhance the quality of life for farmers and society as a whole.
  (Northeast Sustainable Agriculture Research and Education)

The Agricultural Marketing Resource Center (AgMRC) brings together agriculture experts from Iowa State University, Kansas State University and the University of California " … *to create and present information about value-added agriculture. The center draws on the abilities, skills and knowledge of leading economists, business strategists and outreach specialists to provide reliability in value-added agriculture*". AgMRC provides information to help farmers "assess value-added market opportunities, investigate processing options and understand business and production issues" for such agricultural commodities and products as Agritourism, renewable energy, livestock, specialty crops, and numerous others. In general, the goals of AgMRC are to:

- "Create an electronic, Web-based library with powerful search capabilities to make value-added market, economic and business information and other resources available to producers". The library can be accessed at http://www.agmrc.org.
- "Provide value-added business and economic analysis tools, including information on business principles, legal, financial and logistical issues".
- "Conduct research and analysis on economic issues facing producers involved in value-added business ventures".
- "Link producers with electronically available information and resources".
  (Agricultural Marketing Resource Center)[11]

The AgMRC website offers numerous business development information links, as well as links to other government and non-government sources for business development. This website can be used by the Frelinghuysen agricultural community as a resource as they consider the development and implementation of value-added products.

[1] New Jersey Department of Agriculture. Agricultural Smart Growth Tool Kit "Planning for Agriculture". *http://www.state.nj.us/agriculture/toolkit.htm.* Accessed June 2006.

[2] New Jersey Department of Agriculture, Agricultural Smart Growth Plan 2006. *http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf.* Accessed March 2007.

[3] New Jersey Department of Agriculture, 2007 Economic Development Strategies.

[4] New Jersey Agricultural Development Committee. *New Jersey Farmland Assessment.* Tax Years 1984, 1991, 2001, and 2005. Warren County Summary.

[5] New Jersey Department of Agriculture, State Agriculture Development Committee, Agriculture Census Data, Warren County Agricultural Profile. April 2007.

[6] The Daily Record, Hackettstown: A Day in the Life - April 16, 2002. *http://www.dailyrecord.com/news/dayinthelife/hackettstown/bidders.htm.* Accessed July 2007.

[7] United States Department of Agriculture, National Agricultural Library, Alternative Farming Systems Information Center, Community Supported Agriculture. *http://www.nal.usda.gov/afsic/pubs/csa/csa.shtml*. Accessed June 2007.

[8] Buy Fresh, Buy Local. *http://www.buyfreshnwj.org/WebPages/OurCampaign.htm.* Accessed June 2007.

[9] New Jersey Department of Agriculture, Agricultural Development Services. *http://www.state.nj.us/agriculture/divisions/md/prog/agriculturaleconomic.html#top.* Accessed July 2007.

[10] New Jersey Department of Agriculture, Sustainable Agriculture Research and Education (SARE). *http://www.state.nj.us/agriculture/grants/sare.html.* Accessed May 2007.

[11] Agricultural Marketing Resource Center, Mission and Goals. *http://www.agmrc.org/agmrc/About+mission++goals.htm.* Accessed May 2007.

CHAPTER 7: NATURAL RESOURCE CONSERVATION

Preservation of farmland is the cornerstone of the New Jersey Department of Agriculture's (NJDA) *Agricultural Smart Growth Plan* and the Farmland Preservation Program. However, there is more to farmland preservation than retirement of development rights or outright purchase of farms. One of the cornerstones to a successful, long term Farmland Preservation Program is the conservation of natural resources on farms, without which the long term sustainability and viability of New Jersey's preserved farmland would be in doubt.

Natural Resource Protection Agencies

There are numerous entities, both public and private, which administer, fund, and provide technical guidance for Frelinghuysen farmers relative to natural resource conservation. These entities are in place to assist farmers with natural resource conservation issues, and should be called upon by farmers for appropriate assistance.

Natural Resource Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA)'s Natural Resources Conservation Service (NRCS). The NRCS *"provides assistance to private land owners (including farmers) in the conservation and management of their soil, water, and other natural resources."* The NRCS provides technical assistance suited to the natural resource issues that are specific to a farmer's needs, with ample opportunity for cost shares and financial incentives. *(Information For Farmers)*[1]

The local NRCS office serving Warren County and its municipalities is located at 101 Bilby Road, Suite 1H in Hackettstown. Frelinghuysen farmers may utilize this local NRCS office for assistance. NRCS will also reach out directly to landowners if they know of a farmer who is in need of technical assistance, or could use the guidance of the NRCS staff.

The local NRCS office helps to prepare Conservation Plans for farmers. These Conservation Plans nearly always include strategies to conserve soil and water, but may also include conservation practices for flora, fauna and clean air. If all five elements are included, they are referred to as Resource Management Plans. *(Kent Hardmeyer and/or*

Ron Phelps)[2] Within one year of selling their development easement, owners of preserved farms are required to enter into a Conservation Plan. The Plans are also required to apply for natural resource conservation program grants such as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP). The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects. *(Ken Bingham)*[3]

Discussions with the local NRCS office indicate the following strategies would strengthen natural resource conservation efforts for farms in Warren County and its Townships, including Frelinghuysen:

- The federal government needs to replenish funding for natural resource conservation grant programs via the proposed 2007 Farm Bill. Currently, all funds are depleted.
- As previously stated, owners of preserved farms are required to enter into a Conservation Plan within one year of selling their development easement. However, implementation of this requirement is inconsistent. 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.
- Owners of preserved farms have an obligation to conserve natural resources on their farms. Implementation of a Conservation Plan is a good first step towards fulfilling this obligation.
  (Kent Hardmeyer and/or Ron Phelps)

The phone number for the local NRCS office is (908) 852-2576, and the District Conservationist is Ronald Phelps. He can also be reached at ron.phelps@nj.usda.gov. *(New Jersey)*[4] Mr. Phelps and his staff (listed below) can be contacted by Frelinghuysen farmers for assistance or for more information on the availability of NRCS programs in the Township.

- Kent Hardmeyer - Resource Conservationist, Highlands Planning Specialist
- Madeline Dean - Program Assistant
- Jim Kleindienst - Civil Engineering Technician
- Jill Koehler - Natural Resource Specialist, Grazing Lands
- Jim Wick - Resource Conservationist

An additional resource available from NRCS is the "Field Office Technical Guide." It contains information about the development and implementation of soil, water, air, flora, and fauna resource conservation practices, and is used to develop Conservation Plans. Conservation practices discussed in the Guide that are pertinent for Frelinghuysen include:

- Riparian buffers, including necessary buffer widths and plant species;
- No till and minimum till practices;
- Prescribed grazing and pasture rotation;

Nutrient management, including manure and fertilizers
(Kent Hardmeyer and/or Ron Phelps)

Warren County Soil Conservation District

Another partner in the conservation of agricultural resources is the New Jersey Department of Agriculture, Division of Agricultural and Natural Resources. Among its responsibilities, the Division implements the natural resource conservation programs, administered by the State Soil Conservation Committee (SSCC). These programs "*provide engineering services and regulatory guidance to soil conservation districts, homeowners, engineers, planners, and virtually all development activities. The Division provides technical standards applicable to construction and mining sites regulated by the Soil Erosion and Sediment Control Act program …" (Agricultural and Natural Resources)*[5]

The SSCC coordinates and supports the work of the state's 15 local soil conservation districts (SCD), one of which is the Warren County SCD. The Warren County SCD is charged with reviewing and approving natural resource conservation and assistance program grants, implementing 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, storm water discharge authorization, and soil surveys. *(Agricultural and Natural Resources)*

The Warren County SCD office is located at 224 West Stiger Street in Hackettstown. Frelinghuysen farmers may approach this local SCD office with a Request for Assistance (RFA) to apply for funds from natural resource conservation grant programs such as WHIP and EQIP. If approved, the RFA is forwarded to the local NRCS office in Hackettstown for processing. The administration of the RFA includes preparation of a Conservation Plan and grant program contract, as previously described. The Warren County SCD is involved in review of conservation plans and grant program contracts and must give final approval to both. *(Kent Hardmeyer and/or Ron Phelps)*

The phone number for the Warren County SCD office is (908) 852-2579, and the District Manager is Dave Schaaf. He can also be reached at dsscd@verizon.net. Mr. Schaaf and his staff (listed below) can be contacted by Frelinghuysen farmers for assistance. *(New Jersey)*

- Mary Baldwin - Erosion and Sediment Control Program Coordinator
- Mike Fee - District Forester
- Cathie LaBar - Inspector
- Helene Timbrooke - Administrative Assistant

Rutgers Cooperative Extension of Warren County

The Rutgers Cooperative Extension (RCE) of Warren County provides both field and technical research focused on best management practices for farmers to ensure the long term viability of both the agricultural economy and the natural resources upon which it is based.

Relative to natural resource conservation, the RCE of Warren County offers the Agriculture and Natural Resource Management program. This education program provides "*non-biased, research-based educational programs and services for both homeowners and commercial producers. Services offered by extension personnel include soil testing, insect identification, plant disease diagnosis, and pest management recommendations for agricultural operations*", as well as "*educational publications covering a wide range of agricultural topics*". *(Agricultural Experiment Station)*[6] An example of this service is helping to prepare animal waste management plans, so as to reduce impacts to watersheds.

The RCE of Warren County is located in the Warren County Administration Building, Suite 102, 165 County Route 519 South in White Township (mailing address of Belvidere). Extension agents include Bill Tietjen, specializing in plant pathology for ornamentals, Christmas trees, fruits, vegetables, and greenhouse nurseries. Extension agent Everett Chamberlain specializes in field crops and livestock. *(Bill Tietjen)*[7] They may be contacted with any questions or for information on education programs or services. Mr. Tietjen can be contacted via e-mail at tietjen@njaes.rutgers.edu and Mr. Chamberlain at chamberlain@rce.rutgers.edu. Both can be contacted via phone at 908-475-6503.

The SSCC, NRCS, Warren County SCD, and RCE of Warren County, are part of the New Jersey Conservation Partnership. This partnership of agencies strives to further soil and natural resource conservation efforts. *(Agricultural and Natural Resources)*

New Jersey Department of Environmental Protection

The New Jersey Department of Environmental Protection's (NJDEP), Division of Parks and Forestry, oversees the "Private Lands Management Program". The aim of this program is to foster wise stewardship and management of the state's 270,000 acres of private woodlands currently under farmland assessment. *(Division of Parks and Forestry)*[8] Some properties in Frelinghuysen that are farmland assessed include extensive woodland tracts. As of 2005, 2,215 acres in Frelinghuysen was in woodland management, accounting for 20% of the total assessed farmland. *(2005 Frelinghuysen Township Farmland Preservation Plan)*[9] These tracts were added as "farm products" in the 1970's. These woodland tracts, which must be utilized by the farmer as a sustainable "product", require Woodland Management Plans (WMPs) to receive reduced local property taxes accorded properties in the farmland tax assessment program. *(Jim Barresi)*[10]

The NJDEP's Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews applications for WMPs, which are prepared for farmers by private consultants. Once a WMP is in place, a "Woodland Data Form" must be submitted yearly to certify that the WMP is being complied with. However, the NJDEP, BFM, also inspects each site once every three years to verify compliance with WMP conditions. *(Jim Barresi)* Since reduced local property taxes are often critical in keeping active agricultural lands economically viable, the NJDEP is an important partner for Frelinghuysen's farmland preservation efforts.

Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). So, 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). Non-appurtenant woodlands require a WMP. In Frelinghuysen in 2005 there were 1,925 acres of non-appurtenant (or unattached) woodland acres in farmland assessment, down from 2001 when there were 2,101 acres. In 1991 there were 2,152 non-appurtenant acres in farmland assessment in Frelinghuysen. *(New Jersey Farmland Assessment)*[11]

Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. So, in the preceding example, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP. *(Jim Barresi)* In Frelinghuysen in 2005 there were 2,379 acres of appurtenant woodland acres in farmland assessment, down slightly from 2001 when there were 2,567 acres. In 1991, there were 2,369 appurtenant acres in farmland assessment in Frelinghuysen. *(New Jersey Farmland Assessment)*

The New Jersey Department of Environmental Protection's Nongame and Endangered Species Program also administers the Landowner Incentive Program (LIP). LIP works to improve habitat, habitat management, and habitat protection for threatened and endangered species on private lands, some of which are agricultural lands. Project durations must be for a minimum of five years, and the property owner contributes a minimum 25% cost share. Some grain farmers have expressed concern over the use of LIP. This is because it not only provides habitat for threatened and endangered species, but also for such nuisance wildlife as deer and turkey, which are known to cause severe loss to farm products including corn.

In Warren County, there are a total of 1,010 acres enrolled in LIP on 16 farms. While some farms in Frelinghuysen may be enrolled in WHIP, the number of farms is not available on a municipal level. LIP has been in existence for three years, and funding for the program is competitive due to available funds not being equal to funding requests. *(Kim Korth*)[12]

USDA, Forest Service's Forest Stewardship Program

The United States Forest Service sponsors the Forest Stewardship Program. This program supports landowners whose property has a woodland management plan 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 to allow the landowners to fully follow the guidelines in their woodland management plan. In New Jersey, the state farmland tax program and the U.S. Forest Service program have merged to allow one planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period. The minimum is a ten-year management plan. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time.

In Frelinghuysen, there are 616 acres of farmland on 6 different properties enrolled in the Forest Stewardship program. *(Wayne Wharton)* [13]

North Jersey Resource Conservation and Development Council

The North Jersey Resource Conservation and Development (RC&D) Council's main mission is to "facilitate the wise use and protection of the region's human and natural resources (which includes farmland). This is accomplished by working with communities and regional partnerships to address issues related to water quality and water resource protection, sustainable farming and farm communities, building local community capacity, and managing natural hazards that impact community planning". Each RC&D area usually consists of several counties, and has a council composed of local citizens who serve on a voluntary basis, as well as government representatives. *(North Jersey RC&D Council)*[14]

Under the leadership of NRCS, the North Jersey RC&D Council receives technical assistance and may be able to qualify for financial assistance of up to 25% of needed funds, or a maximum of $50,000, from the U.S. Department of Agriculture. *(North Jersey RC&D Council)*

The North Jersey RC&D Council includes the counties of Hunterdon, Morris, Somerset, Sussex, Union and Warren. The office is located at 54 Old Highway 22, Suite 201, in Clinton, Hunterdon County, and the phone number is (908) 735-0733. Warren County government representatives include David K. Dech, Director, Warren County Planning Department, and David Schaaf, District Manager of the Warren County SCD. *(North Jersey RC&D Council)* Frelinghuysen farmers can contact the North Jersey RC&D Council for assistance with issues related to natural resource conservation and sustainable farming.

Private non-profit groups and private citizens

Agriculture needs not only the broad support of state, county, and local governments to help preserve agriculture resources, but also the help of private non-profit groups and citizens. Indeed, without their support, government programs and support for agriculture would fall short of what is needed to protect the natural resource base of the agricultural landscape. These groups and citizens spend countless hours providing and sharing their expertise, as well as raising and contributing money. They are invaluable in assisting with all phases of farmland preservation for Frelinghuysen, including natural resource conservation and stewardship.

The Frelinghuysen agriculture community has the support of a variety of organizations, including the Warren County Board of Agriculture, New Jersey Farm Bureau, 4-H, Future Farmers of America, and the Warren County Farmers Fair.

Local and regional non-profit organizations also contribute to the permanent protection of farmland. These groups include Morris Land Conservancy, The Nature Conservancy, New Jersey Audubon Society, New Jersey Conservation Foundation, and the Ridge and Valley Conservancy. The Frelinghuysen agriculture community, via the Frelinghuysen Farmland Preservation Committee, can work with non-profit organizations and private citizens in a coordinated fashion to further the farmland preservation program in the Township.

Resource Protection Programs and Funding

2002 and 2007 Farm Bills

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) is landmark legislation, with much of its focus on conservation funding and environmental issues. Conservation provisions are designed to assist farmers in being good stewards of the land through grants and technical assistance. Voluntary programs relevant to New Jersey, and Warren County, include 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), Wetlands Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP). *(Conservation Programs)*[15] These programs, administered by the local NRCS office in Hackettstown and the Warren County Soil Conservation District, are discussed in this section.

The proposed 2007 Farm, Nutrition, and Community Investment Act (Farm Bill) would authorize approximately $7.8 billion nationally to protect natural resources through conservation programs similar to those mentioned above. As proposed, the Bill may consolidate most or all of these programs into one program, tentatively titled The Environmental Quality Incentives Program. *(Fact Sheet)*[16]

The following is a synopsis of the natural resource conservation programs funded by the 2002 Farm Bill. They are implemented by NRCS and the Warren County SCD, and also to a minor degree the Farm Service Agency, which is also part of USDA. These programs are the backbone of natural resource conservation efforts in Warren County and its municipalities, including Frelinghuysen.

Conservation Reserve Enhancement Program (CREP) and Conservation Reserve Program (CRP)

Through CREP and CRP, agricultural producers voluntarily retire land to protect environmentally sensitive areas, decrease soil erosion, provide and restore wildlife habitat, and protect ground and surface water. *(NRCS Conservation Programs)*[17] Examples of conservation practices include riparian buffers and filter strips for water quality, and contour buffer strips to reduce soil erosion. With incentive payments for farmers to fully implement a CREP contract, payment for this program may be fully funded by NRCS and NJDA. *(Ken Bingham)* Statewide, CREP was most recently funded with $100 million for the 2004 to 2007 timeframe, and has been used successfully in Warren County. It is used mostly along streams and rivers, to protect water resources. *(Kent Hardmeyer and/or Ron Phelps)*

Conservation Innovation Grant program (CIG)

The aim of the CIG program is to stimulate the development and adoption of conservation approaches and technologies which are innovative, in conjunction with agricultural production. Funds are awarded as competitive 50-50 match grants to non-governmental organizations, tribes, or individuals. *(NRCS Conservation Programs)* CIG is a component of EQIP, and its grants are generally funded through EQIP (see below). *(Kent Hardmeyer and/or Ron Phelps)*

Environmental Quality Incentive Program (EQIP)

EQIP is a conservation program in which farmers receive financial and technical assistance with structural and management conservation practices that address soil, water, and grazing land concerns. *(NRCS Conservation Programs)* EQIP is the most popular and widely used conservation program in Warren County, and is the most well funded of all the programs, receiving approximately $4 million statewide on an annual basis. In Warren County, there are 4,494 contracted acres, with 38 active contracts. While some farms in Frelinghuysen may be assisted through EQIP, the number of farms enrolled is not tracked on a municipal level *(Janice Reid)*[18]

Farm and Ranch Land Protection Program (FRPP)

FRPP provides up to 50% matching funds to purchase development rights and conservation easements to keep farm and ranchland in agricultural use. The USDA partners with state, tribal, or local governments, and non-governmental organizations. *(NRCS Conservation Programs)* Farmers accepting funds through this program must

adhere to strict impervious surface limitations. In New Jersey, this program receives approximately $500 thousand to $1 million annually, most of which goes to the State Agriculture Development Committee or private conservation groups. *(Kent Hardmeyer and/or Ron Phelps)* Nationally, the proposed 2007 Farm Bill would raise authorized FRPP funding to $300 million. *(Jim Baird)*

Grassland Reserve Program (GRP)

GRP was a program which offered landowners the opportunity to protect, restore, and enhance grasslands on their property, which play a vital role in protecting water quality and providing wildlife habitat. This program was coordinated through several federal agencies *(NRCS Conservation Programs)*, but has recently become inactive in Warren County. *(Kent Hardmeyer and/or Ron Phelps)* The proposed 2007 Farm Bill would provide only minimal funding for GRP. *(Jim Baird)*

Wetlands Reserve Program (WRP)

WRP offers farmers payments for restoring and protecting wetlands on their property that had been previously drained for agricultural use. Wetlands help reduce flooding, filter pollutants from water, provide critical wildlife habitat, and protect open space. *(NRCS Conservation Programs)* Payment by NRCS is based upon appraised agricultural land value. With appraised values from $100 to $2000 per acre, many farmers are not willing to create wetlands on otherwise productive agricultural lands. As a result, the WRP is not widely used in Warren County. *(Tim Dunne)*[19]

Wildlife Habitat Incentives Program (WHIP)

WHIP provides technical and financial assistance for creating, enhancing and maintaining wildlife habitat. The State Technical Committee for WHIP in New Jersey awards project contracts for designated wildlife habitat categories such as for migratory and declining wildlife species, and for pollinators that benefit agriculture. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. This is second only to EQIP in use in Warren County, with 102 contracted acres and nine active contracts since 2005. While some farms in Frelinghuysen may be assisted through WHIP, the number of farms enrolled is not tracked on a municipal level *(Janice Reid)*[20]

SADC Soil and Water Conservation Grants

The New Jersey Department of Agriculture, State Agriculture Development Committee (SADC) has in the past provided grants to farms that are permanently preserved, or are enrolled in the eight year preservation program, with priority for preserved farms. *(Dave Schaaf)*[21] Cost share grant funding for fiscal year 2008 has been approved. The purpose of the grants and program is to provide funding for soil and water conservation practices.

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). *(Soil and Water Conservation Grants)*[22]

These grants fund soil and water conservation projects approved by the Warren County Soil Conservation District (District), with the program administered by both the District and the local NRCS office in Hackettstown. Both the District and the local NRCS office also provide technical assistance for eight year program projects. Once the District deems the conservation project necessary and feasible, applications are forwarded to the N.J. State Soil Conservation Committee, which recommends projects to the SADC for funding approvals. *(Soil and Water Conservation Grants)* Traditionally 50% of the costs of approved soil and water conservation projects are paid with grant funds, but up to 75% has also been approved in the past. *(Dave Schaaf)*

Water Resources

The Importance of the Water Resource

The protection of the water resource as it relates to agriculture and farmland preservation in Frelinghuysen cannot be overstated. Quite simply, without a consistent, plentiful, adequate and clean water source, agriculture cannot exist. In addition, farms are critical as open space areas to provide aquifer water recharge. To a certain extent, some aspects of ensuring clean and plentiful water can be controlled at the individual farm level. These include:

- Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides so as to lessen impacts to groundwater;
- Providing riparian buffers along watercourses, so as to protect streams from the aforementioned synthetic chemicals;
- When possible, practicing organic farming methods;
- Practicing appropriate timing of chemical application, so as to minimize its use; and,
- Practicing water conservation techniques, such as drip irrigation and water reuse for certain types of farming where feasible, such as smaller scale vegetable and fruit operations.

The Frelinghuysen Master Plan recognizes the importance of water resources to the Township. The Plan highlights an objective to "minimize storm water runoff water quality impact for the Township's high quality surface water" and calls for the Township to "protect unique and distinctive natural features through establishment of conservation easements on private land." *(Frelinghuysen Township Master Plan)*

The necessity of clean and plentiful water, and its precariousness, is also clearly stated in the *2005 Warren County Strategic Growth Plan*. The Plan indicates that "Groundwater and surface water quality in Warren County is generally good. Groundwater accounts for all drinking water in the county. While groundwater quality is good, there are some areas identified for actual or potential well contamination." *(Warren County Planning Department)*[23] 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. *(Warren County Planning Department)*

In addition, the *1999 Warren County Open Space Plan* indicates the importance of agriculture to the water resource by stating, "Sixty percent of Warren County is deep, non-stony soil, well suited for farming and community development etc. These areas also provide scenic vistas and watershed protection. Agricultural landowners should be encouraged to participate in the Farmland Preservation Program, to help ensure the viability of agriculture as a land use and economic activity while preserving them as open or undeveloped land areas." *(Warren County Open Space Plan)* [24]

The *State Development and Redevelopment Plan* also discusses the importance of the water resource. The Plan indicates that Frelinghuysen's farmland is found in areas mapped as Rural Planning Area, Rural Environmentally Sensitive Planning Area or Environmentally Sensitive Planning Area. The Plan's goals include support for maintenance and improvement of the agricultural industry's economic viability. The goal of the Rural Planning Area for agriculture is to "guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas; encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers; ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts …" (*New Jersey State Development and Redevelopment Plan)* [25]

Agricultural goals in Rural Environmentally Sensitive Planning Areas and Environmentally Sensitive Planning Areas include, "… guiding development away from agriculture, minimizing conflict between agriculture and Centers, ensuring adequate water supply, protecting large tracts of land, and promoting more intensive, new-crop agriculture." *(New Jersey State Development and Redevelopment Plan)*

Finally, emphasis is also given to the importance of the water resource, via the New Jersey Department of Agriculture which " … is working with Rutgers Cooperative Extension, the Natural Resources Conservation Services, the United States Geological Survey, the New Jersey Department of Environmental Protection and the farm community to assess the water needs of agriculture and to assist in the development of essential rules, policies and guidelines to ensure an adequate water supply to meet the current and future needs of the agricultural industry." *(2006 Agricultural Smart Growth Plan)*[26]

Physical Features and Water Aquifer Supply Characteristics

Frelinghuysen is situated mostly within the Appalachian Ridge and Valley physiographic province. This province is characterized by a chain of parallel hills and valleys, with ridges that align approximately northeast-southwest in the Township. As discussed on the Warren County Environmental Commission's website:

> *"The Valley and Ridge Province occupies the extreme northwestern part of New Jersey and makes up the majority of Warren County. It is composed of the Lower Paleozoic rocks of the Kittatinny Valley and the Middle Paleozoic rocks of Kittatinny Mountain. The Kittatinny Valley is the northeast extension of the Great Valley of the Appalachian Mountains."*
>
> *"A wide variety of sedimentary rocks occurs in this region, including conglomerate, dolomite, limestone, siltstone, quartz sandstone, graywacke, and claystone slate."*
>
> *"As with the rocks of the Highlands, geologic structures have a profound influence on ground-water occurrence and movement in the Paleozoic rocks. All of these rocks have been folded and faulted; and the older, Cambrian and Ordovician rocks were deformed during both the Taconic and Alleghanian mountain-building episodes."*
>
> *"The amount of fracturing is greatest in the southeast part of the Great Valley, which was nearest to the intercontinental collisions that caused the faulting and folding characteristic of the province. The northwestern part of the Valley and Ridge is folded but lacks abundant large-scale faulting at the surface. Major faults in the Valley and Ridge generally strike northeast to southwest, dip steeply near the surface, and have offshoot faults."*
>
> *"The primary--or intergranular--porosity and permeability of the Paleozoic rocks is minimal, owing to compaction and cementation during formation of the rock units and to other rock-forming processes associated with later mountain building. As a result, the hydrologic properties of these sedimentary rocks are controlled by the number, size, and interconnection of fractures. Fractures that hold ground water in these rocks consist mainly of planar openings (including partings between layers or strata), joints caused by the stress of folding and faulting, and other structural defects. In the carbonate rocks, such as limestones, these fractures are enlarged by the dissolving action, or solutioning, of ground water." (Aquifers of Warren County)* [27]

A small portion of the southern and eastern sections of Frelinghuysen Township lies within the Highlands Province. Jenny Jump Mountain and High Rock constitute the majority of this section of Frelinghuysen. As discussed on the Warren County Environmental Commission's website:

"The New Jersey Highlands is part of the southern extension of the New England Uplands Physiographic Province. Its topography is characterized by a series of nearly parallel ridges, trending northeast-southwest, that are separated by broad-to-narrow valleys in which Lower and Middle Paleozoic rocks overlie the Precambrian rocks that characterize the province. The mountains on Warren County's eastern border belong to the Highlands."

"The New Jersey Highlands is underlain by granitic and metamorphic rocks, known collectively as crystalline rocks. Geologic structures and weathering affect the occurrence of ground water in these Proterozoic rocks. The primary porosity, or intergranular space, of the crystalline bedrock is limited, due to their tight, interlocking texture. Therefore, the hydrogeologic (water-bearing) characteristics of these rocks are controlled by their secondary porosity, that is, openings created by weathering and fracturing."

"Weathered crystalline bedrock of the Highlands is referred to as saprolite. Saprolite that developed on crystalline rocks of low quartz content generally forms a low-permeability clay and silty clay, whereas saprolite that developed on rock with abundant quartz consists of more permeable sands and silty sands. Weathering of fractures in marble bedrock often creates cavities or solution channels that transmit water freely. Saprolite thicknesses of up to 50 feet are typically found in non-glaciated regions, south of the Wisconsinan terminal moraine."

"Joints and fractures also strongly affect the movement of ground water in the Middle Proterozoic bedrock aquifers by acting as conduits for flow. Studies of the hydrology of fracture systems have shown that most ground water moves through a few fractures. The number of fractures, their spacing, and the amount of mineral matter within them are important in assessing the hydrogeologic characteristics of crystalline bedrock aquifers."

"Studies of crystalline rock elsewhere have shown that fracture permeability, width, and abundance diminish with depth below land surface. In the New Jersey Highlands, these studies are partly supported by data on well yields."

"The occurrence of joints and fractures is influenced by faults and folds. Most faults in the northern and central Highlands trend northeast and dip southeast at moderate-to-high angles. Smaller northwest-southeast and east-west cross faults are also common. In the southwestern Highlands, thrust faults that dip gently to steeply southeast are fairly common. Fracture density increases near fault zones and in the axes of folds. Fractures and joints sometimes are filled with secondary minerals, which can reduce their permeability."

The physiographic and geologic layout of Frelinghuysen dictates water supply, availability and recharge, as well as location of agriculture. As discussed in the Warren County Agriculture Development Board's 1998 Long Range Plan:

> "*The physical nature of the county consists of valleys and ridges oriented roughly northeast to southwest. The farmlands are located predominantly in the valleys along the streams and rivers, except in the areas of broad ridges, which also support considerable acreage of excellent farmland. Early settlers cleared the broad expanses along the rivers where the soils were rich and loamy and there were ample supplies of water. Unfortunately, river valleys are also the primary corridors used for travel and commerce and almost all of our towns are situated in those areas where the soils will support an agricultural industry. The result has placed many of the "growth" areas within the county next to, or surrounded by, some of the county's best soils*." *(Long Range Plan)*

Water Conservation Strategies

An adequate water supply is important to successful agriculture operations in Frelinghuysen. 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.

The State Agriculture Development Committee, through its *Agricultural Smart Growth Plan*, encourages farmers to:

> " *… work to accelerate the use of efficient water conservation technologies, such as drip irrigation. Identify and promote new and efficient methods to conduct water distribution on farms, utilizing farm ponds and water reuse options.*" *(2006 Agricultural Smart Growth Plan)*

The dominant crops in Frelinghuysen are hay and corn. These crops rely on rain and some groundwater for water needs, and as such, water conservation strategies per se are difficult to implement. With the more water intensive nursery and 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 (in acreage) in comparison to corn and hay, the positive effects of water conservation efforts for the Township are minimal. However, water intensive agriculture and processes may become more prevalent in the future. Water conservation strategies may become more important, and should be maximized where possible.

Waste Management and Recycling

Management of livestock waste has important implications for the quality of ground and surface waters. Unchecked, or poorly managed, these wastes can cause serious water quality problems by the introduction of unwanted microorganisms into natural systems. Poor management of animal waste can also cause disease among farm animals. Proper animal waste management is not only required, but is environmentally responsible, as is recycling of farm by-products whenever feasible.

Waste Management in Frelinghuysen

Discussions with the local NRCS office in Hackettstown and the Warren County Land Preservation Department indicate the following regarding animal and crop waste management in Warren County and its municipalities, including Frelinghuysen:

- Many farmers have "Nutrient Management Plans" to manage the manure generated on their farms. *(Kent Hardmeyer and/or Ron Phelps)*
- Horse waste on farms can be a problem. This is due in part to the relatively small land area of horse farms, making the manure more difficult to effectively and safely distribute on fields. This can spread diseases from the horse manure. This is a important issue specifically in Frelinghuysen since, besides Knowlton, it has the most acres of horse farms in Warren County.
- Relative to disease, cattle manure is not as serious a problem as horse manure. This is due in part to the relatively large land area of dairy farms, making it easier to safely and effectively distribute the manure on fields. This helps to control the spread of disease. *(Kent Hardmeyer and/or Ron Phelps)*
- At present there is no initiative at the county or municipal level to better manage animal waste. The agricultural community of Warren County may attempt to initiate better livestock waste management. *(Bob Resker)*[28]
- Ag Choice LLC in neighboring Green Township, Sussex County is operated by Jay and Jill Fisher. Ag Choice picks up and accepts and then composts horse waste. It is then available as bulk pickup, is sold to landscapers, garden centers, or is bagged and sold at retail outlets. This type of operation not only helps control the problem of horse waste on farms, but is also a good revenue source for the Fishers. Frelinghuysen farmers can review the Ag Choice operation to ascertain if similar operations might be beneficial to them. The Ag Choice website is http://www.ag-choice.com/.

Recycling

Recycling should be an important part of natural resource conservation for the agriculture industry. Recycling saves natural resources, and can also save farmers money through creative reuse, such as using leaves and grass clippings to mulch and fertilize farm fields, and saving on solid waste disposal costs. Recycling reduces the amount of refuse finding its way to limited landfill space. Corn and hay, the dominant farm product by acreage in Frelinghuysen, use limited products which can be recycled, and as such limit recycling opportunities. The tree and scrub nursery business in the Township does offer some recycling opportunities for such items as potting and pesticide containers.

Energy Conservation

Energy conservation makes economic sense for Frelinghuysen agriculture businesses. The less energy a farmer uses, the less money spent on energy, and the more money that can be invested elsewhere, or realized as profit. However, energy conservation and the use of alternate technologies also make environmental sense. They help keep the air,

water and soil clean, and minimize or eliminate further pollution to these critical agricultural resources. Also, with the impending threat of global warming due to excessive carbon dioxide emissions into the atmosphere, energy conservation and the use of alternate energy sources can help to slow this warming trend.

This goal of reducing greenhouse gases is indicated in the Regional Greenhouse Gas Initiative (RGGI), a compact signed by the Governors of 10 states, including New Jersey. As part of RGGI, the potential trading of carbon credits between energy companies and farmers can offer financial incentives for farmers to utilize processes that minimize carbon dioxide production. *(David Dech)*[29]

In its 2006 "*Agricultural Smart Growth Plan*", the New Jersey Department of Agriculture emphasizes the importance of energy conservation and alternative energy use. The Plan indicates that it is important to:

> "*Promote the use of innovative technologies, recycling, energy conservation and renewable energy systems on New Jersey's farms*" and to "*Promote, provide technical assistance for and inform the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs*." Also, the NJDA indicates that "*Through (these) numerous efforts coordinated between the state and federal levels, New Jersey's agricultural community is proving itself to be an important player in protecting our state's natural resources. Clearly, there is more work to be done, and the agricultural community has shown initiative in pursuing alternative energy sources, such as solar, wind and bio-gas in running farm operations, and by being a leader in the pursuit of ethanol and bio-diesel fuel markets.*" *(2006 Agricultural Smart Growth Plan)*

The SADC does not have a formal policy for the use of wind and solar energy on commercial farms. However, discussions with the SADC indicate:

- SADC is supportive of solar and wind energy use on commercial farms as long as the main purpose of the produced energy is for use on the farm. This does not preclude the sale of excess energy production back to the power grid; and,
- Installation of solar panels, wind turbines and other appurtenant equipment must not negatively impact production of the agricultural land, and agricultural land must not be taken out of production.

(Steve Bruder)[30]

The EQIP natural resource conservation program pays for some energy production programs, such as the aforementioned replacement of older, dirty polluting diesel engines, with newer, more efficient, cleaner burning engines. EQIP also pays rebates to farmers for the use of bio-diesel, and is also used to rebate farmers who have installed solar panels. *(Kent Hardmeyer and/or Ron Phelps)*

The Frelinghuysen Master Plan states a desire "to promote utilization of renewable energy resources." *(Frelinghuysen Township Master Plan)* Thus, energy conservation

and renewable energy is one area that the Frelinghuysen agricultural community can further explore to assist farmers in saving money, and subsequently provide ecological benefit.

Solar Energy

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated, it can be sold back to the electric grid for a profit. The overall use of solar panels has greatly increased in New Jersey. *(Agriculture and Green Energy)*[31] Several farmers in Frelinghuysen have installed solar panels and other farmers in the Township that are interested in using this alternate energy source can contact the local NRCS office in Hackettstown for more information.

Other programs available to help agricultural producers take advantage of this technology include:
U.S. Department of Energy, "Solar Energy Technology Program"
http://www1.eere.energy.gov/solar/,and the
"Solar Energy for New Jersey Agriculture" work and information sheet at
http://www.state.nj.us/agriculture/pdf/solarenergyguide.pdf.
Solar energy is one of the fastest growing sectors in the alternative energy market, and Frelinghuysen farmers can take advantage of this money and energy saving technology.

Wind Energy

The power of a strong wind can be captured by turbines or windmills, turning such power into electricity. Expanding and evolving technology is making this option more attractive to farmers as a way to cut energy costs. According to the NJDA, the northwest part of New Jersey, which includes Warren County, has ample and consistent enough wind power to make turbine energy feasible. *(2006 Agricultural Smart Growth Plan)* One roadblock to use of wind turbines in Frelinghuysen is that municipal ordinances do not allow the use of wind turbines.

Ethanol and Pelletized Switchgrass

Ethanol is a renewable fuel "made by distilling the starch and sugar in a variety of plants." *(Agriculture and Green Energy)* It can then be blended into gasoline as an "oxygenate", reducing air pollution. Its use also reduces dependence on foreign oil, and the harmful environmental effects of oil drilling. Also, unlike the gasoline additive MTBE, ethanol will not contaminate groundwater. *(Agriculture and Green Energy)* Corn, a field crop in Frelinghuysen, could position the Township's farmer to financially capitalize on the spreading movement towards ethanol-blended fuels. More study would need to be done on whether this would be profitable for farmers, and how it would affect other local agriculture industries (for instance, how it would affect the dairy industry's supply of, and price for, feed corn).

In addition, interest has been shown in utilizing switchgrass to make energy producing pellets. This could add another market for Frelinghuysen farmers, and another source of clean energy.

Renewable Energy Grant Programs

The NJDA provides the following information on renewable energy grant programs, which can help encourage the use of these energy sources:

New Jersey 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 and loans. Additional information is at www.njcep.com/.

Renewable Energy Systems and Energy Efficiency Improvements Program: As part of the 2002 Farm Bill, this program "funds grants and loan guarantees to agricultural producers for assistance with purchasing renewable energy systems and making energy efficiency improvements." Final rules for loans and grants were adopted by the U.S. Department of Agriculture in July 2005. The proposed 2007 Farm Bill would continue this funding.
Additional information can be found at www.rurdev.usda.gov/rbs/farmbill/index.html.

Biomass Research and Development Initiative Grants: The United States Departments of Agriculture and Energy support development of biomass energy. Grants are available for research, development and demonstrations on bio-based products, bio-energy, bio-fuels, bio-power and additional related processes. In the recent past, grants have focused on development and demonstration projects that lead to greater commercialization. Additional information is available at:
http://www.state.nj.us/agriculture/news/hottopics/topics060222.html.
(Agriculture and Green Energy)

Outreach and Incentives

The Township's Farmland Preservation Committee is committed to working with the Warren CADB and regional agencies to assist in outreach and education to farmers and landowners regarding natural resource conservation and agricultural productivity. The Frelinghuysen Farmland Preservation Committee will continue to work with the Warren CADB to implement programs to aid in natural resource conservation on farms in the Township.

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[18] Personal communication with Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 26, 2007.

[19] Personal communication with Tim Dunne, United States Department of Agriculture, Natural Resources Conservation Service. June 25, 2007.

[20] Personal communication with Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 26, 2007.

[21] Personal communication with Dave Schaaf, District Manager, Warren County Soil Conservation District. June 13, 2007.

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CHAPTER 8: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

Existing Agricultural Industry Support

Right to Farm

To ensure farmers have the ability to practice accepted agricultural operations, the Right to Farm Act (RFA) was enacted by the State Legislature in 1983 and amended in 1998. The Act provides "protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey." (*SADC Right to Farm Program*)[1] Another critical piece of legislation to support agriculture was the 1983 Agriculture Retention and Development Act. This Act created the State Agriculture Development Committee (SADC), and eighteen County Agriculture Development Boards (CADB's). Both the SADC and CADB implement the RFA on the State and local levels. *(New Jersey's Great Northwest Skylands)*[2]

The SADC works to maximize protection for commercial farmers under the RFA by developing Agricultural Management Practices, 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. In order 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; comply with agricultural management practices recommended by the SADC or site specific agricultural management practices; must not be a direct threat to public health and safety; and, must be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, must have been an operating farm as of December 31, 1997. *(Eligibility Criteria for RTF Act Protection)*[3]

All right to farm complaints or issues that are brought before the Warren 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 Warren CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the RFA

for right to farm protection. Once the complaint is returned to the Warren CADB from the SADC, additional fact finding and technical review occurs and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the Warren CADB will make a determination as to whether the agricultural activity is protected by the RFA or whether changes to the operation will be required. If the issue is not resolved by the Warren CADB determination, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Office of Administrative Law. *(Resolving Agricultural-Related Conflicts)* [4]

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

- Adopting comprehensive right to farm ordinances as outlined by the SADC.
- Making agriculture a permitted use in all appropriate zones.
- Requiring notification of homeowners purchasing a home in a new subdivision that active agriculture occurs on adjacent property.

Frelinghuysen is one of fourteen municipalities in Warren County that have established a Right to Farm Ordinance. Right to Farm Ordinances are a necessary item if a municipality, or property owner, wishes to enter into the farmland preservation program. Frelinghuysen established its Right-to-Farm Ordinance in 1981 and a copy can be found in the *Appendix*. The Ordinance recognizes the right of a farmer to:

- use large irrigation pumps and equipment, aerial and ground seeding and spraying, large tractors, the application of chemical fertilizers, insecticides and herbicides, and other customary farm equipment;
- utilize the land for grazing of animals;
- conduct agricultural operations on holidays, Sundays, and in the evenings; and
- produce noise, odor, dust, and fumes that are caused by agricultural activities.

To date, two situations have arisen in Frelinghuysen with regard to the Right to Farm Act. The first involved a Township ordinance that prohibited accessory building in front yards. Recognizing that the ordinance worked against local farmers who currently had or would need to construct additional buildings for agricultural uses, the Township adjusted the ordinance for farms. The second issue arose when the owner of a local farm dammed a stream to create a pond and disposed of 5,000 cubic yards of fill on the property. The owner claimed this action as a Right to Farm activity. The New Jersey Department of Environmental Protection levied a fine against the owner as it did not fall under the Right to Farm Act. The Frelinghuysen Township Farmland Preservation Committee should review its Right to Farm ordinance with the SADC model ordinance and recommend updates, if needed, to the Township Committee.

Farmland Assessment

The Farmland Assessment program is a tax incentive which reduces property taxes on active commercial farmed land, thereby assisting farmers with a critical financial aspect

in helping to keep land in farms. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

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;
- 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;
- Gross sales of products from the land must average at least $500 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 $.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 of time; and,
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.
  (New Jersey's Farmland Assessment Act)[5]

The Farmland Assessment program does not, however, apply to farm structures, such as barns and storage facilities. It has been proposed that additional tax incentives which encourage farmers to maintain their buildings in good working order as part of active farm operations, and which do not financially penalize them for renovating or replacing old or unsafe structures, are necessary. Maintained buildings are not only critical to the farmer but also add to farm "aesthetics" for the larger community, helping to support Agritourism, an element of agricultural sustainability in Frelinghuysen.

Frelinghuysen is 15,277 acres, or 23.9 square miles. Of this, 10,275 acres (or 67 percent of the Township) are under farmland assessment. According to the *New Jersey Farmland Assessment*, general trends indicate:

- An slightly downward trend in overall farmland assessed acreage since 1984, with small decreases in the actual farmed acres as well as woodlands that are part of farmland assessed acres;
- Harvested cropland was 3,056 acres in 1984, which steadily increased until 2001 to 3,237 acres, but has since decreased to 2,999 acres in 2005;
- Pastured cropland was at 686 acres in 1984, decreasing to 589 acres in 2001, but since then increasing to 730 acres in 2005;
- Permanent pasture acreage decreased from the 1984 to 2001 time period, from 1,881 acres to 1,715 acres, before reaching a low of 1,682 acres in 2005;
- Equine acreage has had a slight decrease since it was first measured in 2001, from 66 acres to 63 acres in 2005;

- The total municipal acreage (for active agricultural use, woodlands and equine) in farmland assessment has decreased from 10,485 acres in 1984 to 9,778 acres in 2005, a nearly 7 percent decrease in farmland assessed acreage; and,
- Overall active agricultural acreage in farmland assessment decreased from 5,624 acres in 1984 to 5,411 acres in 2005.
  (New Jersey Farmland Assessment)[6]

It is important to sustain and expand tax incentives such as Farmland Assessment to keep land in farms, and to encourage the development or extension of other tax incentives for the agricultural industry. 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.

Additional Strategies to Sustain, Retain, and Promote Agriculture in Frelinghuysen

Regulatory Flexibility

Municipalities play a key role in the preservation of farming as an industry. In municipalities with a sizable acreage of assessed farmland, zoning powers can be utilized to require buffers between agriculture and other uses to minimize conflict. The Right to Farm Ordinances are an active example of municipalities' support for agriculture. Such actions create an atmosphere favorable to agriculture, its economics and profitability.

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 Frelinghuysen's strong agricultural base requires support on many fronts, one of which is flexibility in government regulation. *(Agricultural Smart Growth Plan 2006)*[7] It is essential that the Frelinghuysen Farmland Preservation Committee, Warren CADB, Land Preservation Office, Board of Agriculture, County Freeholders, Soil Conservation District, Natural Resource Conservation Service, Rutgers Cooperative Extension of Warren County, private farm preservation groups, and other interested entities and individuals work together to present a united front in issues regarding government regulation and permits as they relate to agriculture. The 2006 *Agricultural Smart Growth Plan* for New Jersey identified the following as important relative to regulatory flexibility and priority, and which the aforementioned entities must work to ensure proper advantage for agriculture in Frelinghuysen:

- *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). These need to be strengthened and modified if, and when, necessary;
- *Exemptions*: State, county, and municipal regulations must be responsive to the needs of farmers. Minor changes to, or exemptions from, certain local and state regulations, rules, and ordinances help to buffer agricultural operations from

burdensome costs, creating a farmer-friendly environment. Frelinghuysen's strong Right to Farm Ordinance stands as one example of such regulations. At a state level, the Department of Environmental Protection's "Freshwater Wetlands Protection Act Rules" (N.J.A.C. 7:7A-et. seq.) and the "Flood Hazard Area Control Act Rules" (N.J.A.C. 7:13) grant exemptions, permits by rule, or general permits for agricultural activities. In addition, for the Department of Environmental Protection's "Highlands Water Protection and Planning Act Rules" (N.J.A.C. 7:38), exemptions are allowed for activities conducted in accordance with an approved Woodland Management Plan issued pursuant to the Farmland Assessment Act. The Frelinghuysen agriculture community must work to ensure that exemptions are adequate and reasonable;

- *Flexibility*: State agencies such as the Department of Environmental Protection, Department of Transportation, Department of Community Affairs, Department of Labor, and New Jersey Commerce Commission, should consider the NJDA Agricultural Smart Growth Plan when making important 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, programs, etc. are attuned to the needs of Frelinghuysen farmers;
- *Agriculture-Friendly Zoning*: This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way. The desired result is that it encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues. In other words, it seeks to harmonize potentially conflicting land use policies. This strategy would be done mostly at the local and county levels.
  (Agricultural Smart Growth Plan 2006)

Farm Labor

An adequate labor supply is integral to harvesting vegetables, fruits, and berries. Measured in farmed acreage, Frelinghuysen has a relatively small industry for these products compared with field crops such as hay and corn, and also beef cattle, goat, sheep, and nursery products. 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. *(Kent Hardmeyer)*[8] As of 2004, 62 acres were devoted to fruits, berries, and vegetables in Frelinghuysen, while 2,911 acres were devoted to field crops and nursery products. *(Warren County Agricultural Profile)* Since the overall acreage devoted to labor intensive farming is minimized in Frelinghuysen, farm labor housing, a large issue in counties with high farm labor populations is, for the most part, not of high concern in the Township.

Farmer Education

To sustain a modern, diverse and stable food and agricultural industry, education and progressive, ongoing training for farmers will promote a more efficient and productive business environment. This includes programs covering "farmer risk management

education, agricultural leadership training, secondary school and college agricultural education." *(Agricultural Smart Growth Plan 2006)*

One educational link for Frelinghuysen agricultural land owners and operators is to collaborate with the Rutgers Cooperative Extension (RCE) of Warren County (associated with the School of Environmental and Biological Sciences [formerly Cook College], Rutgers University). During the growing season, RCE of Warren County provides one on one, on-site consultations with farmers to assist with control of insect infestations and plant diseases for fruits, vegetables, greenhouse nurseries and ornamentals, and also for field crops. Similar farm animal consultation is provided on a year round basis. During the growing season, RCE of Warren County also conducts "twilight meetings" for fruits and vegetables at local farms, to discuss a wide range of issues relative to these agricultural products. In August of every year a twilight meeting is held locally to discuss sustainable horticulture. *(Bill Tietjen)*[9]

RCE of Warren County also provides practical assistance to farmers. Examples are assistance in obtaining pesticide application licenses (necessary to buy and apply pesticides), and also to obtain water certification and registration permits from the New Jersey Department of Environmental Protection, for groundwater and/or surface water allocations. Finally, the RCE of Warren County performs applied research on area farms to further knowledge on a wide range of issues pertaining to agricultural plants and animals. Results of any research are used to advise local farmers on an as needed basis. *(Bill Tietjen)* All of the aforementioned available programs and assistance offer an individual farm operator the opportunity to gain the latest information on numerous and pertinent agriculture topics, which are important to agricultural sustainability.

Through its Division of Agriculture and Natural Resources, Natural Resource Conservation Program, the New Jersey Department of Agriculture offers technical, financial, and regulatory assistance, and provides educational outreach to landowners throughout the state. The Department also offers, in conjunction with the U.S. Department of Agriculture, farm risk management and crop insurance education programs to assist farmers in understanding what assistance is available to reduce agricultural risks. *(Agricultural Smart Growth Plan 2006)*

Youth Farmer Education Programs

The farmer population in Warren County is getting older, and the same trend holds true in Frelinghuysen. 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 be prepared to enter the industry. Educational programs in agriculture offered as an optional and viable opportunity for the youth of Frelinghuysen will assist those who are interested in pursuing such careers. Creating new opportunities via secondary and post secondary education programs in Agriculture, Food and Natural Resources will reassure students that opportunities exist for them in Frelinghuysen. *(Agricultural Smart Growth Plan 2006)*

The National Future Farmers of America (FFA) Organization "*operates under a Federal Charter granted by the 81st Congress of the United States, and is an integral part of public instruction in agriculture.*" *(National FFA Organization)*[10] The National FFA Organization was founded in 1928, and currently has 7,242 chapters and nearly 500,000 members. *(National FFA Organization)* Through the local FFA and New Jersey Department of Agriculture's Office of Agriculture, Food and Natural Resource Education, Warren County offers youth agriculture education at Belvidere High School for Agriculture Business Management and Horticulture; at Hackettstown Regional High School for Floriculture and Floristry, and Operation and Management of Horticulture; at North Warren Regional High School for Horticulture; at Phillipsburg High School for Agriculture Business Management, Horticulture, and Landscaping & Groundskeeping; and, at Warren Hills Regional High School for Horticulture. *(Office of Agriculture)*[11] These same high schools also have local FFA chapters. Robin McLean is the local FFA representative and can be contacted at 1-877-243-3332 for further information.

The national Agriculture in the Classroom program helps K-12 students become aware of the importance of agriculture. 4-H is an informal, practical educational program for youth, which assists young people interested in farm animals through livestock projects. The New Jersey Agricultural Society's Agriculture Leadership Program provides young professionals in agriculture with leadership development skills and opportunities. *(Agricultural Smart Growth Plan 2006)*

Public outreach

Over the last 50 years, New Jersey has transformed away from a largely rural and agricultural landscape, to a more urban and suburban landscape. However, farming remains strong and viable in many portions of the state, including Frelinghuysen Township. If the Township's remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware of the continuing financial, cultural, scenic and agricultural contributions made by Frelinghuysen. Methods to expand public outreach efforts in Frelinghuysen are through increased signage, events, and opportunities for "on the ground" solicitation of farming operations including pick-your-own operations and local farm stands.

Management of nuisance and crop damaging wildlife

Management of nuisance and crop damaging wildlife is critical to the short and long term sustainability of Frelinghuysen's agriculture industry. Crop damage from wildlife leads to economic loss for the farmer and/or land owner, and is an extremely serious problem throughout Warren County, causing 75% or more crop loss in certain instances. Most damage is caused by a multitude of insects, as well as deer, bear, turkey, and other wildlife. It is important to not only control and manage damage to crops, but to also do it in a manner which causes the least amount of collateral natural resource damage (i.e. limit pesticide use to the greatest extent possible, using natural pest control).

One key way for Frelinghuysen farmers to control damage from deer, bear, and turkey is through hunting of crop damaging animals. This hunting is allowed through depredation permits, issued by the New Jersey Department of Environmental Protection's (NJDEP) Fish and Wildlife Program. In many instances, this is the only short term solution to control crop damage by what is widely considered an excessive deer population in the County.

The New Jersey Department of Agriculture's Division of Plant Industry works to safeguard New Jersey'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. *(Division of Plant Industry)*[12] In addition, "the Division oversees programs that certify plant stock for interstate and international shipments, protects forested communities from tree loss caused by the gypsy moth and Asian longhorned beetle, inspects honeybees for harmful bee diseases and pests, regulates the quality of plant seeds, and produces and releases beneficial insects to reduce crop and environmental damage, and decrease dependence on chemical pesticides." *(Division of Plant Industry)* Protection of forest resources is important to Frelinghuysen farmers who harvest wood as part of Woodland Management Plans on their farmland assessed properties.

Agriculture vehicle movement

In recent years, as many portions of the rural landscape have become developed with residential subdivisions, the sometimes conflicting lifestyles of farmers and residents clash. Frelinghuysen farmers need to move heavy, slow moving agricultural equipment over local, county and sometimes state roads to access unconnected fields and barns. The Local 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 paces can, and do, cause conflict between Frelinghuysen's farmers and other residents, while creating unsafe road conditions as residents and farmers "compete" for road space.

Since many farm vehicles travel over local municipal roads, Frelinghuysen 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. However, Frelinghuysen's Right to Farm Ordinance does not currently specify protection of the right to transport tractors and slow moving farm equipment on local roads. Frelinghuysen should consider changing its ordinance to specifically protect the movement of farm equipment.

Signage alerting fast moving cars as to the 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 life in Frelinghuysen. Where absent or inadequate, appropriate signage can be posted.

Federal Programs

The federal government is an important partner in supporting Frelinghuysen agriculture. There are several federal programs that support, or could support, the agricultural industry in the Township.

USDA Rural Development Program

Known as the Rural Development Program, the United States Department of Agriculture (USDA) has an extensive array of loans and grants 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. Through the program, the USDA offers technical assistance and information to agricultural cooperatives, as well as to communities for empowerment programs. With a multi-billion dollar portfolio of loans, loan guarantees, and grants, the USDA can be an effective partner to assist with agriculture sustainability. *(Rural Development)*[13]

Grants and loans are available in three key areas: Rural Business-Cooperative Service, Rural Housing Service, and Rural Utilities Service. To quality for many of the program's loans and grants, municipalities must have less than 10,000 residents. *(Agricultural Smart Growth Plan 2006)* At a population of slightly over 2,000, Frelinghuysen would qualify for these loans and grants.

Income Averaging for Farmers

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. *(United States Department of the Treasury)*[14]

In the New Jersey Legislature, New Jersey Senate Bill 1425 is presently being considered by the Senate Economic Growth Committee, while Assembly Bill 1692 is being considered by the Assembly's Agriculture and Natural Resources, and Appropriations Committees. *(Ben Kurtzman)*[15] These bills would provide income averaging similar to the federal program described above.

USDA Farm Service Agriculture Program

Farming is a business which can be extremely cyclical and unpredictable, with factors, such as weather and market conditions, out of the farmer's control. As such, farmers often need assistance to make ends meet, to stay profitable, and to stay in business. Many times federal government programs are available, and Frelinghuysen farmers can take advantage of these loans as a tool in running their farm business.

The United States Department of Agriculture (USDA), Farm Service Agency (FSA) makes " … *guaranteed farm ownership and operating loans to (beginning farmers), family-size farmers and ranchers who cannot obtain commercial credit from a bank, Farm Credit System institution, or other lender*", often due to financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations. FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and also for construction of buildings, or to make farm improvements. *(Farm Service Agency)*[16]

The FSA also makes "Direct" farm loans. These loans include supervision and credit counseling for farmers so they have a better chance for success. Under this program, farm ownership, operating, emergency and youth loans are the main types of loans available, but there are also minority applicant and beginning farmer loans. (Farm Service Agency)

The FSA office for Warren County is located at 101 Bilby Road, Suite 1H in Hackettstown, at the same location as the NRCS office discussed in Chapter 7. The County Executive Agent is Ken Bingham, and he may be reached at (908) 852-2576, ext. 109, or at Kenneth.Bingham@nj.usda.gov for assistance. This FSA office also administers the financial aspect of the CREP program, which was discussed in *Chapter 7*.

Township of Frelinghuysen: Vision for Farmland Preservation

Mission Statement of the Frelinghuysen Township Farmland Preservation Committee:

The mission of the farmland preservation program in Frelinghuysen Township is to preserve the agricultural economy, environment and landscape, and ensure the agricultural lifestyle that characterizes the Township. In accomplishing this mission, the Committee seeks to protect resident's quality of life and the economic integrity of their farming community.

Goals of the Frelinghuysen Township Farmland Preservation Committee:

The Farmland Preservation Committee will meet its mission through education, preservation, and support of the local farmer and by assisting farmers with farmland preservation initiatives including the municipal, county and state programs. The Committee supports growth near existing villages and non-agricultural areas, and encourages residents to view preservation as an opportunity to protect existing farmland and environmentally sensitive regions through appropriate farming practices. To date, there are over 1,433 acres of permanently preserved farmland in Frelinghuysen Township. The goal of the Farmland Preservation Committee is to preserve an additional 1,000 acres over the next ten years.

[1] New Jersey Department of Agriculture. New Jersey State Agriculture Development Committee (SADC). "Right to Farm Program." *www.state.nj.us/agriculture/sadc/rtfprogram.htm.* Accessed March 11, 2007.

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[3] New Jersey Department of Agriculture, State Agriculture Development Committee, Right to Farm (RTF) Program: Eligibility Criteria for RTF Act Protection *www.state.nj.us/agriculture/sadc/rtfcriteria.htm*. Accessed March 25, 2007.

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Jim Barresi, Assistant Director, New Jersey Department of Environmental Protection, Division of Parks and Forestry. June 12, 2007.

Ken Bingham, United States Department of Agriculture, Farm Service Agency. June 11, 2007.

Steve Bruder, Senior Planner, State Agriculture Development Committee. August 23, 2007.

David Dech, Warren County Planning Director. October 12, 2007.

Tim Dunne, United States Department of Agriculture, Natural Resources Conservation Service. June 25, 2007.

Peter Furey, New Jersey Farm Bureau. June 18, 2007

Jim Haase, New Jersey Department of Environmental Protection, New Jersey Forest Service. July 20, 2007.

Kent Hardmeyer, United States Department of Agriculture, Natural Resources Conservation Service. May 15 and 16, 2007, and June 6, 2007.

Kim Korth, New Jersey Department of Environmental Protection, Non-game Endangered Species Program. July 24, 2007.

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Debra Natyzak, Township Councilwoman, Township of Frelinghuysen. March 2005.

John Parke, New Jersey Audubon Society. September, 7, 2007.

Bob Resker, Warren County Land Preservation Office. May 9, 2007.

Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 26, 2007.

Ron Phelps, United States Department of Agriculture, Natural Resources Conservation Service, May 15 and 16, 2007. June 6, 2007.

Dave Schaaf, District Manager, Warren County Soil Conservation District. June 13, 2007.

Lisa Summins, Academic Dean, Warren County Community College. June 5, 2007.

Bill Tietjen, Rutgers Cooperative Extension of Warren County. May 30, 2007.

MAPS

a. Agricultural Soils Categories

b. Farmland Map

c. Project Areas

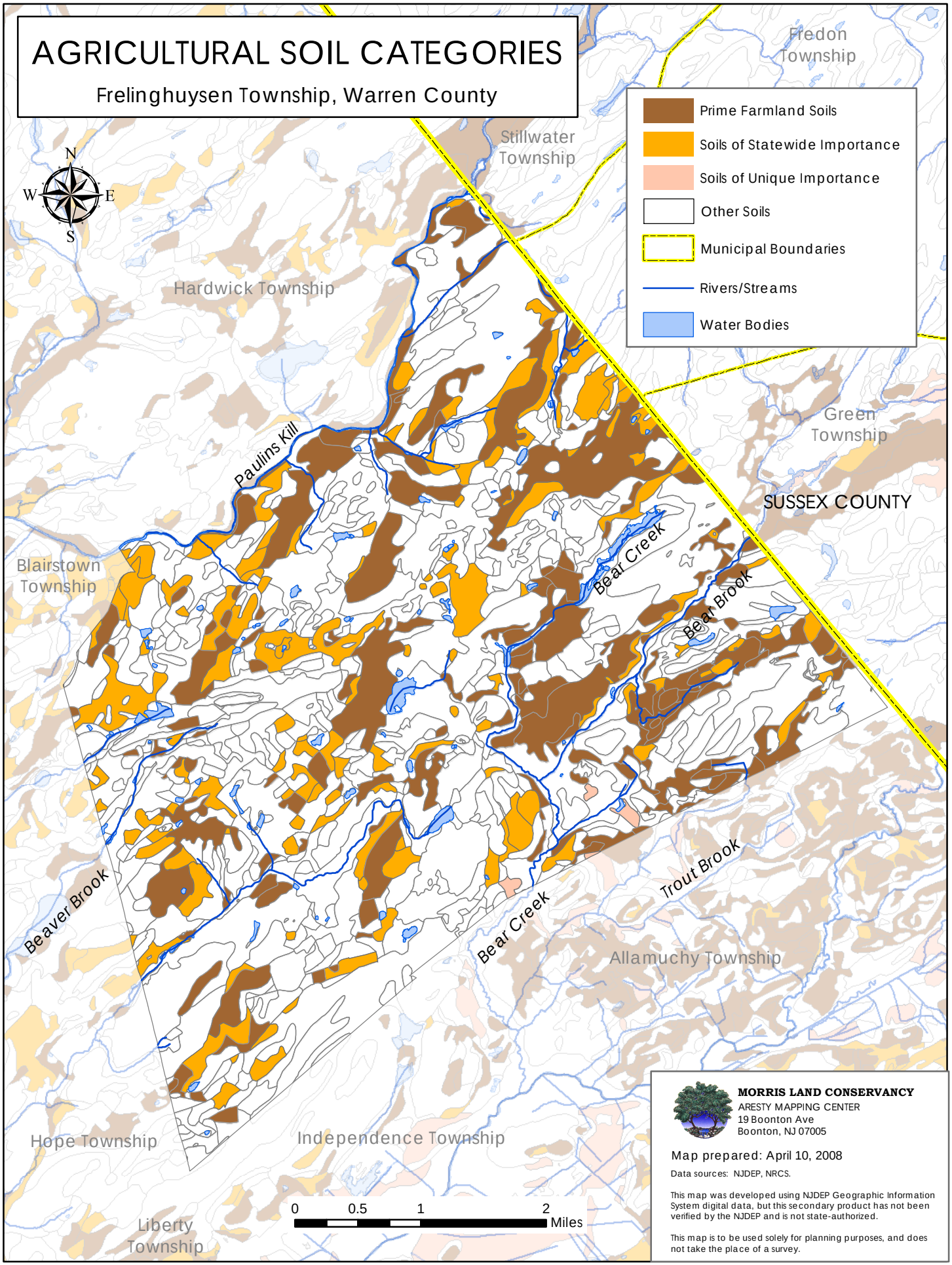
d. Farmland that meets the SADC Criteria for Soils

e. Farmland that meets the SADC Criteria for Tillable Land

f. Farmland that meets SADC Criteria for both Soils and Tillable Land

AGRICULTURAL SOIL CATEGORIES

Frelinghuysen Township, Warren County



MORRIS LAND CONSERVANCY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005

Map prepared: April 10, 2008

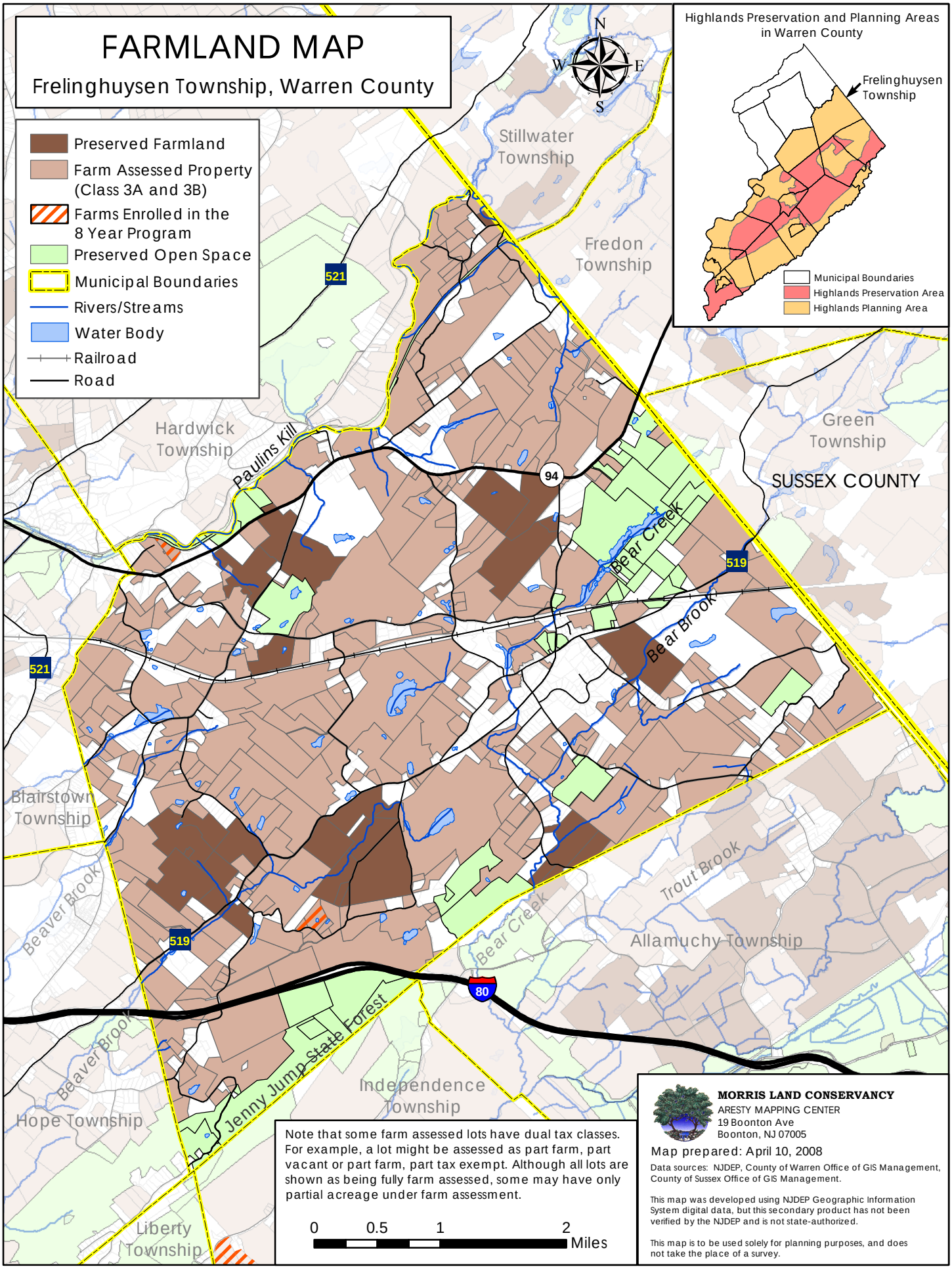
Data sources: NJDEP, NRCS.

This map was developed using NJDEP 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.

FARMLAND MAP

Frelinghuysen Township, Warren County



Note that some farm assessed lots have dual tax classes. For example, a lot might be assessed as part farm, part vacant or part farm, part tax exempt. Although all lots are shown as being fully farm assessed, some may have only partial acreage under farm assessment.

0 0.5 1 2 Miles

MORRIS LAND CONSERVANCY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005

Map prepared: April 10, 2008

Data sources: NJDEP, County of Warren Office of GIS Management, County of Sussex Office of GIS Management.

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

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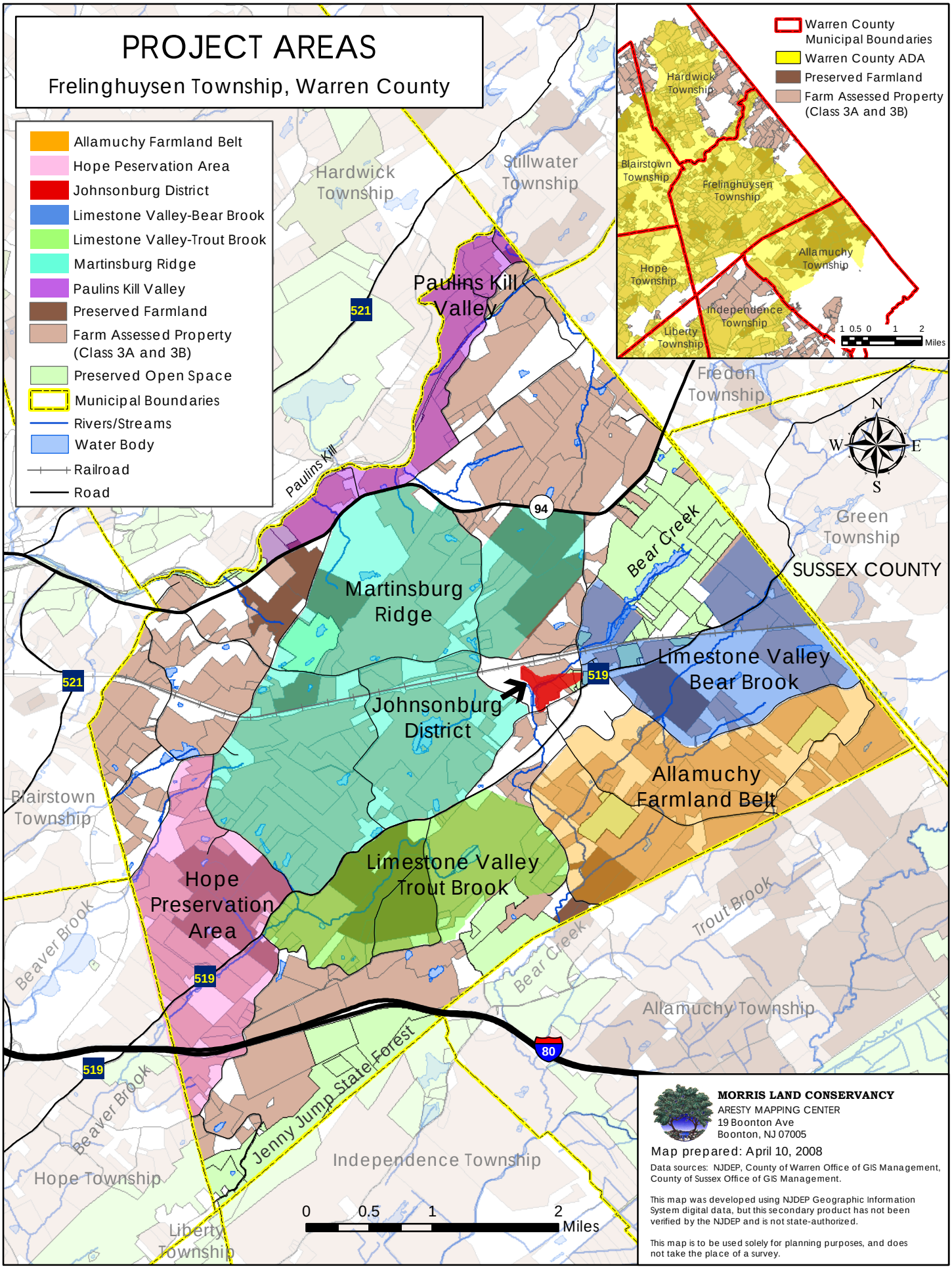
PROJECT AREAS
Frelinghuysen Township, Warren County
Allamuchy Farmland Belt
Hope Peservation Area
Johnsonburg District
Limestone Valley-Bear Brook
Limestone Valley-Trout Brook
Martinsburg Ridge
Paulins Kill Valley
Preserved Farmland
Farm Assessed Property (Class 3A and 3B)
Preserved Open Space
Municipal Boundaries
Rivers/Streams
Water Body
Railroad
Road
Hardwick Township
Stillwater Township
Paulins Kill Valley
Paulins Kill
Fredon Township
Green Township
SUSSEX COUNTY
Bear Creek
Martinsburg Ridge
Limestone Valley Bear Brook
Johnsonburg District
Allamuchy Farmland Belt
Blairstown Township
Hope Preservation Area
Limestone Valley Trout Brook
Beaver Brook
Trout Brook
Allamuchy Township
Jenny Jump State Forest
Independence Township
Hope Township
Liberty Township
521
94
519
80
N
S
E
W
0
0.5
1
2
Miles
Warren County Municipal Boundaries
Warren County ADA
Preserved Farmland
Farm Assessed Property (Class 3A and 3B)
Hardwick Township
Blairstown Township
Frelinghuysen Township
Allamuchy Township
Hope Township
Independence Township
Liberty Township
1 0.5 0 1 2
Miles
MORRIS LAND CONSERVANCY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005
Map prepared: April 10, 2008
Data sources: NJDEP, County of Warren Office of GIS Management, County of Sussex Office of GIS Management.
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
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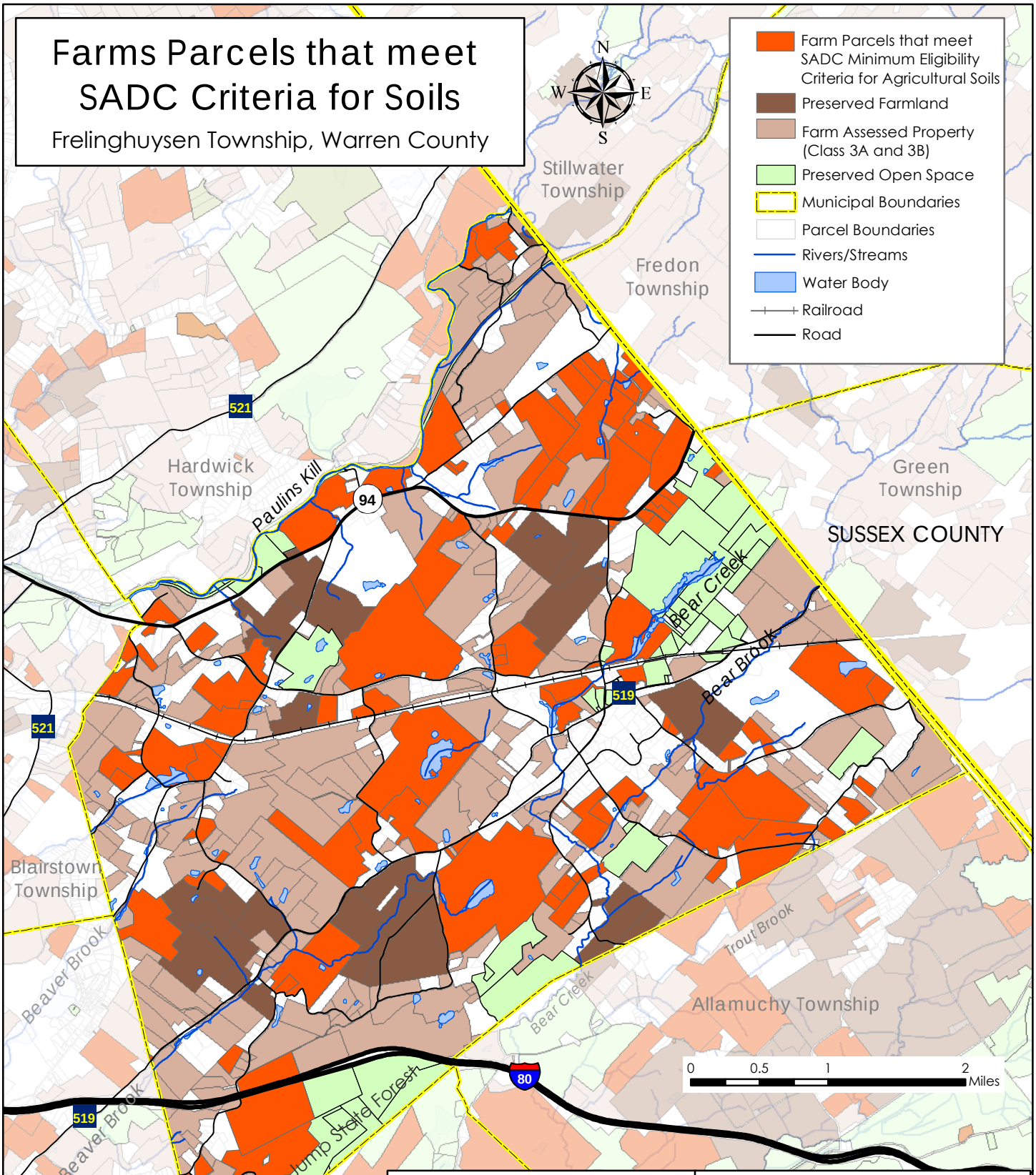
Farms Parcels that meet SADC Criteria for Soils

Frelinghuysen Township, Warren County



Information regarding farm parcels with agricultural soils is a representation of the GIS data analysis and is subject to individual site review. Farm applications may be submitted that meet the SADC Minimum Eligibility Criteria that are not shown on this map. Any property included within the County's ADA is potentially eligible for preservation.

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 are sorted on size based on the SADC Minimum Eligibility Criteria for agricultural soils.

MORRIS LAND CONSERVANCY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005

Map prepared: April 10, 2008

Data sources: NJDEP, County of Warren Office of GIS Management, County of Sussex Office of GIS Management.

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

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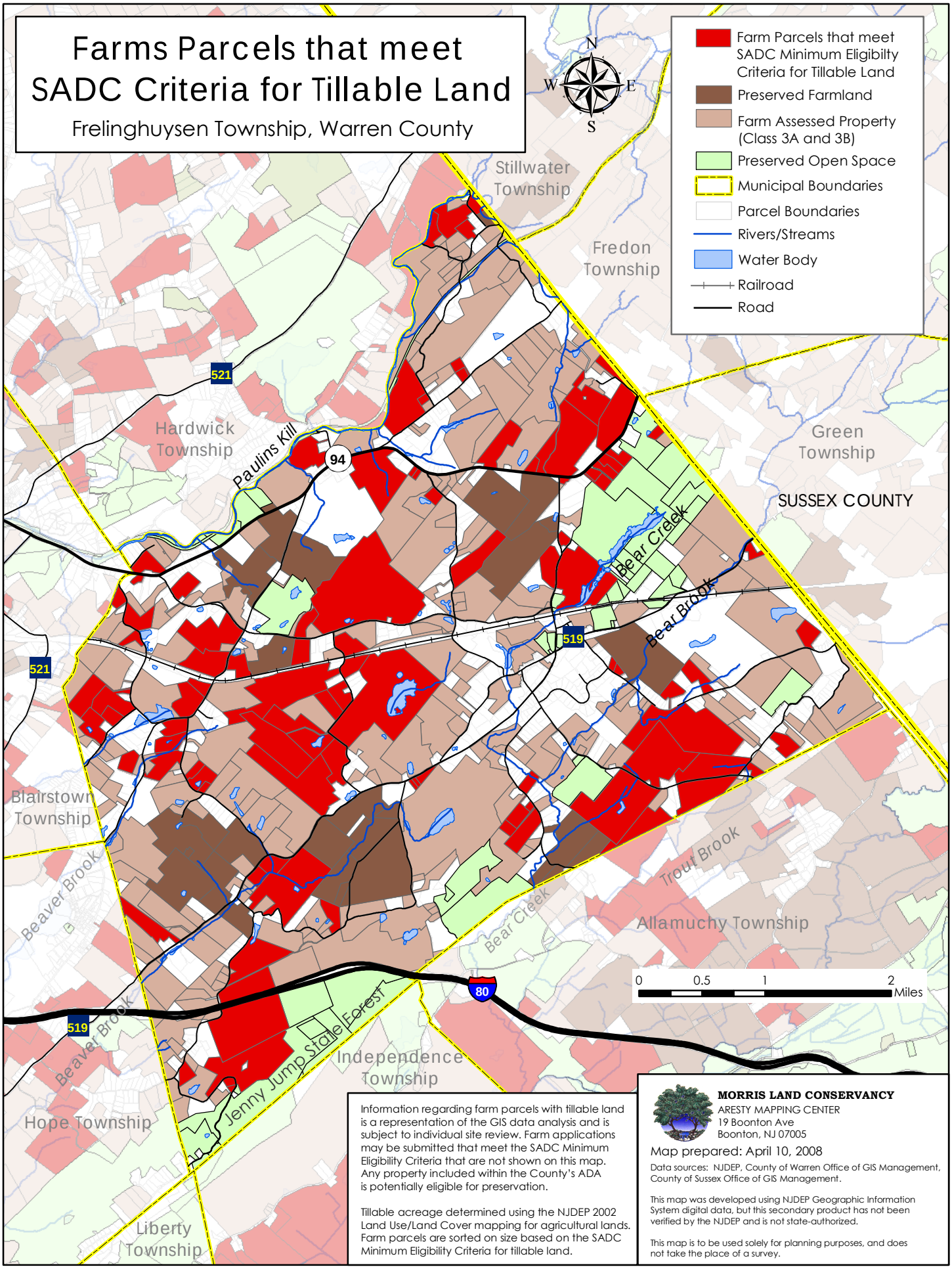
Farms Parcels that meet SADC Criteria for Tillable Land

Frelinghuysen Township, Warren County



Information regarding farm parcels with tillable land is a representation of the GIS data analysis and is subject to individual site review. Farm applications may be submitted that meet the SADC Minimum Eligibility Criteria that are not shown on this map. Any property included within the County's ADA is potentially eligible for preservation.

Tillable acreage determined using the NJDEP 2002 Land Use/Land Cover mapping for agricultural lands. Farm parcels are sorted on size based on the SADC Minimum Eligibility Criteria for tillable land.

MORRIS LAND CONSERVANCY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005

Map prepared: April 10, 2008

Data sources: NJDEP, County of Warren Office of GIS Management, County of Sussex Office of GIS Management.

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

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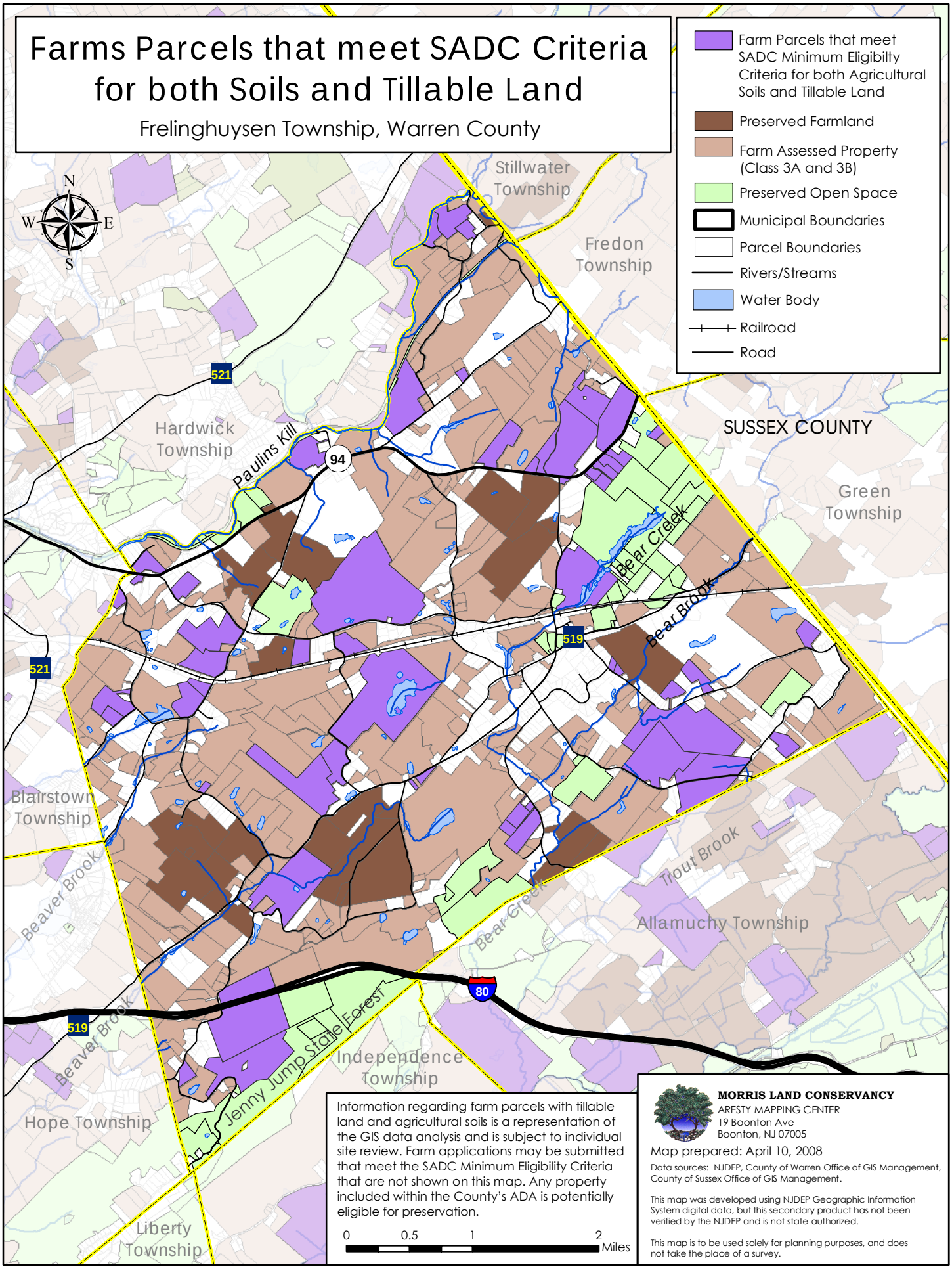
Farms Parcels that meet SADC Criteria for both Soils and Tillable Land

Frelinghuysen Township, Warren County



Information regarding farm parcels with tillable land and agricultural soils is a representation of the GIS data analysis and is subject to individual site review. Farm applications may be submitted that meet the SADC Minimum Eligibility Criteria that are not shown on this map. Any property included within the County's ADA is potentially eligible for preservation.

MORRIS LAND CONSERVANCY
ARESTY MAPPING CENTER
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Boonton, NJ 07005

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APPENDICES

a. Public Hearing #1 – November 21, 2007 – Notice and Agenda

b. Public Hearing #2 – May 5, 2008 – Notice

c. Warren County FY09 Minimum Score Report

d. Frelinghuysen Township Right-to-Farm Ordinance

e. SADC Deed of Easement

f. Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land

g. Farmland Parcel Data Table

.....Joyce Yuzek.....

full age, being duly sworn upon her oath, saith: That she is connected with Star Gazette, a newspaper published in Hackettstown, Warren County, New Jersey; that a notice of which the annexed is a true copy, was published on the 15 day of November A.D., 20 07, in said newspaper and once a week thereafter successively, in all 1 week(s), viz.: upon

.....Joyce Yuzek

TOWNSHIP OF FRELINGHUYSEN
LEGAL NOTICE

PUBLIC HEARING ON THE TOWNSHIP OF FRELINGHUYSEN DRAFT FARMLAND AND PRESERVATION PLAN 2007 UPDATE

PLEASE TAKE NOTICE, that the Township of Frelinghuysen, in the County of Warren, State of New Jersey, will conduct a Public Hearing at the regularly scheduled meeting of November 21, 2007 in the Municipal Building, 210 Route 661, Johnsonburg, New Jersey, said public hearing begin at 7:30 p.m. or as soon as practical thereafter, at which time and place all interested parties will have an opportunity to be heard concerning the Township's Draft Farmland Preservation Plan 2007 Update.

By Order of the Frelinghuysen Township Committee
Brenda J. Kleber, RMC
Township Clerk

Fee: $8.75 15 nov 1w

Sworn and subscribed before me this

19 day of November A.D. 20 07

Janet E. Davies
Notary Public of N.J.

OFFICIAL SEAL
JANET E. DAVIES
Notary Public - N.J. - #29600
My Commission Expires
July 12, 2012

Frelinghuysen Township

Invites the Public

To Provide Comment on the

Draft Frelinghuysen Township Comprehensive Farmland Preservation Plan

Wednesday, November 21, 2007
7:30 pm

Frelinghuysen Township Municipal Building
210 Route 661, Johnsonburg, NJ 07846

Agenda

- Welcome and Introduction
  Frelinghuysen Township Committee;
  Andrew Szwak – Morris Land Conservancy

- Overview of Farmland Preservation

- Frelinghuysen's role in Farmland Preservation

- Farmland Planning Process

- Overview of the Frelinghuysen Township Farmland Maps

- Identification of Farmland Preservation Goals

- Public Comment on Draft Plan and Maps

FRANKLIN TOWNSHIP
LAND USE BOARD

PO Box 547, 2093 Rt. 57
Broadway, NJ 08808

Margaret Housman Land Use Secretary

Telephone: 908-689-3994
Fax: 908-689-5803

LEGAL NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO THE FARMLAND PRESERVATION PLAN ELEMENT OF THE FRANKLIN TOWNSHIP MASTER PLAN

PLEASE TAKE NOTICE that on Wednesday, May 7, 2008 at 7:30 p.m. the Franklin Township Land Use Board will conduct a public hearing on a proposed amendment to the farmland preservation plan element of the Franklin Township Masterplan to be submitted to the SADC as part of the Township' s Planning Incentive Grant.

The public hearing will be conducted at the Franklin Township Municipal Building, 2093 Route 57, Broadway, New Jersey, at which time you may appear in person or by agent and present any comments you may have relative to said plan. A copy of the proposed amendment to the Master Plan shall be on file and available for public inspection at least ten days prior to the date of said hearing at the office of the Land Use Board at the Franklin Township Municipal Building.

BY: _____
Franklin Township LUB Secretary

New Jersey Farmland Preservation Program
Calculated Minimum Rank Score For "Eligible Farm" Status - FY09
Farms Granted Preliminary SADC Approval Through County EP Program in FY06, FY07, FY08

Warren County FY09 Minimum Score for Eligible Farm: 38

	Applicant / Owner	Net Acres	Total Score	Round
Allamuchy Twp.				
	Warren Co/Van Horn Estate	102	72.41	2006A
	Nevins, Iris	53	53.82	2008A
	Warren Co/Van Horn Estate	102	70.99	2007A
Blairstown Twp.				
	Warren Co./Pehowski, Linda M.	170	65.14	2007A
	Petterson, Juanita & Tamara	10	44.62	2008A
	DePietro, Ann	90	49.57	2007A
Franklin Twp.				
	Bungert, Mary Lou	42	56.08	2006A
	Convey, Frank H. & Helen M.	132	53.14	2008A
	Sigler, Carl & Barbara #2	84	44.67	2008A
	Sigler, Carl & Barbara #1	83	56.92	2008A
	Riewerts, Henry	36	45.88	2008A
	Petty, Jason	29	65.03	2008A
	Miller, John S. & Wendy E.	49	64.12	2008A
	Sigler, Earl & Alberta #2	28	58.40	2007A
	Owens, Albert H.	55	51.94	2007A
	Sigler, Earl & Alberta #l	50	62.37	2007A
	Miller, John S. & Wendy E.	49	59.99	2006A
Frelinghuysen Twp.				
	Gurba, Stephen Revocable Trust	127	53.77	2006A
	Parker, Newton A.	106	41.35	2007A
	Kumetz, Divina	74	46.50	2007A
	Jensen, Christian J. & Renae	55	52.78	2007A
	Peck, Harry B.	44	53.91	2006A
Greenwich Twp.				
	Matuch, Walter & Mary Susan	53	55.53	2007A
Hardwick Twp.				
	Morris Land Conservancy/Paans	57	34.48	2007A
Harmony Twp.				
	Jansen, Peter C.	76	75.37	2007A
	~~Fisher-Bigelow, B. & Schanzlin, R.~~	~~84~~	~~44.27~~	~~2007A~~
	Duckworth, Robert #3	25	67.23	2008A
	Duckworth, Robert #2	78	65.31	2008A
	Duckworth, Robert #1	70	59.24	2008A
	Venner, Estate of Charles	48	66.42	2007A
Hope Twp.				
	White Oak Farm Greenhouse & Nursery, LLC	47	61.13	2006A
	Grochowicz, Estate of Katherine (T.& L.)	128	67.20	2007A
	Hayter, Larry & Mary Anne	77	42.42	2008A

Minimum Score for Eligible Farm is determined at 70% of County Average

March 1, 2007 Page 23 of 25 ADC_FLP score24.rdf

New Jersey Farmland Preservation Program
Calculated Minimum Rank Score For "Eligible Farm" Status - FY09
Farms Granted Preliminary SADC Approval Through County EP Program in FY06, FY07, FY08

Applicant / Owner		Net Acres	Total Score	Round
Hope Twp.				
May, Robert C & Diane L.		37	56.39	2008A
Independence Twp.				
Kasharian, John & Jean		9	44.59	2007A
McCloskey, Anne		46	43.20	2007A
Knowlton Twp.				
Fritz, Estate of Walter & Gladys		13	60.66	2007A
Demers, Doake & Smith Mary J.		77	65.72	2008A
Liberty Twp.				
Pryslak Farms Partnership		60	55.93	2006A
Kurnath, Albert & Jacqueline		74	40.29	2006A
Quick, Alan & Gail		51	34.37	2007A
Topoleski, Robert & Maurine		11	42.04	2007A
Mansfield Twp.				
Sams, Terry L. & Brenda C.		57	54.23	2006A
Terhune Farm Partnership, LP #3		72	66.95	2008A
Terhune Farm Partnership, LP #2		64	52.21	2008A
Terhune Farm Partnership, LP #1		77	50.93	2008A
Warren Co (Smith Estate)		161	61.51	2007A
Getto, Lawrence P.		42	57.46	2007A
Particari, Anthony F. & Mari Ann		65	63.65	2007A
Washington Twp.				
Heath, Joseph J. & Marilyn M.		9	66.55	2007A
McFadden, Thomas & Ruth		14	47.21	2008A
Rigoletti, Martin J. & Jean A.		36	70.00	2007A
White Twp.				
Matthews, Ivan M. & Betty S.		39	54.29	2006A
Bullock, Clarence & Carol		109	50.22	2008A
Steinhardt, Joseph		51	42.09	2006A
White Twp (Crossroads Farm)		109	60.06	2006A
Steinhardt, Therese		77	58.51	2008A
War/Pequest Development LLC		59	71.44	2008A
Matthews, Timothy I. & Lynda K.		88	40.74	2007A
County Total/Averages	59	3,820	55.60	

Minimum Score for Eligble Farm is determined at 70% of County Average

March 1, 2007

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ADC_FLP score24.rdf

Frelinghuysen

CHAPTER XV

FARMING

15-1 THE RIGHT TO FARM.

15-1.1 Findings.

a. The Township Committee finds that farming has existed and been carried on in the Township for hundreds of years and long before the residential development that has since been prevalent in the Township.

b. The Township Committee further finds that residences have been located in close proximity to existing "working" farms that engage in spraying, the spreading of animal wastes, fertilizing and irrigation as well as other activities which are indigenous to farming.

c. The Township Committee finds and determines that farmers must be secure in their ability to earn a livelihood and utilize customary farming procedures and techniques.

d. The Township further finds that whatever burden may be caused to contiguous property owners is offset by the benefits of farming to the Township, County and State, as well as preservation of open space areas within the Township.
(Ord. 2/16/81 §1)

15-1.2 Intent. This section shall not be construed as a zoning ordinance and does not supersede any zoning ordinance and the rights and privileges arising from said ordinance. It is the intent of this section to prohibit farming from being found to be a nuisance when practiced according to customary farming practices. (Ord. 2/16/81 §2)

15-1.3 Recognition of the Right to Farm. The right to farm those lands and properties zoned for that use and properties currently being farmed within the Township is hereby recognized to exist as a right to the farmer, his agents or assigns, to utilize his land and properties in such a manner as to pursue his livelihood, subject only to the restrictions and regulations set forth in the Township, County and State Health Code and Regulations. This right to farm recognizes the use of large irrigation pumps and equipment, aerial and ground seeding and spraying, large tractors, the application of chemical fertilizers, insecticides and herbicides, as well as other customary farm equipment utilized by the farmer for the purpose of

producing from the land agricultural products such as vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds. The right to farm shall also include the right to utilize the land for grazing of animals subject to the restrictions for intensive fowl or livestock farms or such restrictions as may be required by County, State and Federal Laws. (Ord. 2/16/81 §3)

15-1.4 Time, Noise and Odors. The activities set forth herein incidental to the right to farm and when reasonable and necessary for that particular farming activity and livestock or fowl production, and when conducted in accordance with generally accepted agricultural practices, may occur on holidays, Sundays and weekdays, and at night and during the day. The noise, odors, dust and fumes that are caused by these activities are recognized as ancillary to the permitted activities set forth in this chapter and the right to farm. (Ord. 2/16/81 §4)

E3-E

DEED OF EASEMENT

STATE OF NEW JERSEY
AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Deed is made _____ , 20 _____.

BETWEEN , whose address is and is referred to as the Grantor;

AND , whose address is and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of _____, County of _____, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of _____ Dollars.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedule C.

The tax map reference for the Premises is:

Township of
Block , Lot

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of County;

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.

2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.

3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

Prepared by: _____

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;

ii. No change in the pre-existing nonagricultural use is permitted;

iii. No expansion of the pre-existing nonagricultural use is permitted; and

iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.

ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has existing single family residential buildings on the Premises and residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises subject to the following conditions:

i. Improvements to agricultural buildings shall be consistent with agricultural uses;

ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and

iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Area, as described in the attached Schedule C, conditions:

sample conditions:

a. the Exception Area shall not be severed or subdivided from the Premises

b. the Exception area may be severed and subdivided from the Premises

c. the Exception Area shall be limited to one residential unit

d. (Right to Farm Language if Exception is Non-Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person who is occupying or residing on the Exception Area as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons occupying or residing on the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

e. (Right to Farm Language if Exception is Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person to whom title to the Exception Area is transferred as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons taking title to the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and

ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.

iii. _____ residual dwelling site opportunity(ies) have been allocated to the Premises pursuant to the provisions of N.J.A.C. 2:76-6.17, "Residual Dwelling Site Opportunity". The Grantor's request to exercise a residual dwelling site opportunity shall comply with the rules promulgated by the Committee in effect at the time the request is initiated.

In the event a division of the Premises occurs in compliance with deed restriction No. 15 below, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement reflecting the reallocation of the residual dwelling site opportunities to the respective divided lots. The Corrective Deed shall be recorded with the County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

In the event a residual dwelling site opportunity has been approved by the Grantee, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement at the time of Grantee's approval. The Corrective Deed of Easement shall reflect the reduction of residual dwelling site opportunities allocated to the Premises. The Corrective Deed shall be recorded with the

County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

(OR)

iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

"Residual dwelling site" means the location of the residential unit and other appurtenant structures.

"Residential unit" means the residential building to be used for single family residential housing and its appurtenant uses. The construction and use of the residential unit shall be for agricultural purposes.

"Use for agricultural purposes" as related to the exercise of a residual dwelling site opportunity and the continued use of the residential unit constructed thereto, means at least one person residing in the residential unit shall be regularly engaged in common farmsite activities on the Premises including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage, water management and grazing.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, ‘heirs, executors, administrators, personal or legal representatives, successors and assigns’ have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee (_____) percent of the value of the development rights as determined at the time of the subsequent conveyance.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (/).

Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants on the date of execution of this Deed of Easement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.

_____(L.S.)

_____(L.S.)

_____ (Corporate Seal)
Secretary
(For use by corporations only)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ , 20 ____,

_____ personally came before me and acknowledged under oath, to my satisfaction, this that person (or if more than one, each person):

(a) is named in and personally signed this DEED OF EASEMENT;
(b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
(c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
(d) the actual and true consideration paid for this instrument is $_____.

_____
Print name and title below signature

(CORPORATE ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ 20 ___, the subscriber

_____ , personally appeared before me, who, being by me duly sworn on his or her oath, deposes and makes proof to my satisfaction, that he or she is the Secretary of _____, the Corporation named in the within Instrument; that _____ is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation, that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his or her name thereto as attesting witness; and that the full and actual consideration paid to purchase a development easement as evidenced by the DEED OF EASEMENT is $ _____ and the mutual obligations and benefits contained herein.

Sworn to and subscribed before me, the date aforesaid

_____
Print name and title below signature

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the _____ County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this _____ day of _____, 20 __.

_____
Chairperson

_____County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ , 20 ___,

_____ personally came before me and acknowledged under oath, to my satisfaction that this person: (a) is named in and personally signed this DEED OF EASEMENT, (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and (c) is the Chairperson of the _____ County Agriculture Development Board.

_____
Print name and title below signature

(STATE AGRICULTURE DEVELOPMENT COMMITTEE)

The State Agriculture Development Committee has approved the purchase of the development easement on the Premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and has authorized a grant of ____% of the purchase price of the development easement to _____ County in the amount of $ _____.

_____ _____
Gregory Romano, Executive Director Date
State Agriculture Development Committee

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ , 20 _____ ,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) is named in and personally signed this DEED OF EASEMENT,

(b) signed, sealed and delivered this DEED OF EASEMENT as the Committee's act and deed, and

(c) is the Executive Director of the State Agriculture Development Committee.

_____

Print name and title below signature

Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land

Block	Lot	Property Class	Owners Name	Size Farm Parcel (acres)	Agricultural Soils (acres)	Agricultural Soils (percent)	Tillable Land (acres)	Tillable Land (percent)
102	1	3A	HANULA, JOSEPH D	13.455362	9.946445	73.921794	9.813938	72.937007
102	8	3B	KLEINDIENST, ARTHUR & KATHERINE M	30.544702	20.153778	65.981258	26.843386	87.882299
102	6.02	3A	O'NEILL, ROBERT & PATRICIA	9.627175	8.246643	85.660058	6.258031	65.003823
103	6	3A	DICRISTINA, VITO G & VALERIE C	72.814738	35.649436	48.959094	35.746105	49.091854
104	11.03	3B	KATTERMANN, ARNOLD J	4.386607	4.157169	94.769576	4.386606	99.99998
201	17.02	3A	DECAMP, ROBERT B & SUE A	35.048188	33.764468	96.33727	22.057719	62.935404
201	23	3B	IHM REALTY ASSOCIATES LLC	89.986952	38.642709	42.942569	59.838928	66.497338
201	31	3B	TOWNSHIP OF FRELINGHUYSEN	59.238123	50.662674	85.523766	46.909986	79.188845
201	22	3A	IHM REALTY ASSOCIATES LLC	16.21505	11.816842	72.875769	12.593025	77.662571
201	21	3A	CANACE, ROBERT J & CINDY S	5.818478	5.818479	100.000019	5.530489	95.050432
201	32	3B	MULLER, CHARLES JR & FRANCES	42.321526	29.267713	69.15562	25.674451	60.665231
301	6	3A	MURPHY, RICHARD	264.666908	85.237464	32.205561	106.607018	40.279693
501	9	3A	RIDGE AND VALLEY CHARTER SCHOOL INC	17.594118	12.538058	71.262783	15.491566	88.04969
501	27	3B	PERRETTI, PETER N JR & RUTH	34.761098	21.312803	61.312224	17.488189	50.309655
502	23.01	3A	GURDAK, JOHN A & MARYANN HUGHES	17.526272	11.069737	63.160823	12.436681	70.96022
601	1.01	3A	KLINE, EMILY	28.225992	17.687968	62.665532	15.024488	53.229265
601	4	3B	SCHWARTZ, DAVID A TRUSTEE	36.361466	29.964661	82.407737	22.673555	62.356
601	11.02	3B	BROZOWSKI, MARY ANN	3.132654	3.132655	100.000028	2.796633	89.273598
601	6	3B	WILLIAMS, ANDREW H	58.28926	36.321743	62.312924	35.605354	61.0839
601	2	3B	SCHWARTZ, DAVID A TRUSTEE	8.446304	8.361476	98.995683	8.421951	99.711672
602	3.01	3A	WOLFE JOAN / FREEBORN LISA & ANDREW	9.906021	6.192854	62.516059	8.450205	85.303723
602	13	3B	ROSSI, JOHN & LOUISE & JOHN D	7.571733	7.571732	99.999988	6.800953	89.820302
602	3	3A	WOODCOCK, PIETER H & KAREN V	30.509377	25.971102	85.124984	23.867699	78.230699
801	15	3A	PANTALEONI, EMILY	93.698765	46.610169	49.7447	51.655237	55.129048
801	20.03	3A	ORLANDI, GEOFFREY & BARBARA A	16.661244	12.55586	75.359683	15.792328	94.78481
801	16	3B	MURPHY, RICHARD & GLORIA	30.264992	19.882649	65.695207	16.252414	53.700376
801	9.05	3B	LEIBOWITZ, ROY M & ANNETTE SACKS	3.178744	3.001968	94.438808	2.881823	90.659161
902	4	3A	CARSON, DANIEL & WHITNEY	232.564927	118.365291	50.89559	130.157276	55.965995
902	1	3A	KORNBLUH, GARY & ANNE	19.029118	14.345762	75.388476	11.396775	59.891239
1201	5.07	3B	WALLACE, RICHARD G & ESTHER M	7.955998	7.955997	99.999995	5.778571	72.631637
1201	5.03	3B	FRELINGHUYSEN, RODNEY P	9.242978	9.242979	100.000008	7.930987	85.805543
1201	5.08	3B	FRELINGHUYSEN, RODNEY P	7.953717	7.171588	90.166495	7.953203	99.993539
1201	13	3A	NATYZAK, BARNEY & HELEN	102.150963	39.37547	38.546352	35.687062	34.93561
1201	5.04	3B	WALLACE, RICHARD G & ESTHER M	5.152207	5.152207	100.000001	4.463876	86.640075

Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land

Block	Lot	Property Class	Owners Name	Size Farm Parcel (acres)	Agricultural Soils (acres)	Agricultural Soils (percent)	Tillable Land (acres)	Tillable Land (percent)
1201	3.03	3B	BAGGOTT, CATHERINE	5.882246	5.665465	96.314656	5.375089	91.378182
1201	5.01	3A	SINHA, DINESHWAR P & MARY L	9.058128	8.237082	90.935812	6.616015	73.039546
1201	6	3B	IHM REALTY ASSOCIATES LLC	1.859707	1.859707	99.999993	1.485629	79.885117
1301	17	3A	LEE, DONALD J & KATRINA C	11.266911	11.170583	99.145039	7.117949	63.175697
1301	23.01	3A	GANG, WALTER A & LINDA	15.732847	14.966298	95.127716	14.041992	89.252713
1301	19.05	3A	EVERSWICK, FRANK E	18.187	12.001108	65.987286	9.258031	50.904661
1301	15.06	3B	STAUFENBERGER, MICHAEL & ALEXANDER	2.924715	2.924715	99.999986	2.914794	99.660757
1301	15.05	3B	STAUFENBERGER, MICHAEL & ALEXANDER	2.8355	2.682945	94.619836	2.82829	99.74573
1302	3.03	3A	ALVARADO, FIDEL D & ANA M	16.672909	12.470118	74.792698	8.659663	51.938527
1401	5	3A	FRIDMAN, SIGMUNDO M & HANNA T	97.433039	30.896039	31.710023	56.306014	57.789446
1401	9	3A	PEACEFUL VALLEY FARMS LLC	53.369409	25.79705	48.336774	35.455372	66.433885
1401	19	3B	POLOWY, STEPHEN & EDWARD	141.4204	32.793013	23.188319	35.206878	24.89519
1501	13	3A	PEACEFUL VALLEY FARMS LLC	48.076053	28.868819	60.048231	35.003633	72.808875
1601	19	3A	KLEBER, RICHARD & BRENDA	13.041779	13.00277	99.700891	8.567248	65.690789
1601	4.01	3B	WEIDNER FAMILY PARTNERSHIP LP	1.759283	1.636628	93.028144	1.597183	90.786043
1601	19.03	3B	KLEBER, RICHARD & BRENDA	2.207717	2.207717	99.999986	2.207717	99.999982
1601	4	3B	WEIDNER FAMILY PARTNERSHIP LP	4.685087	4.274019	91.226046	3.717607	79.349812
1601	19.01	3A	SLASKI, WITOLD & LOIS	27.150057	24.244412	89.297833	19.337503	71.22454
1601	19.04	3B	KLEBER, RICHARD & BRENDA	7.144541	6.415672	89.798237	6.929917	96.995964
1701	9	3A	SCHWARTZ, DAVID A	116.461097	26.756891	22.97496	32.281654	27.718831
1703	11	3B	MANAK, MARY	40.180813	31.496446	78.386781	27.762703	69.094427
1803	9.07	3B	BOYNTON, DAVID C & PATRICIA D	9.832031	9.418719	95.796269	8.151051	82.903029
1803	12	3A	MANAK, MARY	127.852197	74.216764	58.048876	45.023565	35.215323
1803	8.01	3A	BERRY, JOYCE LYNETTE & ROBERT E	99.337898	26.30628	26.481615	45.256823	45.558466

Farm Assessed Land in Frelinghuysen Township

Block	Lot	Property Location	Owner	Owner's Address	City	ZipCode	Acreage	Class
101	5	36 HENFOOT ROAD	HOUGHTON, WILLIAM I III & GAIL F	36 HENFOOT ROAD	NEWTON NJ	07860	11.61	3A
101	8	60 HENFOOT ROAD	MICKELSEN, WILHELM H & ELLEN B	76 HENFOOT ROAD	NEWTON NJ	07860	13.73	3B
101	10	76 HENFOOT ROAD	MICKELSEN, WILHELM H & ELLEN B	76 HENFOOT ROAD	NEWTON NJ	07860	2.30	3A
101	11	96 HENFOOT ROAD	WESTBROOK, JACOB & KAREN	901 WESTBROOK LANE	NEWTON NJ	07860	8.13	3B
101	12	24 STONE BRIDGE ROAD	KLEINDIENST, ARTHUR & KATHERINE M	24 STONE BRIDGE ROAD	NEWTON NJ	07860	9.42	3A
102	1	36 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	13.45	3A
102	2	26 HESS ROAD	VAN HASSEL, MRS ROBERT	26 HESS ROAD	BLAIRSTOWN NJ	07825	3.40	3A
102	3	22 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	1.39	3B
102	4	12 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	9.44	3B
102	5	6 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	0.86	3B
102	6.02	2163 STILLWATER ROAD	O'NEILL, ROBERT & PATRICIA	2163 STILLWATER ROAD	NEWTON NJ	07860	9.63	3A
102	6.03	16 HESS ROAD	VAN HASSEL, MRS ROBERT	26 HESS ROAD	BLAIRSTOWN NJ	07825	9.72	3B
102	8	23 STONE BRIDGE ROAD	KLEINDIENST, ARTHUR & KATHERINE M	24 STONE BRIDGE ROAD	NEWTON NJ	07860	30.54	3B
102	8.01	27 STONE BRIDGE ROAD	KLEINDIENST, ARTHUR & KATHERINE M	24 STONE BRIDGE ROAD	NEWTON NJ	07860	7.18	3B
103	3	969 ROUTE 94	REISBERG, JEROME & LILLIAN	969 ROUTE 94	BLAIRSTOWN NJ	07825	36.59	3A
103	6	2025 STILLWATER ROAD	DICRISTINA, VITO G & VALERIE C	2025 STILLWATER ROAD	NEWTON NJ	07860	72.81	3A
103	6.01	2069 STILLWATER ROAD	CONDIT, FREDERICK G	2069 STILLWATER ROAD	NEWTON NJ	07860	13.43	3A
103	6.02	2055 STILLWATER ROAD	NORMAN, VIVIAN D & RONNIE	2055 STILLWATER ROAD	NEWTON NJ	07860	6.33	3A
103	6.03	53 LINCOLN LAUREL ROAD	MARRA, JOSEPH G JR & JENNIFER A	53 LINCOLN LAUREL ROAD	BLAIRSTOWN NJ	07825	3.10	3A
103	6.04	2009 STILLWATER ROAD	MARRA, JOSEPH G JR & JENNIFER A	53 LINCOLN LAUREL ROAD	BLAIRSTOWN NJ	07825	3.20	3B
103	8	2039 STILLWATER ROAD	MIKULIN, DANIEL	2039 STILLWATER ROAD	NEWTON NJ	07860	8.16	3A
103	11	19 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	82.93	3B
103	11.01	2125 STILLWATER ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	7.48	3A
103	11.02	140 STILLWATER ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	6.31	3B
103	11.03	3 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	6.10	3B
103	12	11 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	0.17	3B
103	13	35 HESS ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	29.61	3B
104	4	2138 STILLWATER ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	2.78	3B
104	5	2146 STILLWATER ROAD	HANULA, JOSEPH D	2125 STILLWATER ROAD	NEWTON NJ	07860	0.96	3B
104	6	2176 STILLWATER ROAD	WESTBROOK, JACOB & KAREN	901 WESTBROOK LANE	NEWTON NJ	07860	9.96	3B
104	7	75 HENFOOT ROAD	MICKELSEN, WILHELM H & ELLEN B	76 HENFOOT ROAD	NEWTON NJ	07860	14.94	3A
104	9	17 HENFOOT ROAD	MICKELSEN, WILHELM H & ELLEN B	76 HENFOOT ROAD	NEWTON NJ	07860	41.36	3B
104	9.01	49 HENFOOT ROAD	KRAUSE, SUSANNE RUSCHELAU	49 HENFOOT ROAD	NEWTON NJ	07860	10.25	3A
104	9.02	37 HENFOOT ROAD	CASELLA, JOSEPH JOHN & KATHRYN	37 HENFOOT ROAD	NEWTON NJ	07860	12.30	3A
104	11	2040 STILLWATER ROAD	KRAWCZYK, NANCY E	P O BOX 329	BOONTON NJ	07005	138.03	3B
104	11.03	93 LINCOLN LAUREL ROAD	KATTERMANN, ARNOLD J	2010 STILLWATER ROAD	NEWTON NJ	07860	4.39	3B
104	11.06	2020 STILLWATER ROAD	KATTERMANN, ARNOLD J	2010 STILLWATER ROAD	NEWTON NJ	07860	4.71	3B
104	11.07	2010 STILLWATER ROAD	KATTERMANN, ARNOLD J	2010 STILLWATER ROAD	NEWTON NJ	07860	9.91	3A
104	11.08	107 LINCOLN LAUREL ROAD	KATTERMANN, ARNOLD J	2010 STILLWATER ROAD	NEWTON NJ	07860	5.66	3B
201	5	170 LINCOLN LAUREL ROAD	SCHAFFER, CHARLES & DOREEN A	170 LINCOLN LAUREL ROAD	NEWTON NJ	07860	13.55	3B

Block	Lot	Property Location	Owner	Owner's Address	City	ZipCode	Acreage	Class
201	6	112 LINCOLN LAUREL ROAD	LEE, HSIN-CHANG & HSIU-CHANG	225 EAST HOBART GAP ROAD	LIVINGSTON NJ	07039	67.65	3B
201	6.01	150 LINCOLN LAUREL ROAD	BRIGUGLIO, CARMINE	138 LINCOLN LAUREL ROAD	NEWTON NJ	07860	26.09	3B
201	6.02	138 LINCOLN LAUREL ROAD	BRIGUGLIO, CARMINE	138 LINCOLN LAUREL ROAD	NEWTON NJ	07860	19.60	3A
201	6.03	122 LINCOLN LAUREL ROAD	SOWARDS, DALLAS K & DELORI L	122 LINCOLN LAUREL ROAD	NEWTON NJ	07860	14.37	3A
201	6.05	164 LINCOLN LAUREL ROAD	TYNAN, ANDREW C & PATRICIA A	164 LINCOLN LAUREL ROAD	NEWTON NJ	07860	12.91	3A
201	7.01	78 LINCOLN LAUREL ROAD	FIORE, DAVID & DANA	78 LINCOLN LAUREL ROAD	NEWTON NJ	07860	11.55	3A
201	8.03	32 LINCOLN LAUREL ROAD	MARTIN, ERIC & HEATHER	36 LINCOLN LAUREL ROAD	BLAIRSTOWN NJ	07825	2.08	3B
201	8.08	884 ROUTE 94	YANG, CHING HUEI & SAOHWA	89 BELMONT DRIVE	LIVINGSTON NJ	07039	92.20	3B
201	10	36 LINCOLN LAUREL ROAD	MARTIN, ERIC & HEATHER	36 LINCOLN LAUREL ROAD	BLAIRSTOWN NJ	07825	4.11	3A
201	17	842 ROUTE 94	HEATHER HILLS FARM L P	91 FALMOUTH STREET	SHORT HILLS NJ	07078	65.65	3A
201	17.02	866 ROUTE 94	DECAMP, ROBERT B & SUE A	866 ROUTE 94	BLAIRSTOWN NJ	07825	35.05	3A
201	17.03	ROUTE 94	DECAMP, ROBERT B & SUE A	866 ROUTE 94	BLAIRSTOWN NJ	07825	24.62	3B
201	21	836 ROUTE 94	CANACE, ROBERT J & CINDY S	836 ROUTE 94	BLAIRSTOWN NJ	07825	5.82	3A
201	22	29 KERR ROAD	IHM REALTY ASSOCIATES LLC	91 FALMOUTH STREET	SHORT HILLS NJ	07078	16.22	3A
201	23	40 KERR ROAD	IHM REALTY ASSOCIATES LLC	91 FALMOUTH STREET	SHORT HILLS NJ	07078	89.99	3B
201	24	170 LINCOLN LAUREL ROAD	SCHAFFER, CHARLES & DOREEN A	170 LINCOLN LAUREL ROAD	NEWTON NJ	07860	99.94	3A
201	24.01	70 KERR ROAD	KAPITKO, GARY	70 KERR ROAD	BLAIRSTOWN NJ	07825	6.00	3A
201	31	730 ROUTE 94	TOWNSHIP OF FRELINGHUYSEN	P O BOX 417	JOHNSONBURG NJ	07846	59.24	3B
201	32	49 MULLER ROAD	MULLER, CHARLES JR & FRANCES	45 MULLER ROAD	NEWTON NJ	07860	42.32	3B
201	32.06	45 MULLER ROAD	MULLER, CHARLES JR & FRANCES	45 MULLER ROAD	NEWTON NJ	07860	4.07	3A
201	32.07	41 MULLER ROAD	MULLER, CHARLES JR & FRANCES	45 MULLER ROAD	NEWTON NJ	07860	4.08	3B
201	33	22 MULLER ROAD	LEWIS, DEIDRE	31 FAIRVIEW HILL ROAD	NEWTON NJ	07860	12.77	3B
201	34	71 MULLER ROAD	MULLER, CHARLES JR & FRANCES	45 MULLER ROAD	NEWTON NJ	07860	16.99	3B
201	35	72 MULLER ROAD	MULLER, CHARLES JR & FRANCES	45 MULLER ROAD	NEWTON NJ	07860	23.09	3B
201	36.03	MULLER ROAD	MULLER, CHARLES JR & FRANCES	45 MULLER ROAD	NEWTON NJ	07860	4.43	3B
301	4	89 SILVER LAKE ROAD	GENESIS FARM INC	41-A SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	91.14	3B
301	5	137 KERRS CORNER ROAD	RYDELL, CHARLES E & GRACE C	137 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	13.93	3A
301	5.01	143 KERRS CORNER ROAD	RYDELL, ROY & ANNA	143 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	6.27	3A
301	6	175 KERRS CORNER ROAD	MURPHY, RICHARD	120 BROADWAY 17 FLOOR	NEW YORK NY	10271	264.67	3A
301	11	120 MOTT ROAD	GERSON ASSOCIATES	119 MOTT ROAD	BLAIRSTOWN NJ	07825	10.97	3A
301	12.04	98 MOTT ROAD	LIGHTCAP, RICHARD W JR & KRISTIANA	1 LAUREL WOODS DRIVE	BLAIRSTOWN NJ	07825	5.85	3B
301	13	60 MOTT ROAD	PARKER, NEWTON A	P O BOX 583	AUGUSTA NJ	07822	116.43	3A
301	13.01	48 MOTT ROAD	PARKER, NEWTON TYSON	P O BOX 583	AUGUSTA NJ	07822	8.66	3A
301	14	6 MOTT ROAD	ROGERS JR, RICHARD D	10 MOTT ROAD	BLAIRSTOWN NJ	07825	88.25	3B
301	14.01	927 ROUTE 94	ROGERS JACQUELINE E	10 MOTT ROAD	BLAIRSTOWN NJ	07825	2.09	3B
301	14.02	923 ROUTE 94	RAFALKO, PAMELA S	P O BOX 19	GREAT MEADOWS NJ	07838	2.06	3B
301	14.03	14 MOTT ROAD	ROGERS, RICHARD D JR & PAMELA	10 MOTT ROAD	BLAIRSTOWN NJ	07825	7.47	3B
301	14.04	10 MOTT ROAD	ROGERS, PAMELA SUZANNE	10 MOTT ROAD	BLAIRSTOWN NJ	07825	19.91	3A
301	17	985 ROUTE 94	ROGERS JR, RICHARD D	10 MOTT ROAD	BLAIRSTOWN NJ	07931	83.56	3B
301	21	41:A-B SILVER LAKE ROAD	COMM OF THE SISTERS OF ST DOMINIC	41-A SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	88.32	3B

Block	Lot	Property Location	Owner	Owner's Address	City	ZipCode	Acreage	Class
501	3.01	32 PIPPIN HILL ROAD	SIZE, DAVID E	32 PIPPIN HILL ROAD	BLAIRSTOWN NJ	07825	9.37	3A
501	3.02	32 PIPPIN HILL ROAD	SIZE, DAVID E	32 PIPPIN HILL ROAD	BLAIRSTOWN NJ	07825	0.14	3B
501	4	24 PIPPIN HILL ROAD	JUNGBLUT, KENNETH R & VALDA S	968 GREENWOOD ROAD	TEANECK NJ	07666	17.92	3A
501	9	1234 ROUTE 94	RIDGE AND VALLEY CHARTER SCHOOL INC	93 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	17.59	3A
501	26	1090 ROUTE 94	KLOBOCISTA, EKREM	52 CLAY PIT ROAD	STATEN ISLAND NY	10309	62.90	3A
501	27	218 SPRING VALLEY ROAD	PERRETTI, PETER N JR & RUTH	262 SOUTH MOUNTAIN AVENUE	MONTCLAIR NJ	07042	34.76	3B
502	7	42 SILVER LAKE ROAD	COMM OF THE SISTERS OF ST DOMINIC	41-A SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	48.21	3B
502	9.01	1129 ROUTE 94	FORTUNATO, DIANE L	509 ROSEVILLE AVENUE	NEWARK NJ	07107	20.15	3B
502	13	ROUTE 94	DARLING JR, ROBERT L	116 MT RASCAL ROAD	HACKETTSTOWN NJ	07840	6.16	3B
502	23.01	19 KERRS CORNER ROAD	GURDAK, JOHN A & MARYANN HUGHES	19 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	17.53	3A
502	24	33 KERRS CORNER ROAD	MANGIARACINA, GEORGE & MICHELE	162 BEAUFORT AVENUE	LIVINGSTON NJ	07039	6.23	3B
502	26	53 KERRS CORNER ROAD	DARLING SR, ROBERT L	116 MT RASCAL ROAD	HACKETTSTOWN NJ	07840	13.47	3B
502	27	126 SILVER LAKE ROAD	WILLIAMS, ANDREW H	79 WILLIAM STREET	NORWALK CT	06851	22.91	3A
502	27.01	KERRS CORNER ROAD	MOORE, SAMUEL & CHAN	90 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	10.38	3B
502	32	90 SILVER LAKE ROAD	MOORE, SAMUEL & CHAN	90 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	62.97	3A
601	1	230 SILVER LAKE ROAD	EMILY I KLINE QUAL PER RES TRUST	230 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	69.01	3A
601	1.01	228 SILVER LAKE ROAD	KLINE, EMILY	230 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	28.23	3A
601	2	190 SILVER LAKE ROAD	SCHWARTZ, DAVID A TRUSTEE	23 HELLER ROAD	BLAIRSTOWN NJ	07825	8.45	3B
601	4	170 SILVER LAKE ROAD	SCHWARTZ, DAVID A TRUSTEE	23 HELLER ROAD	BLAIRSTOWN NJ	07825	36.36	3B
601	5	150 SILVER LAKE ROAD	SYDROCK, LILLIAN L	150 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	3.77	3A
601	6	80 KERRS CORNER ROAD	WILLIAMS, ANDREW H	79 WILLIAM STREET	NORWALK CT	06851	58.29	3B
601	9	28 KERRS CORNER ROAD	BRAZZANO CHRISTOPHER /TAPIE REBECCA	28 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	15.08	3A
601	9.01	53 CAMP WASIGAN ROAD	DRAKE, MELVIN R & GAIL P	54 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	20.43	3A
601	9.03	30 KERRS CORNER ROAD	BRAZZANO CHRISTOPHER /TAPIE REBECCA	30 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	4.13	3B
601	11.02	1233 ROUTE 94	BROZOWSKI, MARY ANN	617 CAMINO DE CELESTE	THOUSAND OAKS CA	91360	3.13	3B
601	11.06	8 KERRS CORNER ROAD	CAPPIELLO, WILLIAM	8 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	9.53	3B
601	12	27 CAMP WASIGAN ROAD	ROSSI, JOHN & LOUISE & JOHN D	P O BOX 202	BLAIRSTOWN NJ	07825	8.17	3A
601	14	83 CAMP WASIGAN ROAD	BERNER, LESTER S	83 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	31.16	3A
602	2	36 GOLDEN CHAIN ROAD	ERNY, DANIEL R & ELAINE E	36 GOLDEN CHAIN ROAD	BLAIRSTOWN NJ	07825	23.07	3A
602	2.04	46 GOLDEN CHAIN ROAD	TUDOR, MICHAEL JOHN & HELEN A	61 EAST 66TH STREET	NEW YORK NY	10021	5.17	3B
602	2.05	44 GOLDEN CHAIN ROAD	TUDOR, MICHAEL JOHN & HELEN A	61 EAST 66TH STREET	NEW YORK NY	10021	7.88	3B
602	3	2 GOLDEN CHAIN ROAD	WOODCOCK, PIETER H & KAREN V	2 GOLDEN CHAIN ROAD	BLAIRSTOWN NJ	07825	30.51	3A
602	3.01	20 GOLDEN CHAIN ROAD	WOLFE JOAN / FREEBORN LISA & ANDREW	20 GOLDEN CHAIN ROAD	BLAIRSTOWN NJ	07825	9.91	3A
602	3.03	120 CAMP WASIGAN ROAD	MIDKIFF, ALAN H	120 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	30.82	3A
602	4	112 CAMP WASIGAN ROAD	DARLING, RONALD W & JAMIE ANN	112 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	37.80	3A
602	7	CAMP WASIGAN ROAD	NELSON, JOHN A	P O BOX 201	BLAIRSTOWN NJ	07825	23.46	3A
602	8	30 CAMP WASIGAN ROAD	COLMAN, JEROME I & GLENDA B	P O BOX 668	BLAIRSTOWN NJ	07825	24.90	3A
602	10	70 CAMP WASIGAN ROAD	CASEY, BRYAN W & ALICIA M	70 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	7.54	3A
602	10.01	80 CAMP WASIGAN ROAD	FOSSETTA, ROBERT & LINDA	80 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	5.83	3B
602	11	44 CAMP WASIGAN ROAD	MICCIO, ANTHONY G & BARBARA L	44 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	19.64	3A

Block	Lot	Property Location	Owner	Owner's Address	City	ZipCode	Acreage	Class
602	11.01	54 CAMP WASIGAN ROAD	DRAKE, MELVIN R & GAIL P	54 CAMP WASIGAN ROAD	BLAIRSTOWN NJ	07825	12.53	3B
602	13	26 CAMP WASIGAN ROAD	ROSSI, JOHN & LOUISE & JOHN D	P O BOX 202	BLAIRSTOWN NJ	07825	7.57	3B
603	1.04	SILVER LAKE ROAD	SARTORI, JOHN J	5 GAYLE DRIVE	BLAIRSTOWN NJ	07825	8.75	3B
603	3	324 SILVER LAKE ROAD	WEAVER, WALTER W & DIANE K	324 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	13.90	3A
603	4	278 SILVER LAKE ROAD	JONES, J WESLEY & SUSAN ECK	280 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	12.99	3B
603	7	280 SILVER LAKE ROAD	JONES, J WESLEY & SUSAN ECK	280 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	4.31	3A
603	11	49 GOLDEN CHAIN ROAD	GAUGLER, ROBERT J & LYNN M	39 GOLDEN CHAIN ROAD	BLAIRSTOWN NJ	07825	4.97	3B
603	11.02	39 GOLDEN CHAIN ROAD	GAUGLER, ROBERT J & LYNN M	39 GOLDEN CHAIN ROAD	BLAIRSTOWN NJ	07825	12.07	3A
603	12	57 GOLDEN CHAIN ROAD	SLEZAK, KAREN & KIMBERLY	39 SCHNEIDER LANE	MONTVILLE NJ	07045	9.28	3B
603	12.01	65 GOLDEN CHAIN ROAD	CAMPBELL, THOMAS	65 GOLDEN CHAIN ROAD	BLAIRSTOWN NJ	07825	14.64	3A
701	1	515 ROUTE 519	COOKE, PATRICIA	515 ROUTE 519	BLAIRSTOWN NJ	07825	8.70	3A
701	1.03	449 ROUTE 519	COOKE, PATRICIA	515 ROUTE 519	BLAIRSTOWN NJ	07825	0.44	3B
701	2	523 ROUTE 519	DOWD, DAVID J & JOHANNA HUSS	523 ROUTE 519	BLAIRSTOWN NJ	07825	26.61	3A
701	3.02	541 ROUTE 519	GREENE, EDWARD & DARLENE	27 DUTCH HILL ROAD	BLAIRSTOWN NJ	07825	31.92	3B
701	5	120 RIDGEWAY AVENUE	MAY, SARA D	120 RIDGEWAY AVENUE	BLAIRSTOWN NJ	07825	18.56	3A
701	6	559 ROUTE 519	JENSEN, CHRISTIAN J & RENAE	569 ROUTE 519	BLAIRSTOWN NJ	07825	40.86	3B
701	6.01	549 ROUTE 519	DERICKS, RICHARD A & CAROLYN A	549 ROUTE 519	BLAIRSTOWN NJ	07825	6.50	3A
701	6.02	555 ROUTE 519	JENSEN, CHRISTIAN J & RENAE	569 ROUTE 519	BLAIRSTOWN NJ	07825	24.30	3B
701	6.03	569 ROUTE 519	JENSEN, CHRISTIAN J & RENAE	569 ROUTE 519	BLAIRSTOWN NJ	07825	10.65	3A
701	10	581 ROUTE 519	SMOLHA, JEAN	593 ROUTE 519	BLAIRSTOWN NJ	07825	87.93	3B
701	11	593 ROUTE 519	SMOLHA, JEAN	593 ROUTE 519	BLAIRSTOWN NJ	07825	50.27	3A
701	14.01	619 ROUTE 519	SMITH, EMILY H	634 ROUTE 519	BLAIRSTOWN NJ	07825	5.67	3B
701	15	629 ROUTE 519	SMITH, EMILY H	634 ROUTE 519	BLAIRSTOWN NJ	07825	11.78	3B
701	16	649:A-B ROUTE 519	SMOLHA, JEAN	593 ROUTE 519	BLAIRSTOWN NJ	07825	52.93	3A
701	18	60 ACKERSON ROAD	LEIBOWITZ, ROY M & ANNETTE	P O BOX 318	BLAIRSTOWN NJ	07825	36.49	3B
701	18.01	29 DUTCH HILL ROAD	VAN GROUW, WILLIAM P & DENA	30 DUTCH HILL ROAD	BLAIRSTOWN NJ	07825	34.94	3A
701	18.08	42 ACKERSON ROAD	MC CLANE, JAMES & ROSEMARY	34 ACKERSON ROAD	BLAIRSTOWN NJ	07825	2.38	3B
701	18.10	50 ACKERSON ROAD	VUZ, JOHN JEFFREY & BARBARA ANN	50 ACKERSON ROAD	BLAIRSTOWN NJ	07825	10.78	3A
701	18.11	22 DUTCH HILL ROAD	VAN GROUW, WILLIAM P & DENA	22 DUTCH HILL ROAD	BLAIRSTOWN NJ	07825	5.53	3A
701	18.12	27 DUTCH HILL ROAD	GREENE, EDWARD & DARLENE	27 DUTCH HILL ROAD	BLAIRSTOWN NJ	07825	9.05	3A
701	19	30 DUTCH HILL ROAD	VAN GROUW, WILLIAM P & DENA	30 DUTCH HILL ROAD	BLAIRSTOWN NJ	07825	74.68	3A
701	20	30 DUTCH HILL ROAD	VAN GROUW, WILLIAM P & DENA	30 DUTCH HILL ROAD	BLAIRSTOWN NJ	07825	2.69	3B
701	21	34 ACKERSON ROAD	MC CLANE, JAMES & ROSEMARY	34 ACKERSON ROAD	BLAIRSTOWN NJ	07825	25.39	3A
701	21.03	16 ACKERSON ROAD	VAN GROUW, RONALD J & JACQUELINE	10 ACKERSON ROAD	BLAIRSTOWN NJ	07825	17.13	3B
701	21.04	10 ACKERSON ROAD	VAN GROUW, RONALD J & JACQUELINE	10 ACKERSON ROAD	BLAIRSTOWN NJ	07825	14.41	3A
701	26	281 SILVER LAKE ROAD	SEIBERT,JOHN GEORGE & THERESA MARIE	281 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	6.61	3A
701	28	341 SILVER LAKE ROAD	KUMETZ, DIVINA	35 DIVISION AVENUE	GARFIELD NJ	07026	83.89	3B
701	28.01	355 SILVER LAKE ROAD	SWISTACK, ROBERT J & MARGARET E	355 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	11.36	3A
801	1.01	135 SILVER LAKE ROAD	CORVINO, RALPH JR & PATRICIA A	135 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	9.55	3B
801	2	149 SILVER LAKE ROAD	SYDROCK, LILLIAN L	150 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	3.11	3A

Block	Lot	Property Location	Owner	Owner's Address	City	ZipCode	Acreage	Class
801	3	161 SILVER LAKE ROAD	CALCAGNE, CHRISTOPHER R	161 SILVER LAKE ROAD	BLAIRSTOWN NJ	07825	15.78	3A
801	6	189 SILVER LAKE ROAD	SCHWARTZ, DAVID A TRUSTEE	23 HELLER ROAD	BLAIRSTOWN NJ	07825	48.10	3B
801	7.02	5 ACKERSON ROAD	WILBURN, RICHARD G & MARLENE H	5 ACKERSON ROAD	BLAIRSTOWN NJ	07825	8.23	3A
801	8.01	19 ACKERSON ROAD	MOCKLER, CHRISTIAN M & ANN MARIE	19 ACKERSON ROAD	BLAIRSTOWN NJ	07825	72.75	3A
801	9	59 ACKERSON ROAD	LEIBOWITZ, ROY M & ANNETTE SACKS	59 ACKERSON ROAD	BLAIRSTOWN NJ	07825	15.20	3A
801	9.01	45 ACKERSON ROAD	STRANNEMAR, PETER O & NANCY D	45 ACKERSON ROAD	BLAIRSTOWN NJ	07825	10.81	3A
801	9.02	79 ACKERSON ROAD	ACKERSON, GREGORY R & KAREN A	79 ACKERSON ROAD	BLAIRSTOWN NJ	07825	21.54	3A
801	9.04	51 ACKERSON ROAD	LEIBOWITZ, ROY M & ANNETTE SACKS	59 ACKERSON ROAD	BLAIRSTOWN NJ	07825	6.70	3B
801	9.05	71 ACKERSON ROAD	LEIBOWITZ, ROY M & ANNETTE SACKS	59 ACKERSON ROAD	BLAIRSTOWN NJ	07825	3.18	3B
801	10	87 ACKERSON ROAD	LOTZ, J & JOHN LOTZ III	P O BOX 732	BLAIRSTOWN NJ	07825	76.40	3A
801	10.01	111 ACKERSON ROAD	LOTZ, JONATHAN A & SANDRA L	111 ACKERSON ROAD	BLAIRSTOWN, NJ	07825	13.35	3A
801	11	121 ACKERSON ROAD	LEE, ROBERT J	121 ACKERSON ROAD	BLAIRSTOWN NJ	07825	29.85	3A
801	12	129 ACKERSON ROAD	LEE, ROBERT J	121 ACKERSON ROAD	BLAIRSTOWN NJ	07825	23.05	3B
801	13	659 ROUTE 519	SMITH L & E / ZWARYCH T & D	634 ROUTE 519	BLAIRSTOWN NJ	07825	23.03	3A
801	14	699 ROUTE 519	DICKINSON JR, RICHARD T	184 SUSSEX AVENUE	MORRISTOWN NJ	07960	58.16	3A
801	15	715 ROUTE 519	PANTALEONI, EMILY	666 FIFTH AVENUE-31ST FL	NEW YORK NY	10103	93.70	3A
801	16	130 LANNING ROAD	MURPHY, RICHARD & GLORIA	P O BOX 491	JOHNSONBURG NJ	07846	30.26	3B
801	17	104 LANNING ROAD	MURPHY, RICHARD & GLORIA	P O BOX 491	JOHNSONBURG NJ	07846	30.90	3A
801	17.01	102 LANNING ROAD	MURPHY, RICHARD & GLORIA	P O BOX 491	JOHNSONBURG NJ	07846	75.86	3B
801	17.02	100 LANNING ROAD	MURPHY, RICHARD & GLORIA	P O BOX 491	JOHNSONBURG NJ	07846	31.00	3B
801	18	76 LANNING ROAD	MULL, FRANKLIN C & MARILYN	76 LANNING ROAD	BLAIRSTOWN NJ	07825	15.93	3A
801	18.02	70 LANNING ROAD	MURPHY, RICHARD & GLORIA	P O BOX 491	JOHNSONBURG NJ	07846	15.54	3B
801	18.03	94 LANNING ROAD	MURPHY, RICHARD & GLORIA	P O BOX 491	JOHNSONBURG NJ	07846	37.87	3B
801	19	38 LANNING ROAD	FINN, THOMAS J	P O BOX 466	JOHNSONBURG NJ	07846	112.50	3B
801	20.01	16 LANNING ROAD	RYDELL, HAROLD & BERTHA	1045 ROUTE 94	BLAIRSTOWN NJ	07825	6.84	3B
801	20.03	140 KERRS CORNER ROAD	ORLANDI, GEOFFREY & BARBARA A	140 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	16.66	3A
801	20.04	126 KERRS CORNER ROAD	PECK, HARRY B	126 KERRS CORNER ROAD	BLAIRSTOWN NJ	07825	46.24	3A
901	1.01	140 ROUTE 661	ANGELERI, JOHN N	1480 RATTLE SNAKE BRIDGE	BEDMINSTER NJ	07921	26.02	3B
901	4	350 KERRS CORNER ROAD	STARR, NORMAN & GLORIA	70 SCOTT DRIVE	WATCHUNG NJ	07060	1.59	3B
901	15	272 ROUTE 661	BANTA, JAMES & LINDA	P O BOX 454	JOHNSONBURG NJ	07846	24.66	3A
902	1	11 LANNING ROAD	KORNBLUH, GARY & ANNE	11 LANNING ROAD	BLAIRSTOWN NJ	07825	19.03	3A
902	2	31 LANNING ROAD	RYDELL, HAROLD G	1045 ROUTE 94	BLAIRSTOWN NJ	07825	14.20	3B
902	4	67 LANNING ROAD	CARSON, DANIEL & WHITNEY	67-A LANNING ROAD	BLAIRSTOWN NJ	07825	232.56	3A
902	6.02	155 LANNING ROAD	BARBA JOHN A III/PETERSEN M B TRUST	19248 FERNWOOD DRIVE	MOLALLA OR	97033	5.37	3B
902	7	779 ROUTE 519	PACCHIA, JOSEPH & JANICE	139 KENILWORTH ROAD	MT LAKES NJ	07046	59.84	3A
902	7.03	771 ROUTE 519	PACCHIA, JOSEPH & JANICE	139 KENILWORTH ROAD	MT LAKES NJ	07046	5.40	3B
902	8	809 ROUTE 519	WEIDNER FAMILY PARTNERSHIP LP	27 TROTTERS LANE	MAHWAH NJ	07430	70.34	3A
902	9.02	340 ROUTE 661	CONSENTINO, JUDITH	340 ROUTE 661	BLAIRSTOWN NJ	07825	10.52	3A
902	9.03	330 ROUTE 661	PONCZEK, JOHN A & M CYNTHIA	330 ROUTE 661	BLAIRSTOWN NJ	07825	20.89	3A
902	9.06	360 ROUTE 661	CARSON, DANIEL & WHITNEY	67-A LANNING ROAD	BLAIRSTOWN NJ	07825	61.71	3B

Block	Lot	Property Location	Owner	Owner's Address	City	ZipCode	Acreage	Class
902	9.09	186 MILL ROAD	STAUFENBERGER, MICHAEL & JOANNE	186 MILL ROAD	BLAIRSTOWN NJ	07825	13.62	3A
902	9.10	322 ROUTE 661	KRUEGER, DAVID C	322 ROUTE 661	BLAIRSTOWN NJ	07825	8.07	3A
902	12	156 MILL ROAD	STERN, RICHARD U	140 MILL ROAD	BLAIRSTOWN NJ	07825	56.71	3B
902	15	MILL ROAD	STERN, BETTE	140 MILL ROAD	BLAIRSTOWN NJ	07825	8.71	3B
902	16	144 MILL ROAD	STERN, BETTE	140 MILL ROAD	BLAIRSTOWN NJ	07825	0.57	3B
902	17	MILL ROAD	STERN, RICHARD U	140 MILL ROAD	BLAIRSTOWN NJ	07825	0.70	3B
902	18	140 MILL ROAD	STERN, BETTE	140 MILL ROAD	BLAIRSTOWN NJ	07825	14.11	3A
902	19	236 KERRS CORNER ROAD	STERN, RICHARD U	140 MILL ROAD	BLAIRSTOWN NJ	07825	10.68	3B
902	23	190 KERRS CORNER ROAD	DAUGHERTY, CRAIG & DEBORAH	24 SOUTH STREET	SUMMIT NJ	07901	23.78	3B
1001	14	214 ROUTE 661	BARBOUR, BRUCE & ELAINE	P O BOX 379	JOHNSONBURG NJ	07846	7.13	3A
1003	15	223 ROUTE 661	DUKES, PHILLIP	81 MT HERMON ROAD	BLAIRSTOWN NJ	07825	2.30	3A
1101	1	9 MOTT ROAD	ROGERS JR, RICHARD D	10 MOTT ROAD	BLAIRSTOWN NJ	07825	5.44	3B
1101	1.01	21 MOTT ROAD	ROGERS JR, RICHARD D	10 MOTT ROAD	BLAIRSTOWN NJ	07825	1.98	3B
1101	1.02	889 ROUTE 94	RAFALKO, PAMELA S	P O BOX 19	GREAT MEADOWS NJ	07838	2.31	3B
1101	1.03	895 ROUTE 94	KURNATH, JACQUELINE E	P O BOX 57	GREAT MEADOWS NJ	07838	4.10	3B
1101	1.04	9 MOTT ROAD	ROGERS JR, RICHARD D	10 MOTT ROAD	BLAIRSTOWN NJ	07825	3.66	3B
1101	3	75 MOTT ROAD	SIMS, OLIVER J & BONNIE	75 MOTT ROAD	BLAIRSTOWN NJ	07825	16.61	3A
1101	3.01	95 MOTT ROAD	POST, ROBERT D & BONNIE W	164 OLD CHESTER ROAD	ESSEX FELLS NJ	07021	42.86	3A
1101	3.02	69 MOTT ROAD	CORNELLA, ALEX & RENA A	P O BOX 507	JOHNSONBURG NJ	07846	16.17	3A
1101	4	287 KERRS CORNER ROAD	GERSON ASSOC LP C/O B G RADABAUGH	119 MOTT ROAD	BLAIRSTOWN NJ	07825	57.55	3B
1101	4.01	119 MOTT ROAD	GERSON ASSOC LP C/O B G RADABAUGH	119 MOTT ROAD	BLAIRSTOWN NJ	07825	4.14	3A
1101	4.02	113 MOTT ROAD	GERSON, BENJAMIN	17 WEST 54TH STREET	NEW YORK NY	10019	4.80	3A
1101	7	319 KERRS CORNER ROAD	STARR, NORMAN & GLORIA	70 SCOTT DRIVE	WATCHUNG NJ	07060	23.62	3B
1101	8	112 ROUTE 661	MCCREA, SCOTT EVAN & RYAN LYNN	102 ROUTE 661	NEWTON NJ	07860	0.93	3B
1101	9	102 ROUTE 661	MCCREA, SCOTT EVAN & RYAN LYNN	102 ROUTE 661	NEWTON NJ	07860	30.26	3A
1101	10	80 ROUTE 661	NATYZAK, BARNEY & HELEN	61 ROUTE 661	NEWTON NJ	07860	22.61	3B
1101	11	52 ROUTE 661	SIMONETTI JAMES J / CORLESS KELLY	52 ROUTE 661	NEWTON NJ	07860	113.02	3A
1101	11.02	48 ROUTE 661	PARROTT, NEIL & DOLORES	P O BOX 21	SUSSEX NJ	07461	8.96	3A
1101	12	821 ROUTE 94	YOUNG, JOSEPH P & SON INC	68 MAPLE LANE	HARDWICK NJ	07825	66.68	3B
1101	15	861 ROUTE 94	BENNETT, THOMAS C	861 ROUTE 94	BLAIRSTOWN NJ	07825	88.86	3A
1101	16	875 ROUTE 94	O'KEEFFE, MARTIN	41 ROUTE 661	NEWTON NJ	07860	11.04	3B
1201	3.03	ROUTE 94	BAGGOTT, CATHERINE	28 YELLOW FRAME ROAD	NEWTON NJ	07860	5.88	3B
1201	3.05	38 YELLOW FRAME ROAD	JONES, ROBERT J JR & GENEVIEVE	38 YELLOW FRAME ROAD	NEWTON NJ	07860	6.52	3A
1201	5.01	763 ROUTE 94	SINHA, DINESHWAR P & MARY L	763 ROUTE 94	NEWTON NJ	07860	9.06	3A
1201	5.03	755 ROUTE 94	FRELINGHUYSEN, RODNEY P	P O BOX 729	FAR HILLS NJ	07826	9.24	3B
1201	5.04	779 ROUTE 94	WALLACE, RICHARD G & ESTHER M	87 HOAGLAND ROAD	BLAIRSTOWN NJ	07825	5.15	3B
1201	5.07	783 ROUTE 94	WALLACE, RICHARD G & ESTHER M	87 HOAGLAND ROAD	BLAIRSTOWN NJ	07825	7.96	3B
1201	5.08	ROUTE 94	FRELINGHUYSEN, RODNEY P	P O BOX 729	FAR HILLS NJ	07931	7.95	3B
1201	6	799 ROUTE 94	IHM REALTY ASSOCIATES LLC	91 FALMOUTH STREET	SHORT HILLS NJ	07078	1.86	3B
1201	7	7 ROUTE 661	YOUNG, JOSEPH P & SON INC	68 MAPLE LANE	HARDWICK NJ	07825	0.69	3B

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1201	10.01	35 ROUTE 661	BADUM, BARBARA	35 ROUTE 661	NEWTON NJ	07860	8.85	3B
1201	12.01	53 ROUTE 661	NATYZAK, BARNEY & HELEN	61 ROUTE 661	NEWTON NJ	07860	4.98	3B
1201	13	75 ROUTE 661	NATYZAK, BARNEY & HELEN	61 ROUTE 661	NEWTON NJ	07860	102.15	3A
1201	17	135 ROUTE 661	ANGELERI, JOHN N	1480 RATTLE SNAKE BRIDGE	BEDMINSTER NJ	07921	12.49	3B
1201	22	1061 ROUTE 519	GOTTFRIED, NOAH L	P O BOX 481	JOHNSONBURG NJ	07846	21.89	3A
1201	34	1149 ROUTE 519	PITTENGER, RONALD E & SHARON H	P O BOX 392	JOHNSONBURG NJ	07846	63.64	3A
1201	38	ROUTE 519	STITES, PHILIP A & GAIL A	P O BOX 107	GREENDELL NJ	07839	18.83	3B
1201	40	1187 ROUTE 519	STITES, PHILIP A & GAIL A	P O BOX 107	GREENDELL NJ	07839	82.20	3A
1301	1	1174 ROUTE 519	AIGOTTI, THOMAS & DIANE	26 MOUNTAIN VIEW DRIVE	ANDOVER NJ	07821	35.77	3B
1301	1.02	1190 ROUTE 519	RAMIREZ, DAREN	1190 ROUTE 519	NEWTON NJ	07860	6.73	3B
1301	2	ROUTE 519	JOHNSON, SVEN	P O BOX 66	BELVIDERE NJ	07823	4.99	3B
1301	3	1154 ROUTE 519	PITTENGER, RONALD E & SHARON H	P O BOX 392	JOHNSONBURG NJ	07846	32.08	3B
1301	15	55 GREENDELL ROAD	STAUFENBERGER, MICHAEL & ALEXANDER	186 MILL ROAD	BLAIRSTOWN NJ	07825	126.75	3A
1301	15.04	21 GREENDELL ROAD	STAUFENBERGER, MICHAEL & ALEXANDER	186 MILL ROAD	BLAIRSTOWN NJ	07825	3.01	3B
1301	15.05	35 GREENDELL ROAD	STAUFENBERGER, MICHAEL & ALEXANDER	186 MILL ROAD	BLAIRSTOWN NJ	07825	2.84	3B
1301	15.06	43 GREENDELL ROAD	STAUFENBERGER, MICHAEL & ALEXANDER	186 MILL ROAD	BLAIRSTOWN NJ	07825	2.92	3B
1301	17	97 GREENDELL ROAD	LEE, DONALD J & KATRINA C	97 GREENDELL ROAD	NEWTON NJ	07860	11.27	3A
1301	19.03	147 GREENDELL ROAD	DECKER, NORMAN C & CATHERINE	147 GREENDELL ROAD	NEWTON NJ	07860	13.83	3A
1301	19.05	131 GREENDELL ROAD	EVERSWICK, FRANK E	131 GREENDELL ROAD	NEWTON NJ	07860	18.19	3A
1301	21	209 GREENDELL ROAD	JOHNSON, SVEN	P O BOX 66	BELVIDERE NJ	07823	125.55	3A
1301	23.01	227 GREENDELL ROAD	GANG, WALTER A & LINDA	227 GREENDELL ROAD	NEWTON NJ	07860	15.73	3A
1301	24	ROUTE 519	LUCKEY JR, JAMES T	P O BOX 9	TRANQUILITY NJ	07879	0.49	3B
1302	1	29 SOUTH STREET	MORGAN, JANENE	P O BOX 138	GREENDELL NJ	07839	80.08	3B
1302	3.01	145 SOUTH STREET	ALLEN KENNETH / TAGGART SANDRA	145 SOUTH STREET	ANDOVER NJ	07821	11.96	3A
1302	3.03	125 SOUTH STREET	ALVARADO, FIDEL D & ANA M	125 SOUTH STREET	ANDOVER NJ	07821	16.67	3A
1302	3.05	67 SOUTH STREET	SCHIMMEL, STEVEN H & KATHLEEN	67 SOUTH STREET	ANDOVER NJ	07821	14.94	3A
1302	3.06	65 SOUTH STREET	PENDER, TIMOTHY B & JUDITH B	P O BOX 111	ALLAMUCHY NJ	07820	17.98	3A
1302	3.11	107 SOUTH STREET	LURZ, RICHARD L & LISA R	107 SOUTH STREET	ANDOVER NJ	07821	7.48	3A
1302	3.14	113 SOUTH STREET	FISCHBACH, JESSICA L	P O BOX 387	JOHNSONBURG NJ	07846	6.43	3A
1302	3.19	265 ALLAMUCHY ROAD	SANTOS, FLORIANO & CELINA	399 NORTH SIXTH STREET	NEWARK NJ	07102	5.85	3A
1302	5	SOUTH STREET	PENDER, TIMOTHY B & JUDITH B	P O BOX 111	ALLAMUCHY NJ	07820	13.49	3B
1401	3.02	109 ALLAMUCHY ROAD	GANG, H EDWIN & ELSIE MAY	109 ALLAMUCHY ROAD	ANDOVER NJ	07821	2.68	3A
1401	3.03	101 ALLAMUCHY ROAD	GANG, H EDWIN & ELSIE MAY	109 ALLAMUCHY ROAD	ANDOVER NJ	07821	11.89	3B
1401	3.05	129 ALLAMUCHY ROAD	PUCCI, WILLIAM & JESSICA	129 ALLAMUCHY ROAD	ANDOVER NJ	07821	6.75	3A
1401	3.06	91 ALLAMUCHY ROAD	SIMS, RONALD M & ROBERTA J	P O BOX 376	JOHNSONBURG NJ	07846	23.24	3A
1401	4.01	135 ALLAMUCHY ROAD	MAZANEK, GREGORY J	219 ROUTE 46	VIENNA NJ	07880	15.32	3B
1401	5	163 ALLAMUCHY ROAD	FRIDMAN, SIGMUNDO M & HANNA T	83 71 STREET	GUTTENBERG NJ	07093	97.43	3A
1401	9	219 ALLAMUCHY ROAD	PEACEFUL VALLEY FARMS LLC	139 ROUTE 46	HACKETTSTOWN NJ	07840	53.37	3A
1401	16	210 GREENDELL ROAD	JOHNSON, SVEN	P O BOX 66	BELVIDERE NJ	07823	32.13	3B
1401	17	170 GREENDELL ROAD	LANKO CORP	P O BOX 276	LONG VALLEY NJ	07853	56.66	3B

Block	Lot	Property Location	Owner	Owner's Address	City	ZipCode	Acreage	Class
1401	18.03	128 GREENDELL ROAD	POLOWY, EDWARD G	P O BOX 409	JOHNSONBURG NJ	07846	18.41	3A
1401	18.07	146 GREENDELL ROAD	BAUM, JOHN T JR	146 GREENDELL ROAD	NEWTON NJ	07860	17.21	3A
1401	18.09	142 SOUTH STREET	ALPAUGH, GLENN R	142 SOUTH STREET	ANDOVER NJ	07821	7.60	3A
1401	18.10	140 SOUTH STREET	GRA ASSOCIATES	142 SOUTH STREET	ANDOVER NJ	07821	7.29	3B
1401	19	100 GREENDELL ROAD	POLOWY, STEPHEN & EDWARD	12 KASPER ROAD	ANDOVER NJ	07821	141.42	3B
1401	21	76 GREENDELL ROAD	SMITH, DAVID C & MONICA	245 GREENDELL ROAD	NEWTON NJ	07860	34.38	3A
1401	21.02	64 GREENDELL ROAD	CHRZAN W C/O C SWEENEY	21 BRENTWOOD DRIVE	HOMER NY	13077	7.02	3B
1401	21.03	58 GREENDELL ROAD	CHRZAN W C/O C SWEENEY	21 BRENTWOOD DRIVE	HOMER NY	13077	8.39	3A
1401	21.06	76 GREENDELL ROAD	SMITH, DAVID C & MONICA	245 GREENDELL ROAD	NEWTON NJ	07860	3.09	3A
1501	1	161 BEAR CREEK ROAD	STEPHEN L GURBA REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	42.97	3B
1501	1.01	173 BEAR CREEK ROAD	STEPHEN L GURBA REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	24.21	3B
1501	3	103 BEAR CREEK ROAD	LORENT, DREW S	103 BEAR CREEK ROAD	ANDOVER NJ	07846	9.02	3A
1501	3.02	121 BEAR CREEK ROAD	GURBA, STEPHEN L REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	21.48	3B
1501	3.04	85 BEAR CREEK ROAD	LEPRE, JOSEPH & LORRAINE	85 BEAR CREEK ROAD	ANDOVER NJ	07821	9.47	3A
1501	6.03	84 ALLAMUCHY ROAD	DURLING, DALE A & GAIL J	84 ALLAMUCHY ROAD	ANDOVER NJ	07821	10.16	3A
1501	6.04	43 BEAR CREEK ROAD	DURLING, DALE A & GAIL J	84 ALLAMUCHY ROAD	ANDOVER NJ	07821	11.24	3B
1501	6.10	78 ALLAMUCHY ROAD	DURLING, DALE A & GAIL J	84 ALLAMUCHY ROAD	ANDOVER NJ	07821	39.19	3B
1501	9.02	110 ALLAMUCHY ROAD	KLECKA, THOMAS	110 ALAMUCHY ROAD	ANDOVER NJ	07821	22.80	3A
1501	11	164 ALLAMUCHY ROAD	FRIDMAN, SIGMUNDO M & HANNA T	83 71 STREET	GUTTENBERG NJ	07093	129.41	3A
1501	12.01	192 ALLAMUCHY ROAD	BOKICH, SILVIA	192 ALLAMUCHY ROAD	ANDOVER NJ	07821	8.95	3B
1501	13	240 ALLAMUCHY ROAD	PEACEFUL VALLEY FARMS LLC	139 ROUTE 46	HACKETTSTOWN NJ	07840	48.08	3A
1501	15	262 ALLAMUCHY ROAD	BOCKBRADER, RONALD H	217 JOHNSONBURG ROAD	ANDOVER NJ	07821	5.26	3B
1501	16	190 ALLAMUCHY ROAD	GRABOVETZ, GREGORY	P O BOX 419	JOHNSONBURG NJ	07846	34.81	3A
1601	4	808 ROUTE 519	WEIDNER FAMILY PARTNERSHIP LP	27 TROTTERS LANE	MAHWAH NJ	07430	4.69	3B
1601	4.01	796 ROUTE 519	WEIDNER FAMILY PARTNERSHIP LP	27 TROTTERS LANE	MAHWAH NJ	07430	1.76	3B
1601	4.02	800 ROUTE 519	WEIDNER FAMILY PARTNERSHIP LP	27 TROTTERS LANE	MAHWAH NJ	07430	1.61	3B
1601	6	822 ROUTE 519	PRESBYTERIAN CAMP & CONF INC	P O BOX 475	JOHNSONBURG NJ	07846	339.47	3B
1601	7	29 SOUTH TOWN ROAD	PRESBYTERIAN CAMP & CONF INC	P O BOX 475	JOHNSONBURG NJ	07846	4.45	3B
1601	8	83 SOUTH TOWN ROAD	PRESBYTERIAN CAMP & CONF INC	P O BOX 475	JOHNSONBURG NJ	07846	3.45	3B
1601	10	93 SOUTH TOWN ROAD	PRESBYTERIAN CAMP & CONF INC	P O BOX 475	JOHNSONBURG NJ	07846	17.67	3B
1601	15	17 CAMP WEAHQUA ROAD	DIOMEDES ASSOCIATES LLC	1415 JERSEY AVENUE	NORTH BRUNSWICK NJ	08902	53.61	3A
1601	15.02	139 SOUTH TOWN ROAD	RIDGE & VALLEY CONSV & NATURE CONSV	P O BOX 146	BLAIRSTOWN NJ	07825	95.43	3B
1601	16	154 BEAR CREEK ROAD	STEPHEN L GURBA REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	11.27	3B
1601	16.01	162 BEAR CREEK ROAD	STEPHEN L GURBA REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	8.01	3B
1601	18	10 CAMP WEAHQUA ROAD	LUCIANI, MARIO & MARIA C	10 CAMP WEAHQUA ROAD	ANDOVER NJ	07821	5.30	3A
1601	18.01	134 BEAR CREEK ROAD	LUCIANI, MARIO & MARIA C	10 CAMP WEAHQUA ROAD	ANDOVER NJ	07821	4.92	3B
1601	19	90 BEAR CREEK ROAD	KLEBER, RICHARD & BRENDA	90 BEAR CREEK ROAD	ANDOVER NJ	07821	13.04	3A
1601	19.01	104 BEAR CREEK ROAD	SLASKI, WITOLD & LOIS	P O BOX 492	JOHNSONBURG NJ	07846	27.15	3A
1601	19.03	98 BEAR CREEK ROAD	KLEBER, RICHARD & BRENDA	90 BEAR CREEK ROAD	ANDOVER NJ	07821	2.21	3B
1601	19.04	102 BEAR CREEK ROAD	KLEBER, RICHARD & BRENDA	90 BEAR CREEK ROAD	ANDOVER NJ	07821	7.14	3B

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1601	20.01	88 BEAR CREEK ROAD	PRESBYTERIAN CAMP & CONF INC	P O BOX 475	JOHNSONBURG NJ	07846	21.38	3B
1601	21.01	64 BEAR CREEK ROAD	PRESBYTERIAN CAMP & CONF INC	P O BOX 475	JOHNSONBURG NJ	07846	12.41	3B
1601	22.01	38 BEAR CREEK ROAD	ERD, CHARLES & ALICE	38 BEAR CREEK ROAD	ANDOVER NJ	07821	20.71	3A
1601	26.02	858 ROUTE 519	ROBERTS, WILLIAM J & BARBARA H	858 ROUTE 519	BLAIRSTOWN NJ	07825	8.85	3A
1602	1	275 ROUTE 661	BANTA, JAMES & LINDA	P O BOX 454	JOHNSONBURG NJ	07846	6.41	3A
1602	3.05	299 ROUTE 661	BILLING, LORE	299 ROUTE 661	BLAIRSTOWN NJ	07825	17.54	3A
1701	2	760 ROUTE 519	GURBA, STEPHEN L REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	51.54	3A
1701	4	700 ROUTE 519	GURBA, STEPHEN L REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	55.72	3B
1701	5	660 ROUTE 519	SMITH, LYLE & EMILY	623 ROUTE 519	BLAIRSTOWN NJ	07825	14.67	3B
1701	6	634 ROUTE 519	SMITH, EMILY H	634 ROUTE 519	BLAIRSTOWN NJ	07825	9.26	3A
1701	7	622 ROUTE 519	BASSETT, TIMOTHY S	618 ROUTE 519	BLAIRSTOWN NJ	07825	3.77	3B
1701	7.01	618 ROUTE 519	BASSETT, TIMOTHY S	618 ROUTE 519	BLAIRSTOWN NJ	07825	1.77	3A
1701	8	612 ROUTE 519	SMITH, EMILY H	634 ROUTE 519	BLAIRSTOWN NJ	07825	4.37	3B
1701	9	23 HELLER ROAD	SCHWARTZ, DAVID A	23 HELLER ROAD	BLAIRSTOWN NJ	07825	116.46	3A
1701	9.01	1 HELLER ROAD	LAMOTTA, DONALD	453 WINDMILL WAY	SOMERVILLE NJ	08876	8.07	3A
1701	11	65 HELLER ROAD	KUHN, GEORGE & LISA	65 HELLER ROAD	BLAIRSTOWN NJ	07825	16.32	3A
1701	11.01	59 HELLER ROAD	KUHN, LISA	65 HELLER ROAD	BLAIRSTOWN NJ	07825	3.09	3B
1701	12.01	95 HELLER ROAD	DECAROLIS, MICHAEL JR & DIANE	P O BOX 432	JOHNSONBURG NJ	07846	15.20	3B
1701	12.02	HELLER ROAD	GURBA, STEPHEN L REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	7.46	3B
1701	12.03	75 HELLER ROAD	DE CAROLIS, MICHAEL JR & DIANE	P O BOX 432	JOHNSONBURG NJ	07846	2.48	3A
1701	12.04	69 HELLER ROAD	DE CAROLIS, MICHAEL JR & DIANE	P O BOX 432	JOHNSONBURG NJ	07846	4.33	3B
1701	13	101 HELLER ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	5.69	3B
1701	14	HELLER ROAD	GURBA, STEPHEN L/TRUSTEE	101 NORTH QUEEN STREET	LANCASTER PA	17603	3.88	3B
1701	15	HELLER ROAD	GURBA, STEPHEN L REVOCABLE TRUST	101 NORTH QUEEN STREET	LANCASTER PA	17603	40.82	3B
1701	16.01	34 SOUTH TOWN ROAD	SILVERSIDES, WILLIAM I & MARGARET	906 COUNTRY CLUB DRIVE	LEXINGTON NC	27292	46.44	3B
1702	1	129 HELLER ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	18.57	3A
1702	1.02	171 HELLER ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	5.44	3B
1702	2	60 SOUTH TOWN ROAD	GURBA, STEPHEN L/TRUSTEE	101 NORTH QUEEN STREET	LANCASTER PA	17603	128.07	3A
1703	3	134 SOUTH TOWN ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	2.76	3B
1703	3.01	128 SOUTH TOWN ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	2.19	3B
1703	3.02	120 SOUTH TOWN ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	2.32	3B
1703	4	130 HELLER ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	70.08	3B
1703	5	82 HELLER ROAD	RUSTICUS, RUTH	P O BOX 412	HOPE NJ	07844	153.78	3A
1703	6	SOUTH TOWN ROAD	BORINO, JOHN W MD	241 SHADES OF DEATH ROAD	GREAT MEADOWS NJ	07838	3.29	3B
1703	10	89 STATE PARK ROAD	RUTGAL INC	703 RIVER DRIVE	PASSAIC NJ	07055	49.00	3B
1703	11	103 STATE PARK ROAD	MANAK, MARY	680 FRANKLIN LAKES ROAD	FRANKLIN LAKES NJ	07417	40.18	3B
1801	3	106 STATE PARK ROAD	MANAK, MARY	680 FRANKLIN LAKES ROAD	FRANKLIN LAKES NJ	07417	15.03	3B
1801	3.01	102 STATE PARK ROAD	MATHEWS, JOHN	P O BOX 224	HOPE NJ	07844	10.93	3B
1801	3.02	100 STATE PARK ROAD	MANAK, MARY	680 FRANKLIN LAKES ROAD	FRANKLIN LAKES NJ	07417	10.42	3B
1801	4	74 STATE PARK ROAD	DE CAROLIS, GABRIEL JR & CAROLINE	92 STATE PARK ROAD	BLAIRSTOWN NJ	07825	12.34	3B

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1801	4.02	92 STATE PARK ROAD	DE CAROLIS, GABRIEL JR & CAROLINE	92 STATE PARK ROAD	BLAIRSTOWN NJ	07825	3.94	3A
1801	4.03	96 STATE PARK ROAD	DE CAROLIS, GABRIEL JR & CAROLINE	92 STATE PARK ROAD	BLAIRSTOWN NJ	07825	4.11	3B
1801	4.04	80 STATE PARK ROAD	DE CAROLIS, GABRIEL JR & CAROLINE	92 STATE PARK ROAD	BLAIRSTOWN NJ	07825	2.27	3B
1801	7.02	592 ROUTE 519	SMOLHA, JEAN	593 ROUTE 519	BLAIRSTOWN NJ	07825	27.26	3B
1801	8	574 ROUTE 519	DERICKS, RICHARD A & CAROLYN A	549 ROUTE 519	BLAIRSTOWN NJ	07825	31.08	3B
1801	9	562 ROUTE 519	DERICKS, RICHARD A & CAROLYN A	549 ROUTE 519	BLAIRSTOWN NJ	07825	33.49	3A
1801	11	524 ROUTE 519	DOWD, DAVID J & JOHANNA HUSS	523 ROUTE 519	BLAIRSTOWN NJ	07825	2.36	3B
1801	12	510 ROUTE 519	COOKE, SCOTT & DIANE	P O BOX 358	HOPE NJ	07844	49.55	3A
1801	13	ROUTE 519	WHITMORE, YVONNE	P O BOX 61	HOPE NJ	07844	9.41	3B
1802	1	75 STATE PARK ROAD	RIVIELLO, RUTH	P O BOX 412	HOPE NJ	07844	0.73	3B
1802	2	85 STATE PARK ROAD	RUTGAL INC	703 RIVER DRIVE	PASSAIC NJ	07055	57.54	3B
1802	5	70 HELLER ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	5.84	3A
1802	5.01	64 HELLER ROAD	DE CAROLIS, ALAN	P O BOX 446	JOHNSONBURG NJ	07846	2.89	3B
1802	6	50 HELLER ROAD	RIVIELLO, RUTH	P O BOX 412	HOPE NJ	07844	35.46	3B
1803	8.01	251 STATE PARK ROAD	BERRY, JOYCE LYNETTE & ROBERT E	P O BOX 64	HOPE NJ	07844	99.34	3A
1803	9	197 STATE PARK ROAD	BOYNTON, DAVID C & PATRICIA D	P O BOX 135	HOPE NJ	07844	29.55	3A
1803	9.06	169 STATE PARK ROAD	BOYNTON, DAVID C & PATRICIA D	P O BOX 135	HOPE NJ	07844	4.98	3B
1803	9.07	175 STATE PARK ROAD	BOYNTON, DAVID C & PATRICIA D	P O BOX 135	HOPE NJ	07844	9.83	3B
1803	12	121 STATE PARK ROAD	MANAK, MARY	680 FRANKLIN LAKES ROAD	FRANKLIN LAKES NJ	07417	127.85	3A
1804	1	196 STATE PARK ROAD	JUNGKIND, HOWARD & LEAH	196 STATE PARK ROAD	BLAIRSTOWN NJ	07825	9.49	3A
1804	2	220 STATE PARK ROAD	BOYNTON, DAVID C & PATRICIA D	P O BOX 135	HOPE NJ	07844	13.86	3B
1804	3	230 STATE PARK ROAD	BERRY, JAMES W & MARBERN L	P O BOX 64	HOPE NJ	07844	7.42	3A
1804	5	252 STATE PARK ROAD	BERRY, JOYCE LYNETTE & ROBERT E	P O BOX 64	HOPE NJ	07844	3.45	3B
1804	6	270 STATE PARK ROAD	BERRY, JOYCE LYNETTE & ROBERT E	P O BOX 64	HOPE NJ	07844	1.50	3B
1805	1	174 STATE PARK ROAD	WINAY, SCOTT M & VICTORIA A	174 STATE PARK ROAD	BLAIRSTOWN NJ	07825	10.79	3A
1805	1.01	188 STATE PARK ROAD	KING, RYAN M	188 STATE PARK ROAD	BLAIRSTOWN NJ	07825	6.29	3A
1805	2	140 STATE PARK ROAD	CHARLES, THOMAS K & RAVO JEAN	140 STATE PARK ROAD	BLAIRSTOWN NJ	07825	30.26	3A
1805	2.07	166 STATE PARK ROAD	CHARLES, THOMAS K & RAVO JEAN	140 STATE PARK ROAD	BLAIRSTOWN NJ	07825	6.01	3A
1805	3	STATE PARK ROAD	WHITMORE, YVONNE	P O BOX 61	HOPE NJ	07844	3.23	3B
1805	4	124 STATE PARK ROAD	MANAK, MARY	680 FRANKLIN LAKES ROAD	FRANKLIN LAKES NJ	07417	4.74	3B
1805	5	STATE PARK ROAD	MANAK, MARY	680 FRANKLIN LAKES ROAD	FRANKLIN LAKES NJ	07417	1.81	3B