Township of Alloway

Salem County

Farmland Preservation Plan

Karabashian-Eddington Planning Group

October 2011

Alloway Township

Salem County, N.J.

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This Farmland Preservation Plan adopted by the
Alloway Township Planning Board at a public hearing October 12, 2011

Contents

Introduction

Purpose

This is the first Farmland Preservation Plan Element prepared by the Alloway Township Agricultural Advisory Committee for review and adoption by the Alloway Township Planning Board and Township Committee. This plan addresses the protection and preservation of the community's agricultural resources and agricultural industry. It is designed to meet the statutory requirements for submitting an application and a Municipal Comprehensive Farmland Preservation Plan to the State Agriculture Development Committee for preservation funds through the Planning Incentive Grant program.

Statutory Requirements

The New Jersey Municipal Land Use Law NJSA 40:55D-28 defines the mandatory and discretionary elements of a municipal master plan and permits the inclusion of a Farmland Preservation Plan Element, when appropriate.

The State Agriculture Development Committee, created by the N.J. Legislature to administer the state's historic 1983 Agriculture Retention and Development Act (NJSA 4:1C-11), requires the adoption of a Farmland Preservation Plan for a municipality to be eligible for preservation funds through the Planning Incentive Grant program (NJSA 4:1C-43.1). This Farmland Preservation Plan satisfies the requirements in the SADC's new rules (NJAC 2:76-17A) and set forth in the SADC's "Guidelines for Developing a Municipal Comprehensive Farmland Preservation Plan" . The plan incorporates recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey and is consistent with, the Planning Incentive Grant Statute (NJSA 4:1C-43.1), and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan.

SADC requirements for a Municipal Comprehensive Farmland Preservation Plan include information on:

- *Characteristics and trends of the municipality's agricultural land base.*
- *An overview of the municipality's existing agricultural industry.*
- *Exploration of the Township's land use planning context for farmland preservation and agricultural retention.*
- *Description of the municipality's farmland preservation program.*
- *Description of the municipality's farmland preservation goals and objectives for the next 10 years.*
- *Agricultural economic development strategies that support a sustainable industry.*
- *Municipal efforts to coordinate regional efforts that promote conservation of natural resources.*
- *Description of the municipality's vision for farming and the agricultural industry beyond preservation of the land base.*

Alloway Township Preservation Goals

By March 28, 2011, Alloway Township had preserved 3,080 acres or approximately 23 percent of its farmland through the state's programs. Alloway Township's five year goal (2010 - 2015), as recommended by the Agricultural Advisory Committee, is to preserve an additional 1,030 acres by 2015. Within the next decade or by 2020, it is the Township's objective to preserve an additional 1,030 acres for a total of 4,110 acres. The Township will continue to aggressively adopt and implement land use ordinances and other strategies and programs that will protect farmland, agricultural operations, and critical natural resources.

Specifically, Alloway Township's land use goals as they relate to agriculture are to:

- *Carefully balance and center growth to minimize impact on agricultural operations on prime land.*
- *Identify potential new agricultural project areas.*
- *Identify at-risk farming parcels for preservation.*
- *Seek preservation of contiguous farmland and critical open space.*
- *Preserve farming operations on prime agricultural land.*
- *Retain the rural agricultural character of Alloway Township.*

- *Adopt land use ordinances that protect current agri-business operations.*
- *Attract new agri-business operations to the Township.*
- *Preserve the farmer and the farm communities.*
- *Obtain funding via the Planning Incentive Grant and other programs to purchase the development rights to agricultural land.*

Chapter One

Agricultural Characteristics & Trends

1-1 National

The 1950 Census of Agriculture indicates there were approximately five million farms in the United States encompassing 1.2 billion acres of land. Between 1850 and 1950 the number of farms tripled, peaking in 1935 when there were nearly seven million. The average farm size in 1950 was 215 acres compared with 146 acres in 1900.

In the 2007 Census of Agriculture the number of farms in the United States was less than half that number, declining to 2.20 million. During the same period the land devoted to farming declined to just over 922 million acres. The average farm size in the nation increased from 215 acres in 1950 to 418 acres in 2007.

Table 1-1
National Agricultural Indicators

Census Year	Number of Farms (millions)	Average Farm Size (acres)	Land in Farms (acres)
1900	5.73	146	839 million
1950	5.38	215	1,159 million
2002	2.12	441	938 million
2007	2.2	418	922 million

Source: Census of Agriculture (1900, 1950, 2002, 2007)

1-2 New Jersey

The pressures on the agricultural industry have been particularly evident in New Jersey. New Jersey is the most urbanized state in the nation, and New Jersey's land prices are among the highest in the country. These two factors combine for continuous pressure on Garden State agriculture, where farmers

farm in the shadow of the Boston to Washington metropolitan corridor. New Jersey, however, is blessed with productive soils and favorable growing conditions, and the agriculture trends reflect a continuous reshaping of farm efficiencies and marketing.

The desire to preserve farmland is particularly compelling in places like southern New Jersey where the potential for significant residential, commercial, or urban development exists. Reasons for farmland preservation often include economic, cultural, and aesthetic benefits, such as:

- preserving the livelihood of local farmers
- protecting the economic base of rural communities
- upholding the historical heritage of communities
- maintaining the scenic aspects of the area

A 1964 state law to provide special tax relief to qualifying farms and the launching of a program in 1983 to preserve farmland and open space created a positive, countervailing force to urban sprawl and the pressures to sell land. In 2005, New Jersey led the nation in farmland preservation with 140,000 acres of its approximately 805,000 acres in permanent preservation. According to the New Jersey State Agriculture Development Committee over 193,000 acres were preserved in 2,038 farms statewide as of July 11, 2011.

While agriculture remains viable in New Jersey, the pressures are great and the trend is downward in the number of acres being actively farmed.

- **Number of Farms:** In 1950, the U.S. Census of Agriculture reports that there were 24,838 farms in New Jersey. In 2007, the number of New Jersey farms was 10,327, a decline of 60 percent in the number of operating farms.
- **Acreage:** The Census of Agriculture reports that the land devoted to agriculture in 1950 was 1.73 million acres, or 37 per cent of the state's land. In 2007, agricultural land is reported to represent less than 18 percent of the state's land area, or 733,450 acres according to the Census.
- **Farm Size:** The 2007 Census of Agriculture indicates that the average-sized farm in New Jersey is 71 acres, which is remarkably similar to the 1950 average size of 70 acres but considerably lower than the 1974 average of 130 acres. Median farm size was 23 acres in 1997, 22 acres in 2002, and 17 acres in 2007. According to the 2007 Census, eighty-five percent of the farms in New Jersey are

less than 100 acres. Approximately nine percent are in the 100 to 500-acre range, and 2 percent are between 500 and 1000 acres in size. Only 1 percent of the farms in New Jersey encompass more than 1,000 acres.

Table 1-2
New Jersey Agriculture – Historical Highlights

Census Year	Number of Farms	Average Farm Size	Total Farm Acreage
1950	24,838	69.5	1,725,441
1959	15,459	89	1,379,002
1964	10,641	109	1,155,597
1969	8,493	122	1,035,678
1974	7,409	130	961,395
1978	7,984	124	987,309
1982	8,277	111	916,331
1987	9,032	99	894,426
1992	9,079	93	847,595
2002	9,924	81	805,682
2007	10,327	71	733,450

Source: Census of Agriculture – State Data

1-3 Salem County

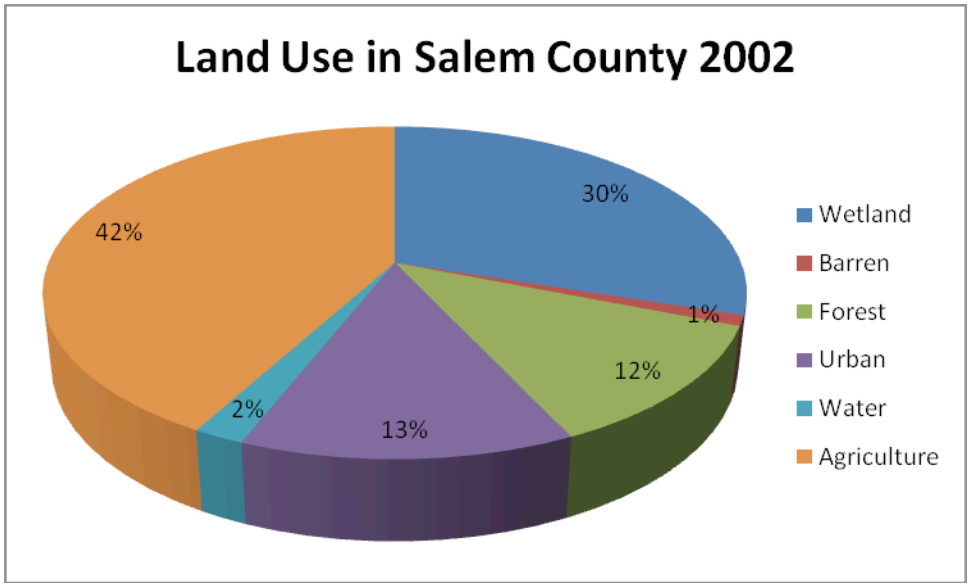
1-3.1 Land Patterns

Salem County's 338 square miles makes it the 10th largest of the 21 New Jersey counties, but it is the least densely populated with 200 persons per square mile. Salem County's population, at 66,083, is less than one per cent of the State's population. The County's population has remained relatively unchanged from the 1980 to the 2010 US Census. According to the Census Bureau's estimates Salem County experienced a 2.8% increase between 2000 and 2008 to 66,141 residents. There is a recognized trend of population shift in the past decade from the western urban towns to the interior and eastern rural communities. Alloway Township consists of 32.8 square miles of land and is located in the eastern central part of Salem County.

Salem County, despite its close proximity to the metropolitan areas of Wilmington and Philadelphia, has retained its traditional land use and settlement patterns. According to the 2002 NJDEP Land Use/Land Cover (LU/LC) research, only 13% of the County's land has been developed for residential, commercial, or industrial use, and the remaining 87% is dedicated to either farmland or natural or undeveloped uses including tidal and freshwater wetlands, lakes, ponds, and forests. In Salem County active agriculture accounts for 80,750 acres, 65,867 acres are wetlands, 36,537 forested acres, and 25,610 acres of urban land. This 2002 LU/LC data is illustrated in the following graphic.

Exhibit A

Salem County Land Use - 2002



Source: NJDEP

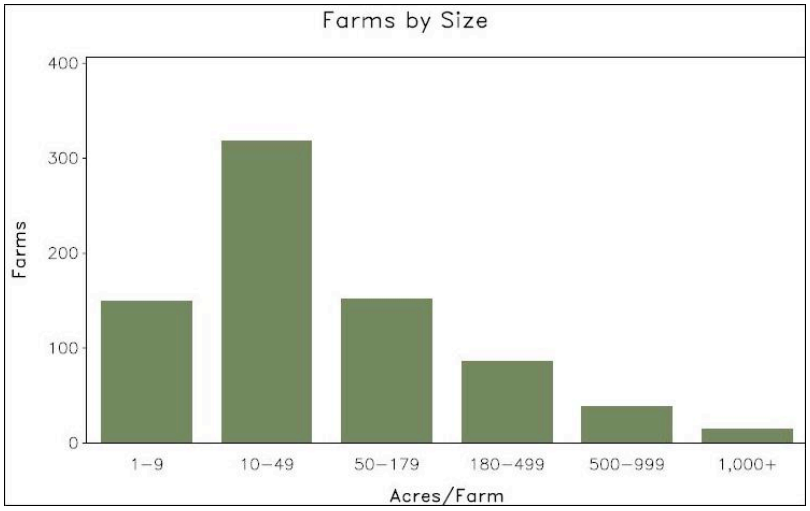
1-3.2 Agriculture

Ten per cent of New Jersey's farmland is located in Salem County, and of its nearly 100 different soils classified by the United States Natural Resources Conservation Service, approximately 45 per cent of the County's soils are rated as prime. This, of course, is also an attractive soil for development.

According to the 1992 Census of Agriculture, $54.4 million worth of agricultural products were produced in Salem County. By 2002, that market value had increased to $72.5 million and in 2007, Salem County's vast farmlands produced $79,962,000 in farm products (*2007 Census of Agriculture*). This placed the County fifth in New Jersey for value of farm products produced.

The 1977 Census of Agriculture identified 716 farms in Salem County, with a decrease to 648 farms in 1982, and an increase in the number of farms since with 752 in 1992, 753 farms by 2002 and 759 farms totaling 96,530 acres in 2007.

The Census of Agriculture indicates the average sized farm in Salem County had decreased from 149 acres in 1982, to 139 in 1992, 128 acres in 2002 and 127 acres in 2007. The actual acreage farmed by one operator through rental of land is higher however. The median sized farm in 2002 was 40 acres; in 2007 the median size had declined to 28 acres.



Source: USDA, National Agricultural Statistics Service, 2007 Census of Agriculture

The 2005 U.S. Department of Agriculture statistics show that Salem County ranked first in the state in wheat, barley, sweet corn and potato production. The County's 2007 corn production of 2,253,406 bushels was 22% of the state's total production. Salem County farms occupy more than a third of (38% as seen from the *NJDEP Land Use/Land Cover* data) the land in the County. These statistics point out both the scale of the County's agricultural business and its significant contribution to New Jersey's reputation as the Garden State.

Salem County's farm production remains relatively unchanged compared to other Counties, although some nursery production is replacing traditional field crops. Salem County ranks first in the state for production of wheat, barley, sweet corn, and potatoes, and second for milk production, soybeans, asparagus, and corn harvested for grain.

In 2008, there was a total of 119,195 acres in farmland assessment. Top crops by acreage were soybeans, grain corn, forages, vegetables, and wheat.

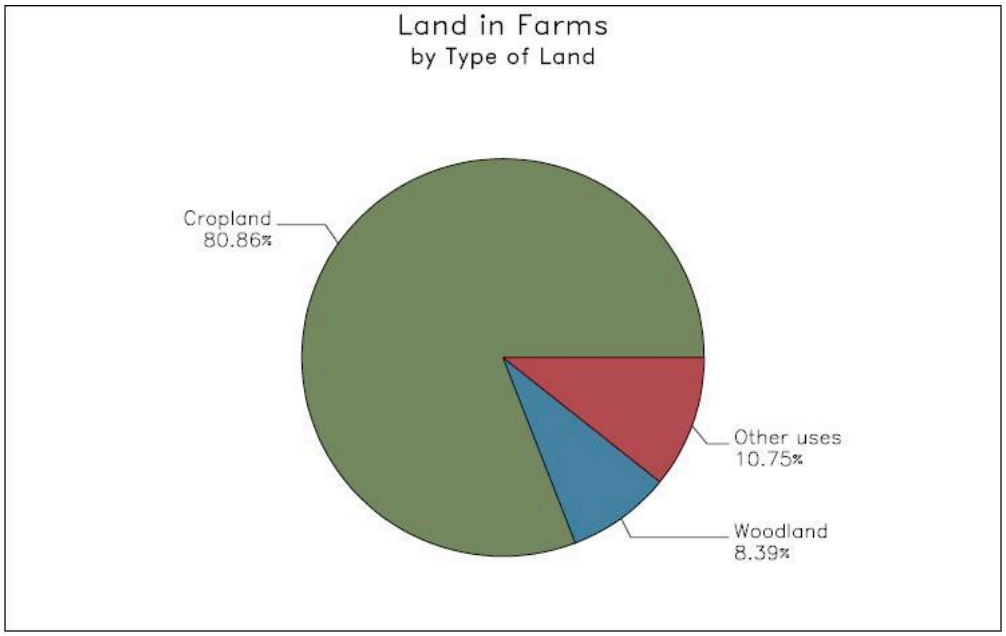
Due to its location in the southwestern corner of the state, Salem County has been somewhat removed from the land conversion pressures within commuting distance to New York and Philadelphia, and shoreline destinations. The favorable property tax rate in Delaware also has stemmed the demand for "bedroom" housing in Salem County.

In October 2009 the NJSADC announced the preservation of the 200th farm in Salem County. The New Jersey Conservation Foundation (NJCF) purchased the development rights to the 51-acre Kern farm – making it the County's 200th preserved farm – for $509,990. That purchase was made possible by 50 percent cost-sharing grants from the State Agriculture Development Committee (SADC) and the U.S. Department of Agriculture's Natural Resources Conservation Service through its Farm and Ranch Lands Protection Program.

NJCF began preserving farmland in Salem County in 1991, with 1,060 acres preserved to date. It was the first nonprofit to cost-share in farmland preservation with both the State and Salem County, and is a sponsor of the www.salemcountyagritourism.com website.

The State has been a strong partner in farmland preservation in Salem County, providing 78% of the total $113.5 million invested in farmland preservation to date. The SADC administers New Jersey's Farmland Preservation Program. More than 193,000 acres of farmland have been permanently preserved statewide under the program, including 28,619 acres in Salem County. Salem County ranks first statewide in acreage of preserved farmland under the Farmland Preservation Program and second in number of preserved farms under the program.

Salem County



Source: USDA, National Agricultural Statistics Service, 2007 Census of Agriculture

1-3.3 Development Pressures

In New Jersey, the threats to sustained farming profitability and economic use of natural resources have changed. Traditional risks like weather, markets, and finance (interest rates or debt) remain with farmers. But, New Jersey farmers have newer risks to production like intolerable levels of deer damage to crops in suburbanizing areas. They have newer threats to viability in asset cost (rapidly rising suburban land values) and input cost (supplies farmers buy at retail) prices rising faster than inflation while the prices farmers receive stagnate. This cost/price squeeze generates returns too low for many farm families, at the same time that contentious New Jersey policy issues like downzoning threaten farmers' most valuable resource asset:

land equity. Sustainable agriculture recognizes that in New Jersey, farmers do not stand alone. New Jersey farmers often experience "border dispute" property rights problems requiring mutual support between farmers and their neighbors.

In Salem County, demands for housing are increasing due to the relatively affordable price of land as land becomes scarcer in other counties. Adding to increased interest from developers, Salem County's agricultural industry has been under increasing pressure for the following reasons:

- The conversion of land in the region and regulatory pressure has resulted in the loss of food processors, equipment suppliers, and other key components for a sustainable agricultural industry.
- The extent of the conversion of land to non-agricultural uses in close proximity to Salem County has represented a constant diversion of investment dollars needed for the agricultural industry.
- The tendency for large lot development has resulted in the infringement of non-agricultural uses in the agricultural districts, which impedes and interferes with the needs of an efficient agricultural operation. This negatively affects borrowing power and financial security.
- Threat of conversion for renewable energy uses.

Other factors of particular concern are:

- Anti-agricultural attitudes and mistrust of new citizens toward existing agricultural operations.
- Need to supplant farm income through the sale of acreage or lots.
- Relatively affordable price of Salem County farmland and cost of development, especially in Townships without updated ordinances.
- Concerns about the long-term viability of agriculture in New Jersey impacts agricultural investment decisions.
- Ownership of large land holdings by corporations, estates, and fewer farm families creates potential for rapid conversion of vast tracts of farmland.
- Rising labor costs, prevailing wage rates, availability of legal labor, and a burdensome regulatory climate.

1-4 Alloway Township

1-4.1 Characteristics & Trends

Traditional settlement patterns from the early 1800's are still in place. Although basically an agricultural community, some industry did exist during the initial settlement of the Township. As with other rural communities in Salem County, the Industrial Revolution bypassed Alloway Township. The most significant industrial developments of the time were a glass factory at Wistarburg and shipbuilding along Alloway Creek. Much of Alloway's present development was shaped by these two industrial concerns and the agricultural prosperity of the area.

Alloway developed into a rural agricultural community with slow growth rates until increased residential activity in the mid-1900s began to change the traditional rural character into a residential or "bedroom" community. Table 1-3 illustrates changes to the Township's population beginning in 1850 through 2008. It is noted that a significant loss of population occurred between 1870 and 1880 due to the annexation of lands creating Quinton Township.

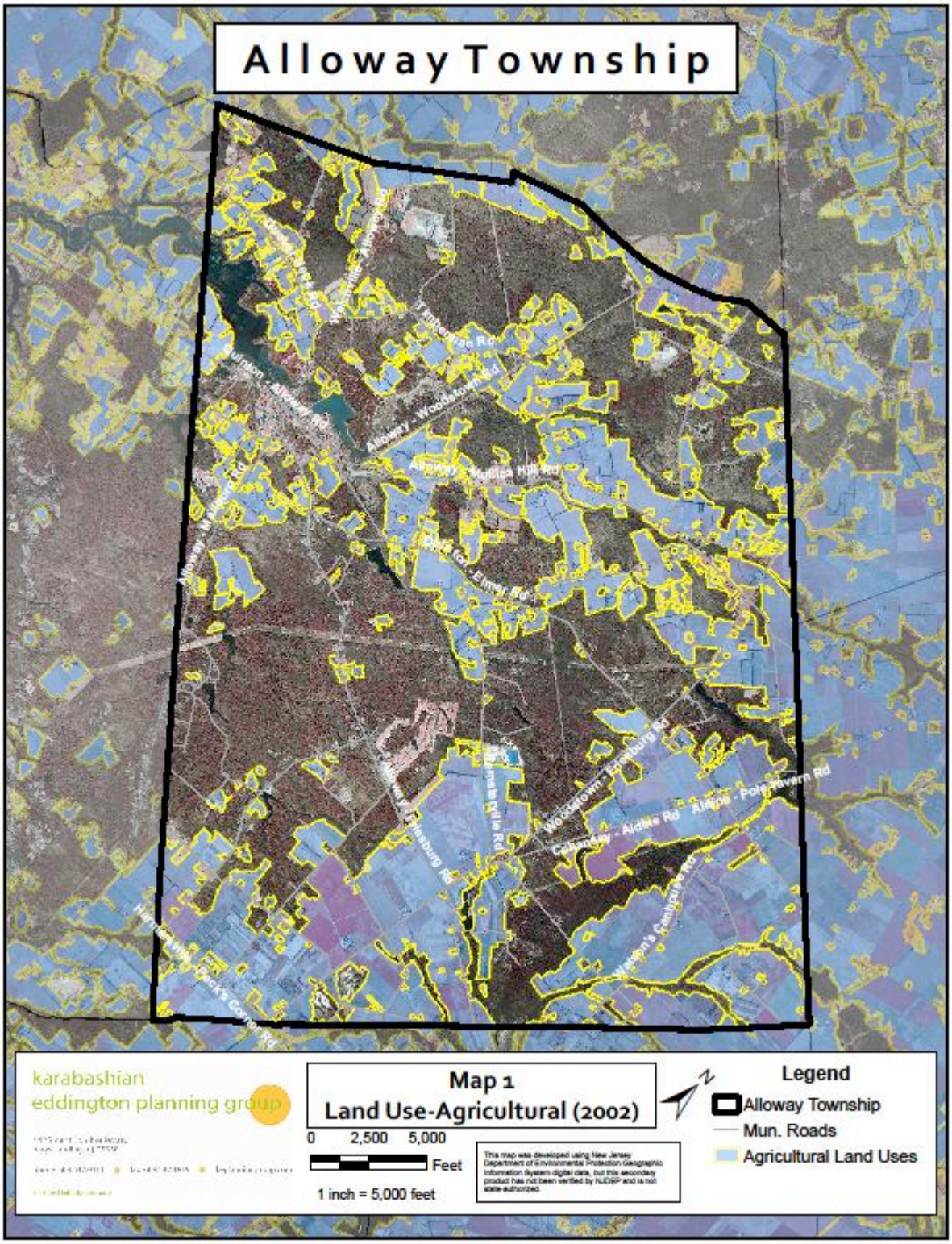

Alloway Township
karabashian
eddington planning group
Map 1
Land Use-Agricultural (2002)
0 2,500 5,000
Feet
1 inch = 5,000 feet
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Legend
Alloway Township
Mun. Roads
Agricultural Land Uses

Table 1-3
Alloway Township Population

Year	Population	Change	% Change
1850	2,530	--	--
1860	2,899	369	14.6%
1870	3,062	163	5.6%
1880	1,917	(1,145)	(-37.4%)
1890	1,675	(242)	(12.6%)
1900	1,528	(147)	(8.8%)
1910	1,533	5	0.3%
1920	1,431	(102)	(-6.7%)
1930	1,575	144	10.1%
1940	1,705	130	8.3%
1950	1,792	87	5.1
1960	2,226	434	24.2
1970	2,550	324	14.6
1980	2,680	130	4.3
1990	2,795	115	4.2
2000	2,774	(21)	-0.8%
2008 Estimate	3,072	298	10.7%

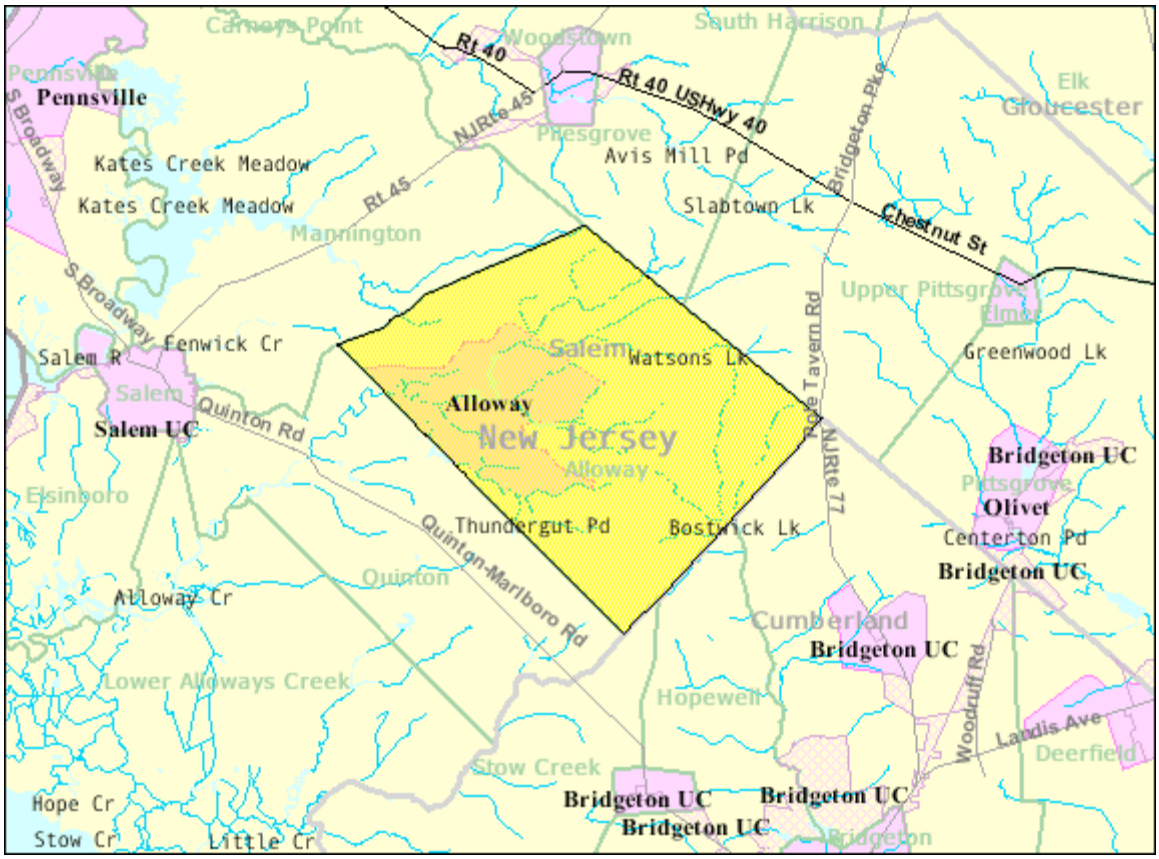
Source: U.S. Census Bureau

The Township, however, remains predominantly rural. Single family housing and small developments with more than 20 housing units are now infringing on farmland and open space. The Village of Alloway remains the central, quaint commercial center. Residential clusters have developed along Commissioners Pike and Alloway Lake. Except for the village area, houses are on private well and septic. A restricted sewer line from the Alloway Village area to nearby Quinton, connecting both communities into the Salem City infrastructure was completed in 2009.

Alloway is comprised of 21,703 acres within 32.8 square miles in the south easterly part of Salem County. Route 540 provides easy access to I-295 and

the NJ Turnpike and on to Wilmington and Philadelphia. Route 40 provides an easy ride to Atlantic City, and Route 49 provides easy access to Cape May County's beach resorts.

Map 2
Location Map - Alloway Township



Source: U.S. Census Bureau

According to the February 2007 TDR Feasibility Study,[1] less than 10 percent of the rural township is developed, 22 percent is wetland or open water, and commercial use constitutes approximately 3 per cent of the land area. Although the original source of this data is not cited, the data is consistent with the 1975 Comprehensive Plan that indicates 8.4% of the Township's land was developed.

Alloway's population base has remained stable from 1980-2000, according to a 1999 report from the Population Division of the US Census Bureau.

[1] Alloway, Quinton and Elsinboro Townships Feasibility Study for Inter-municipal Transfer of Development Rights, February 2007, Sarah Birdsall, page 6.

Population gains from the first decade were offset by decreases in the second decade. Alloway is flanked by two townships – Pilesgrove and Upper Pittsgrove – that experienced double digit population increases between 1990-2000, 20.7% and 10.4%, respectively. Hopewell and Upper Deerfield in adjacent Cumberland County also experienced significant growth. During that same period, Alloway had a net decrease in population of 0.8%. The Census cites Alloway's population at 2,680 in 1980, increasing to 2,795 in 1990, and decrease slightly to 2,774 in 2000. The 2010 Census indicates 3,467 Township residents.

According to the Tax Assessor, there were 13,305 acres of farmland assessed property in the Township in 2007 representing 61.3% of the Township's land area. Significant acreage has been preserved in the environmentally sensitive areas of Thundergut Pond Wildlife Management Area through partnerships primarily with environmental groups.

An inventory listing of farm properties with farmland assessment is included in the Appendix E. Map 1 illustrates all agricultural land use in the Township. According to farmland assessment data, Alloway is listed as 13th in the state in total farmland assessed acres. Alloway is 11th in terms of aces in "active agriculture" (Cropland Harvested + Cropland Pastured+ Permanent Pasture).

Alloway Township considers all of its farmland worthy of preservation, and for purposes of the Planning Incentive Grant, identifies Project Areas to complement the areas identified in the County Plan. Critical targeted areas are identified to 1) encourage linking existing large areas, 2) acquire infill farms to further solidify preserved areas, and 3) facilitate parcels which do not meet SADC minimum first and second tier, and are not located in Salem County's Agricultural Development Area.

Alloway has a diverse commodity base that includes grain, forage, vegetable, nursery, small livestock, dairy, and timber. The Application for Farmland Assessment for 2009 attests to the diversity of agricultural and horticultural activities in the Township.

1-4.2 Soils

The word "soil," like many common words, has several meanings. In its traditional meaning, soil is the natural medium for the growth of land plants,

whether or not it has discernible soil layers. People consider soil important because it supports plants that supply food, fibers, drugs, and other wants of humans and because it filters water and recycles wastes.

Soils are also classified by the United States Natural Resources Conservation Service according to their capability to support development and agriculture. A system which consists of eight soil classes examines each group of soils for its limitations for farming, damage risk for use as cropland and response to agricultural and development purposes.

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive land forming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations designed to show suitability and limitations of groups of soils for forestland or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
- Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, forestland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, forestland, or wildlife habitat.

- Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
- Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

1-4.3 Prime Farmland and Other Important Farmlands

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is one of several kinds of important farmland defined by the U.S. Department of Agriculture (USDA). It is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the USDA recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the USDA, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil qualities, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. It is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree

nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime farmland is considered to be farmland of statewide importance for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

1-4.4 Soil Classification

In addition to a soil series and a soil profile, soil is also classified broadly into groups which determine suitability for potential land uses within the community. Table 1-4 lists the following Alloway Township soils.

Hydrologic Group. Soils are classified by the Natural Resource Conservation Service into four Hydrologic Soil Groups based on the soil's runoff potential. The four groups are A, B, C, and D. A's generally have the smallest runoff potential and are classed as extremely well, or excessively drained and D's the greatest, highly erodible soils. Well-drained soils are the best suited to agriculture and also building sites.

Drainage Class. Soils are classified by their ability to absorb water. Drainage classes are described as very poorly drained, poorly drained, moderately well drained, well drained, and excessively drained.

Hydric Soils are classed as being hydric or non hydric. Hydric soils are found to a limited extent in Alloway Township mainly associated around the Cohansey River and the Delaware Estuary. The Natural Resources

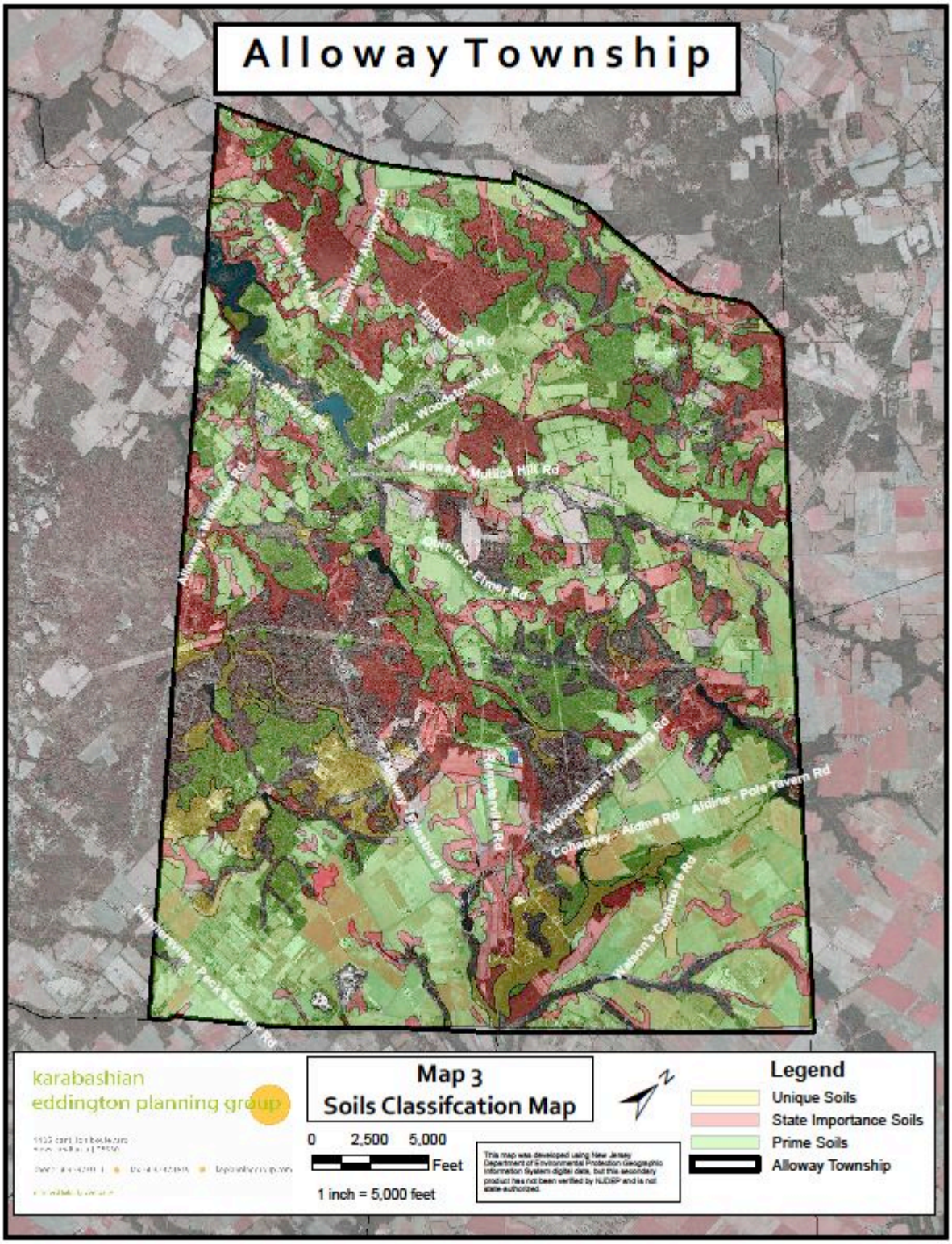
Conservation Service defines hydric soil as soil which is poorly drained or very poorly drained and during the growing season has either:

1) Water table at the surface for sands within a depth of 20 inches.
2) Water table within 0.5 foot of the surface for soils with permeability of > 6 inches/hour within a depth of 20 inches.
3) Water table within 1.0 foot of the surface for soils with permeability of < 6.0 inches/hour within a depth of 20 inches.
4) Soils which are frequently ponded for long or very long periods during the growing season.
5) Soils which are frequently flooded for long or very long periods during the growing season.

Limitation for Development Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, septic suitability, and maintenance. Limitations are most often classified as not limited, limited, severely limited.

Agriculture: Prime, Statewide and Unique Soils Soil suitability for agricultural production is also classified by limitation.

Class I soils have virtually no limitation to agricultural cultivation and little to no conservation management of the soil is necessary. Class II soils have a few very easily managed limitations to production. Together these two soil classes are known as Prime Soils. Prime soils have the best combination of physical and chemical characteristics for producing high yield food, feed, and fiber. Soils with increasing limitations to cultivation and production are classed as III, IV, and V. Soils known as Statewide Important soils are generally class III soils with some limitations for agricultural production and which will require special conservation practices to maintain productivity.


Alloway Township
Alloway - Woodstown Rd
Alloway - Mullica Hill Rd
Quinton - Elmer Rd
Woodstown - Friesburg Rd
Aldine - Pole Tavern Rd
Cohansey - Aldine Rd
Wanson's Corners Rd
karabashian
eddington planning group
Map 3
Soils Classifcation Map
0 2,500 5,000
Feet
1 inch = 5,000 feet
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Legend
Unique Soils
State Importance Soils
Prime Soils
Alloway Township

Unique Soils are characterized as limiting for many types of production but uniquely suited for specialty crops such as cranberries or blueberries. Class V soils are generally classified as *other* and are most often associated with wetlands and tidal estuaries and have little to no agricultural value.

Alloway's soils are predominantly *prime* and are rich in agricultural value consisting of 16 soil series types and 42 variations within those series, as identified by the United States Natural Resources Conservation Service (Refer to Table 1-4). The majority of the Township's soils (76.7%) are considered Prime Farmlands (P-1).

Another 17.3 percent of Alloway's soils are classified as Farmland of Statewide Importance (S-1), and 73.9 acres (less than 1%) are hydric soils, but are classed as Farmlands of Statewide Importance when drained.

Of the remaining two classifications, 4 percent of Alloway Township soils are categorized as Unique Soils when drained. Two of the Township's soils are classed as Farmland of Local Importance (L-1).

The balance of all soils (371 acres, or about 2%) is made up of soils that have not been classified. These designations of soils within Alloway Township are shown in Table 1-4.

Table 1-4
Alloway Township Soils

Soil Code	Soil Name	Acres	% of All Soils	Designation
AhpB	Alloway loam, 2 to 5 percent slopes	3376.56	8.14	N/C
AhpC	Alloway loam, 5 to 10 percent slopes	414.83	1.00	N/C
AhmB	Alloway sandy loam, 2 to 5 percent slopes	414.12	1.00	N/C
AhrA	Alloway silt loam, 0 to 2 percent slopes	571.40	1.38	N/C
AhrB	Alloway silt loam, 2 to 5 percent slopes	679.55	1.64	N/C
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	67.05	0.16	P
AuhC	Aura gravelly sandy loam, 5 to 10 percent slopes	7.24	0.02	P
AupB	Aura loam, 2 to 5 percent slopes	90.92	0.22	P/S
AucB	Aura loamy sand, 2 to 5 percent slopes	16.97	0.04	P
AugB	Aura sandy loam, 2 to 5 percent slopes	485.91	1.17	P/S
AugC	Aura sandy loam, 5 to 10 percent slopes	39.61	0.10	P
ChsAt	Chicone silt loam, 0 to 1 percent slopes, frequently flooded	1048.20	2.53	H
ChtA	Chillum silt loam, 0 to 2 percent slopes	114.33	0.28	N/C

Soil Code	Soil Name	Acres	% of All Soils	Designation
ChtB	Chillum silt loam, 2 to 5 percent slopes	7450.57	17.97	N/C
DocB	Downer loamy sand, 0 to 5 percent slopes	1340.27	3.23	S
DocC	Downer loamy sand, 5 to 10 percent slopes	169.41	0.41	N/C
DoeB	Downer sandy lo9am, 2 to 5 percent slopes	91.16	0.22	N/C
DopB	Downer-Galestown complex, 0 to 5 percent slopes	483.53	1.17	N/C
EveB	Evesboro sand, 0 to 5 percent slopes	452.64	1.09	N/C
EveC	Evesboro sand, 5 to 10 percent slopes	455.59	1.10	N/C
FodB	Fort Mott loamy sand, 0 to 5 percent slopes	616.33	1.49	S
GabB	Galestown sand, 0 to 5 percent slopes	1486.39	3.59	N/C
GamB	Galloway loamy sand, 0 to 5 percent slopes	37.64	0.09	N/C
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	16.27	0.04	S
HboA	Hammonton sandy loam, 0 to 2 percent slopes	13.38	0.03	P/S
MakAt	Manahawkin muck, 0 to 1 percent slopes, frequently flooded	510.54	1.23	H
MamnAv	Mannington-Nanticoke complex, 0 to 1 percent slopes, very frequently flooded	53.90	0.13	N/C
MbrB	Matapeake silt loam, 2 to 5 percent slopes	16.32	0.04	P/S
MbrC	Matapeake silt loam, 5 to 10 percent slopes	117.50	0.28	S
MbuA	Mattapex silt loam, 0 to 2 percent slopes	359.93	0.87	P
MbuB	Mattapex silt loam, 2 to 5 percent slopes	877.01	2.12	P
MutA	Muttontown sandy loam, 0 to 2 percent slopes	617.65	1.49	N/C
OTKA	Othello and Fallsington, and Trussum soils, 0 to 2 percent slopes	659.07	1.59	H
OTMA	Othello, Fallsington, and Trussum soils, 0 to 2 percent slopes	4577.67	11.04	H
PEEAR	Pedricktown Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely	834.38	2.01	H
PHM	Pits, clay	5.43	0.01	N/C
PHG	Pits, sand and gravel	70.99	0.17	N/C
SacA	Sassafras sandy loam, 0 to 2 percent slopes	24.81	0.06	P
SacB	Sassafras sandy loam, 2 to 5 percent slopes	1965.98	4.74	P
SacC	Sassafras sandy loam, 5 to 10 percent slopes	547.71	1.32	S
UddfB	Udorthents, dredged fine material, 0 to 8 percent slopes	11.97	0.03	N/C
WATER	Water	9149.27	22.07	N/C
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	1120.94	2.70	N/C
	TOTALS	**14,606.95**	**100.00**	

Source: NRCS.

Note: P = Prime Farmland, S = Statewide Importance, P/S = Prime Farmland and Statewide Importance, H = Hydric (part of Not Classified), N/C = Not Classified

Alloway's Master Plan contains extensive information on natural resources and soils. Because the Township is largely undeveloped, the Master Plan places considerable emphasis the on analysis of physical characteristics and the suitability of possible types of development according to environmental criteria. The Master Plan makes extensive use of the Soil Survey of Salem County in its recommendations for future development in the Township.

A comparison of classification maps prepared by the United States Natural Resources Conservation Service to the local Land Use Map indicates that virtually all of the active farms in Alloway Township are located within areas identified with productive agricultural soils. There are nine soil classifications that exhibit uniquely high productivity for crops, and seven of the nine soils are Class 1 or Class 2. Two soils are of Local Importance.

Table 1-5
Comparative Soils Classification for Farmland

Soil Type	Sum Acres	Percent of Municipal Land	Twp. Percent of County Land*
Prime	7,249	76.7	3.4%
Statewide Importance	1,637	17.3%	0.8%
Unique	131	1.4%	>1%
Not Prime Farmland	435	4.6%	>1%
Total	9,452	100.0%	4.2%

Source: NRCS.

1-4.5 Climate, Water Resources and Irrigation

Climate -

Due to its southerly location, its many miles of frontage on the Delaware Bay, and its site as part of the southern New Jersey peninsula Alloway Township experiences a relatively mild climate. The modifying influence of the Atlantic Ocean and the Gulf Stream tempers the climate of the region and affords its inhabitants longer summers and milder winters than inland regions of similar latitude. In fact, the entire area of southern New Jersey is distinguished by its lack of extremes. While it has a four season climate, the large nearby bodies of water tend to retard the seasons. An average annual temperature of 54° F. ranks the area high in the state. Mean seasonal

temperatures within the county vary from 2° to 6°. The lowest temperature recorded is 8° below zero and has occurred both in January and February. The highest temperature recorded is 104° and had occurred in both July and August. The average annual temperature ranges from about 56° Fahrenheit to about 52°. Average monthly high temperature reaches approximately 77° in July; the average low point is 17° and occurs in January.

There is some variation in the length of the growing season in different parts of the county, but the average length is 191 days. This is considered a fairly long season which enables the farmers to make very early plantings in the spring and to rely on crops maturing late in the fall. The average date of occurrence of last killing frost in spring is April 16; however the latest recorded frost was May 29. The average date of the first occurrence of killing frost in fall is October 24. The latest recorded killing frost was December 22.

From several standpoints, the precipitation aspects of the climate are of more concern than those of temperature. Salem County is well-watered by most standards, but it is still among the drier counties of New Jersey. Rainfall during an average year ranges from about 42" in the south to 45" in the north. A 44" average annual precipitation rate, however, ranks Salem fairly close to the general average for the state. In the wettest year on record, the county had an average precipitation of 61", 17" more than normal; during one of the driest years on record (1964), the county received only 32" of rainfall. Even in the driest year, however, there seems to be an ample supply of water below ground. In this sense, the county is fortunate that its source of water is underground aquifers rather than surface bodies which are more affected by reduced rainfall. The monthly pattern of precipitation demonstrates the relative uniformity of precipitation throughout the year, with the slightly higher values occurring during the summer months. There is a primary late summer maximum of precipitation and two secondary maxima, one in the fall and another in (early) spring.

Precipitation data reflect the late summer maximum characteristic of the Atlantic Coast and are traceable to hurricanes and tropical storms. Some difference between July-August precipitation at different locations within the county may be attributed to summer thundershowers at interior locations as opposed to "cool" bayshore locations. The snowfalls are usually light, and the snow generally melts quickly. Precipitation over the years, nevertheless, when compared with many parts of the United States, has normally been spread fairly evenly throughout the year. However, exceptionally sandy

conditions coupled with several drought periods occurring during the growing season have led to local growers to rapidly expand irrigation facilities.

Prevailing wind directions in the county are generally from the north or northeast in the late fall, winter, and spring months and from the southeast, south, or southwest in the summer and early fall months.

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

Water Resources -

Alloway Township is within Watershed Management Area 17 (WMA 17), as designated by NJDEP, which includes the Cohansey River, the Maurice River, and the Salem River, as well as others.

The principal aquifers underlying Alloway Township are the Kirkwood-Cohansey aquifer system, the Wenonah-Mount Laurel aquifer, the Englishtown aquifer, and the Potomac-Raritan-Magothy (PRM) aquifer system. The aquifers are recharged directly by precipitation in outcrop areas, by vertical leakage through confining layers, and from surface-water bodies. Alloway lies wholly within the outcrop area of the Kirkwood-Cohansey, which is a large unconfined aquifer composed of clay, sand, and quartz of fine to coarse grain size. Depths range from 20 to 350 feet moving from the western side of South Jersey towards the southeast and the Atlantic coast. The water is of good quality and is utilized by Alloway Township residents for their drinking water. Most farmers in Alloway who irrigate land from wells are tapping this aquifer for their irrigation water.

Irrigation-

For Salem County's farmers, access to water is critical. The amount of land that requires irrigation has increased by more than a third (37%) over the last ten years. Water allocation is a serious issue for farmers throughout the County. Although some farmers utilize surface water for irrigation, the majority pump from aquifers. New rules regulating water allocation permits are expected to increase the cost of obtaining a permit for agricultural purposes. Also, the designation by NJDEP of Salem County as an emergency drinking water supply source for the state in its Water Supply Plan has the

potential to further stress water supply that otherwise would be available to farmers.

Table 1-6
Water Certifications and Registrations – Alloway Township

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Expiration Date
SA0005	Hitchner Farm	AGC040001	Modification	10/1/2004	6/30/2013
SA0036	Coleman Farm	AGC040001	Renewal	10/1/2004	6/30/2013
SA0165	Coleman Farms	AGC040001	Renewal	11/1/2004	6/30/2013
SA0108	Mehaffey Farm	AGC040001	Renewal	1/1/2005	6/30/2013
SA0101	Lester McAllister Farm	AGC040001	Renewal	3/1/2005	6/30/2013
SA0086	Haskett Farm	AGC050001	Renewal	3/1/2006	6/30/2013
SA0106	Glendon Coleman Farm	AGC050001	Renewal	4/1/2006	6/30/2013
SA0034	Coleman Farm	AGC050001	Renewal	6/1/2006	6/30/2013
SA0190	Ian Baitinger Farm	AGC060002	Minor Modification	7/27/2006	6/30/2013
SA0181	Carl Mehaffey Nursery	AGC040001	Modification	9/1/2006	6/30/2013
SA0063	Roork Farm	AGC080001	Renewal	5/1/2008	6/30/2013
SA0064	Haluska Farm	AGC080001	Renewal	9/1/2008	8/31/2013
SA0069	Robert Turner	AGC080001	Renewal	9/1/2008	8/31/2013
SA0182	Massey Nursery	AGC080001	Renewal	10/1/2008	9/30/2013
SA0193	Heil Farm	AGC070001	New	12/1/2008	11/30/2013
SA0094	Coleman Farm	AGC080001	Modification	2/1/2009	1/31/2014
SA0180	Coleman Brothers Farms	AGC090001	Modification	121/2009	11/30/2014
SA195R	Don English Nursery	AGR080001	New	5/16/2008	- -

Source: NJDEP Bureau of Water Allocation, April 2010

There are various ways to irrigate a farm. A farm pond may be dug to capture surface water from the surrounding area. The pond may also tap groundwater if the water table is close enough to the surface. Another

method is to withdraw water from a stream, especially for irrigating land near the stream. Drilling one or more wells and pumping from groundwater is a more costly, but frequently used, method. Irrigation methods are also variable, with sprinklers distributing water in a variety of ways. Center point systems represent a common type of overhead irrigation. Drip irrigation relies on watering the subsurface and is the most efficient in water use.

Irrigating cropland by sprinkler requires supply rates as high as 500 gallons per minute (gpm) per acre. Drip irrigation requires three to seven gpm per acre. Farm ponds can lose 40 to 60 percent in volume through evaporation, so a farm pond requires roughly four acres of upland watershed to supply one acre-foot of usable water per year.

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

Water Allocation. Annual reporting of usage is also a requirement. The program includes the right to construct, repair, or reconstruct dams or other structures, the right to divert water for irrigation, frost protection, harvesting, and other agriculturally related purposes.

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

Irrigation has become more critical to farmers in the fresh vegetable market. The state's eight-year preservation program and federally-funded conservation programs provide a much needed funding source for the purchase of center pivot and other types of irrigation equipment.

Table 1-7
Irrigated Acreage in Alloway

Tax Year	Field Crops	Fruit	Ornamental	Vegetable	Total
2008	454	0	422	210	1086
2005	399	0	433	41	873
2001	284	0	118	281	683
1991	111	0	21	0	132
1984	NA	NA	NA	NA	NA

Source: NJ Farmland Assessment Survey

1-4.6 Farmland Assessment Statistics and Trends

The Farmland Assessment Act of 1964 established a system of differential property taxation for farmlands, woodlands and wetlands in New Jersey. This initiative recognized that these natural lands and working landscapes that demand very little in public services were being pressured by rising property taxes into higher intensity land uses. The significant reduction in the rate of loss since 1964 of agricultural land described in the previous section of this report can be attributed largely to the Farmland Assessment Act. The Act requires that landowners apply for this preferential property

taxation annually through their municipal tax assessors, enabling detailed data analysis at the local and county level.

In Tax Year 2005, according to the Salem County Tax Board County Summary, Alloway ranked fourth in the County for total land devoted to agricultural use. Alloway was fifth in acres of cropland harvested, first in cropland pastured, and third in permanent pasture. The total assessed value in all tax classes was nearly $180 million.

In the 2006 Tax Year, nearly 72 percent of the Township was assessed farmland or woodland, involving 431 farmland-assessed parcels. Approximately 7,350 acres were harvested and more than 1,500 are in permanent pasture.

According to farmland assessment data for tax year 2008, there was a total of 13,305 acres devoted to agricultural or horticultural uses. (Refer to Table 1-8) The majority of this acreage (55%) is harvested cropland. Within this major category the top field crops harvested were soybeans (24%), corn for grain (20%) and hay (19%). The difference between total farmland assessed property (13,425 acres) and the acreage devoted to agricultural or horticultural uses is attributable to farm residential use, woodlands and wetlands.

The average-sized farm operation for Alloway is not available, but it is not expected to be significantly different than the 127-acre average for a Salem County farm, as cited by the 2007 Census of Agriculture. The median-sized county farm reported in that year at 28 acres is considerably less than the 40-acre median reported in 2002.

Considering the data for the years noted, land devoted to agricultural use has increased by 1,055 acres. Overall there have been slight increases in the cropland harvested and woodlands, while pasture has decreased.

Table 1-8
Farmland Assessment Tax Records

Tax Year	Cropland Harvested	Cropland Pastured	Permanent Pasture	Unattached & Attached Woods/Wet.	Active Agriculture	Total Ag Use
2008	7,328	556	1,297	1,863	1,772	13,025
2006	7,348	754	1,221	3,942	9,323	13,349
2005	7,228	704	1,127	3,695	9,059	12,859
2001	7,610	678	1,489	3,842	9,777	13,717
1991	7,236	585	1,796	2,692	9,617	12,308
1984	6,989	600	1,558	3,101	9,147	12,250

Active Agriculture includes Cropland Harvested, Cropland Pastured, and Permanent Pasture

Source: NJ Farmland Assessment Survey

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Chapter Two

Agricultural Industry Overview

2-1 Trends in Market Value

Data on market value of agricultural products sold is available from the US Census of Agriculture on the county-level only, and so specific data for Alloway Township is not available. Market prices drive crop choices and animal production. As in much of New Jersey and Salem County, this has moved production away from dairy and into field crops, hay, sod, and ornamental nursery.

While there are no specific numbers available for Alloway Township, the County's numbers are a good indicator of product value in this municipality.

The market value of agricultural products sold in Salem County in 1982 was valued at $41,164,000, compared to a 2007 value of $72,522,000. The average per farm was estimated to be $63,524 in 1982, compared to $96,310 in 2007.

While that increase of approximately $33,000 may seem significant, consider the cost-of-living increases over that 20-year period. The difficulty remains that farmers too often buy at retail and sell at wholesale. This condition accentuates the importance of value-added products and direct marketing. Yields change with efficiency of production, pricing, and market forces. For example, grain production and pricing has been affected by the shortages of fuel.

2-2 Crop Production Trends

Over the decades, there has been a shift in certain farming operations. The changes in Alloway are similar to the changes elsewhere in Salem County. The numbers of dairies and chicken flocks have decreased, as well as small livestock counts. Fresh vegetable production has decreased, and acreage devoted to nursery, hay, corn, and processing vegetables has increased.

According to the tax year 2005 Farmland Assessment County Summary, Alloway Township ranked No. 1 in pulpwood production. It is the only township to record production of pulpwood. The amount of pulpwood increased significantly to 183,461 cords in tax year 2008.

Alloway also is a high producer of board feet of timber, producing 21,124 feet in 83/84, 49,692 feet in 1991; 19,995 in 2001, 2,875 in 2005, and 39,560 in 2009. In Tax Year 2005, Alloway ranked first in Equine acreage, Hay other than Alfalfa, Trees and Shrubs, Cords of Fuel Wood, and Pulpwood. Alloway ranked second in White Potato acreage, Christmas trees, and Head of Beef Cattle, Equine, and Sheep.

By virtue of its smaller size and the vast acreage of woodland, Alloway ranks 4th in total land devoted to agriculture. Expectedly, the Township does not rank highest in the production of acreage devoted to vegetable and field crops.

Using farmland assessment data, it is possible to estimate the market value of agricultural production at the Township level. Assuming Alloway has 11% of the total farmland in the county, and considering the 2007 Agricultural Census market value of agricultural products sold, results in a Township value of approximately $8 million. According to the 2007 Census, top crops in terms of acreage in the county are: soybeans for beans, corn for grain, forage (land used for hay, haylage, grass silage and greenchop), vegetables harvested for sale, and wheat for grain.

Table 2-1
Acreage Summaries – Alloway Township

Tax Year	Corn (Grain)	Corn Silage	Alfalfa	Hay Other	Soybeans	Total Fruit	Cords Fuelwood Pulpwood	Total Veg.	White Potatoes	Equine	Nursery Sod, Trees
2008	1,810	402	866	1,295	1,042	8	183,461	591	103	240	809
2005	4,395	485	799	1,578	1,391	9	30,424	377	144	105	669
2001	1,280	283	749	1,849	1,499	3	373	982	287	98	668
1991	1,089	526	930	835	2,102	5	397	741	234	NA	347
1984	1,448	706	781	461	1,854	1	632	739	254	NA	163

Source: New Jersey Farmland Assessment - County Summaries

Table 2-2
Numbers of Farm Animals – Alloway Township

Tax Year	Beef Cattle	Mature Dairy	Young Dairy	Ducks Geese	Equine	Fur Animals	Sheep	Meat Chickens	Laying Chickens	Swine
2007	668	374	134	63	367	5	204	108	239	14
2005	673	364	168	171	409	22	245	61	146	34
2001	839	522	341	249	374	27	361	130	157	15
1991	641	969	553	580	310	40	285	249	305	31
1984	664	1021	588	460	302	0	380	215	538	168

Source: New Jersey Farmland Assessment County Summaries.

2-3 Activities Supporting Agriculture

A number of factors are involved in maintain farming as a realistic and profitable livelihood. Product sales cost must be higher than production cost, and the cost to transport product, buy and maintain equipment and access to local markets all impact the ability of farmers to remain in business.

Agriculture benefits from assistance and support from numerous state, county and local agencies dedicated to the continued growth of agriculture. These include efforts for economic development at the State level, as well as SADC's Farm Link Program, Rutgers University facilities and Rutgers Cooperative Extension. Please refer to the Appendix for a complete listing of local and regional agricultural support services and suppliers.

Processing facilities and grain terminals have dwindled over the years, requiring farmers to truck their crops greater distances. Some vegetables are hauled as far as Florida. Alloway Township farmers ship potatoes and carrots to Campbell's Soup in North Carolina, carrots to F&S Produce in Rosenhayn, Cumberland County, and tomatoes to Violet Packing in Williamstown, Gloucester County.

The Vineland Produce Auction, within 30 minutes of Alloway, is the largest, oldest, continuous auction house in the country. This cooperative consists of hundreds of member farmers and facilitates the buying and selling of agricultural commodities throughout the season. The auction handles thousands of individual transactions during the average growing season,

from early April to late November/early December, which amounts to millions of packages. Farmers taking fruit and vegetables to the auction also have the advantage of cold storage on site.

In 2008, roughly 4,700 farmers markets were operating in the U.S., selling over $1 billion of farm-fresh products to American consumers. These numbers continue to rise each year as vendors and consumers take advantage of the growing benefits and opportunities that farmers markets provide.

In September of 2009, the Rutgers Food Innovation Center released the findings of a study entitled "New Opportunities for New Jersey Community Farmers Markets". This report should prove highly valuable to those involved, or looking to become involved, in community farmers markets, whether in a vendor or market management position. Information is provided for vendors seeking to understand the financial and time commitment they will be required to make, revenue estimates they might expect and what sort of products consumers are expecting to see at a market. Managers of community farmer's markets can glean information regarding the process of starting a market, vendor fees, market promotion, creation of bylaws, vendor management and much more.

With nearly 43% of its land under active farm cultivation, Salem County is known as "**The Garden Spot of the Garden State**." Since colonial times, farming and agriculture has been the economic mainstay for most of Salem County.

Agritourism is quickly developing into a large part of the tourism industry and is believed to soon become one of the largest sectors of tourism. Salem County is the logical choice for agritourism featuring:

- farmers markets
- roadside farm markets
- u-pick farms
- community supported farms
- organic farms
- honey & hive products
- wineries
- fairs, food & fall festivals
- sheep/alpaca products
- aquaculture
- hunting farms
- u-cut Christmas trees
- autumn corn mazes
- gardens & arboretums
- nurseries/garden centers

The **New Jersey Conservation Foundation** sponsors a portion of the Discover Salem County website to promote agritourism. This website - http://www.salemcountyagritourism.com/ - contains listings of the various places of interest to the new Salem County tourist – the agritourist.

Existing farmer's markets in Salem County include Cowtown, Salem City and Woodstown. Cowtown operates two days a week year-round, and the Salem City Farmers Market utilizes the sidewalks on Broad Street on Thursdays throughout the summer. The Woodstown Farmers Market runs May thru October and is sponsored by the Woodstown-Pilesgrove Business Association. This market feature fresh fruits and vegetables grown locally on Salem County farms, musical entertainment by local musicians and food provided by local vendors.

There are increased grain storage capacities on farms, and commercial cold storage is available within 30 minutes of Alloway. The Perdue Grain Receiving Facility in Bridgeton is the largest in the state. Other grain markets are in Maryland, Delaware, Eastern Pennsylvania, and small feed store operations. Please refer to Appendix A-1 for a complete listing of agricultural support services.

The SADC's Farm Link Program[2] is a resource and referral center for new farmers, as well as established farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate planning and farm transfer plans. New Jersey is just one of several states across the country that has a Farm Link program. Others in the Northeast include Pennsylvania and New York. The program is linked with the National Farm Transition Network, whose goal is to support efforts that foster the next generation of farmers and ranchers. According to its website, the Farm Link Resource Center focuses on:

- New farmers looking for land and opportunities to gain experience and get started;
- Established farmers looking for land to expand;
- Farmers and landowners looking to lease, sell, or make some land available for farming;
- Retiring farmers who would like to ensure their land stays in agricultural production, but have no family members who want to continue to farm;
- Farmers looking to fill farm manager or apprenticeship positions, or to mentor a new farmer;

[2] www.state.nj.us/agriculture/sadc/farmlink

- Non-profit organizations, municipalities, and counties looking for farmers for farmland they have bought and preserved; and
- Farmers working on intergenerational farm transfers.

Rutgers New Jersey Agricultural Experiment Station (NJAES) Cooperative Extension helps the diverse population of New Jersey adapt to a rapidly changing society and improve their lives and communities through an educational process that uses science based knowledge. Through science-based educational programs, Rutgers Cooperative Extension enhances the quality of life for residents of New Jersey and brings the wealth of knowledge of the state university to local communities. The Green Pages Agricultural Resource Guide found at the following address provides a wealth of information related to Agricultural Associations, Contacts and Programs, Information and Resources, Markets and Service Providers.
http://salem.rutgers.edu/greenpages/index.html

2-4 Other Agricultural Related Industries

There have been discussions regarding development of an ethanol plant in the tri-County region, which would open up new markets for fuel crops and opportunities for complimentary support businesses. There has been interest expressed about building a bio-diesel plant in the County, as well. Similar plants are being proposed for Delaware.

Seabrook Brothers, one of the largest vegetable processors, contracts in Salem County. Dairy farmers can sell directly to Cumberland Dairies in Cumberland County. Pappas in Upper Deerfield, once a fresh products processing plant, now is a reprocessing facility.

The Rutgers Food Innovation Center is a unique business incubation and economic development accelerator program, which provides business and technology expertise to startup and established food companies in the mid-Atlantic region, and utilizes its outreach capacity to reach food and agribusinesses throughout the world. This program provides assistance in business development, market research, product and process development, workforce development and training, regulations and compliance support, and quality assurance and food safety systems. The food center – one of 10 USDA-certified Agricultural Innovation Center Demonstration Programs in the nation – already has helped more than 1,000 companies create new food

products. By 2012, its client companies are projected to create 1,000 new jobs and bring in $200 million in new revenue.

The Salem Port supplies shipping services and supports businesses in Salem County including Mannington Mills, Anchor Glass and the South Jersey Farmer's Exchange. Food products are noted as being among the principal cargo shipped through the port terminal.

Agri-tourism, hunting, bird watching, and other such opportunities also provide an income-stream for participating farmers. Several well-known private hunting preserves are located in the County.

Chapter Three

Land Use Planning

3-1 Municipal Master Plan

The Township's first master plan – Comprehensive Development Plan - is dated September 1975. This plan addresses all aspects of community development and includes a series of recommendations that focus on land capability and environmental constraints. It does not, however, include a farmland preservation element. The Township has amended and reexamined its master plan on several occasions, most recently in December 2006.

The master plan addresses future land use, transportation and community facilities. Because the Township is largely undeveloped, considerable emphasis is placed on analysis of physical characteristics and the suitability of possible development according to environmental criteria. The 1975 Master Plan identified environmental and carrying-capacity constraints to development in the Township. Implementation of a 3-acre minimum lot size was considered as an interim measure to alleviate pressure to develop prime agricultural areas. Although a minimum of 3 acres is required for development within the Rural Residential district, and 2 acres in the Low Residential district, the Agricultural zone minimum lot size remains one (1) acre. Information regarding the Township's zoning districts is included in Table 3-1 and Table 3-2.

Features of this plan relevant to this analysis include a recommendation for advancing historic preservation, and twelve planning goals. These goals seek to retain community assets, resolve existing problems, and prevent additional land use problems and detrimental development. The following goals from the 1975 plan are particularly relevant to this Farmland Preservation Plan:

Goal 1 – Preserve (enhance) farming operations on prime agricultural land.
Goal 2 – Retain the Township's rural character and environment.
Goal 3 – Sustain and improve the Township's tax base.
Goal 4 – Identify and preserve the historic sites in Alloway.

Goal 5 – Maintain and raise residential values by preventing the introduction of incompatible uses, requiring development standards, and preserving the natural beauty of the Township.
Goal 6 – Provide for an adequate and diversified housing supply in attractive neighborhoods.
Goal 7 – Revitalize and reinforce the identity of the Village.
Goal 8 – Provide for adequate community facilities, particularly future water supply and sewerage.
Goal 12 – Encourage active and viable commercial areas.

Preservation of wildlife habitat and open space areas, although not specifically indicated in the master plan, is recognized as a legitimate goal in Alloway Township. When considered collectively, these goals will maintain critical aquifer recharge areas, provide corridors for wildlife, and retain other important habitats including grasslands, scrub and hedgerows.

Although the Township has been confronted with myriad challenges to the master plan's vision over the past 35 years, the community's goals have persevered. These master plan goals have been evaluated and re-adopted by the Township in conjunction with each of the five master plan reexaminations since adoption of the original master plan in 1975.

Concern with increased development has prompted the Township to adopt revisions to the zoning code and evaluate alternative means of meeting the plan's goals. Adoption of a Right to Farm ordinance (1981) and agricultural buffer ordinance in 2006 are intended to encourage agriculture and maintenance of the rural landscape. A cluster development ordinance was adopted in 2001 with the express purpose of permanently preserving agriculture, open space and natural features. The Township also evaluated the use of transfer of development rights (TDR) as part of a joint study with Quinton and Elsinboro in 2006. Although in favor of the TDR concept, the Township concluded that implementation under the current regulatory framework was not feasible.

The Township's Land Use ordinances codified as Chapter 75 were initially adopted in 1977. The Zoning Map originally dated January 18, 1977 and last revised February 2007 illustrates the location of the Agricultural, Rural Residential, Low Residential, Medium Residential, and High Residential, Commercial, and Public districts. Table 4-3 indicates a total of 19,684 acres of the Township are within the County ADA. The location of the Historic

Preservation overlay zone is also illustrated on the Zoning Map. The Zoning Map and the Schedule of District Regulations for each district is included the Appendices.

Table 3-1
Zoning District Overview

Zone	Minimum Lot Area	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Yards (ft)			Maximum Height (ft)	Maximum Lot Coverage (%)
				Front	Rear	Side		
Ag	1 Acre	150	200	40	50	25	45	15
HR	1 Acre	150	200	40	50	25	35	15
LR	2 Acres	200	200	40	40	25	35	20
MR	18,000 SF 24,000 SF	90 120	150 150	30 30	30 30	15 10	35 25	20 20
RR	3 Acres	200	200	40	50	25	45	15
C	12,000 SF	75	125	40	20	20	35	30
P	12,000 SF	75	125	30	30	15	50	30

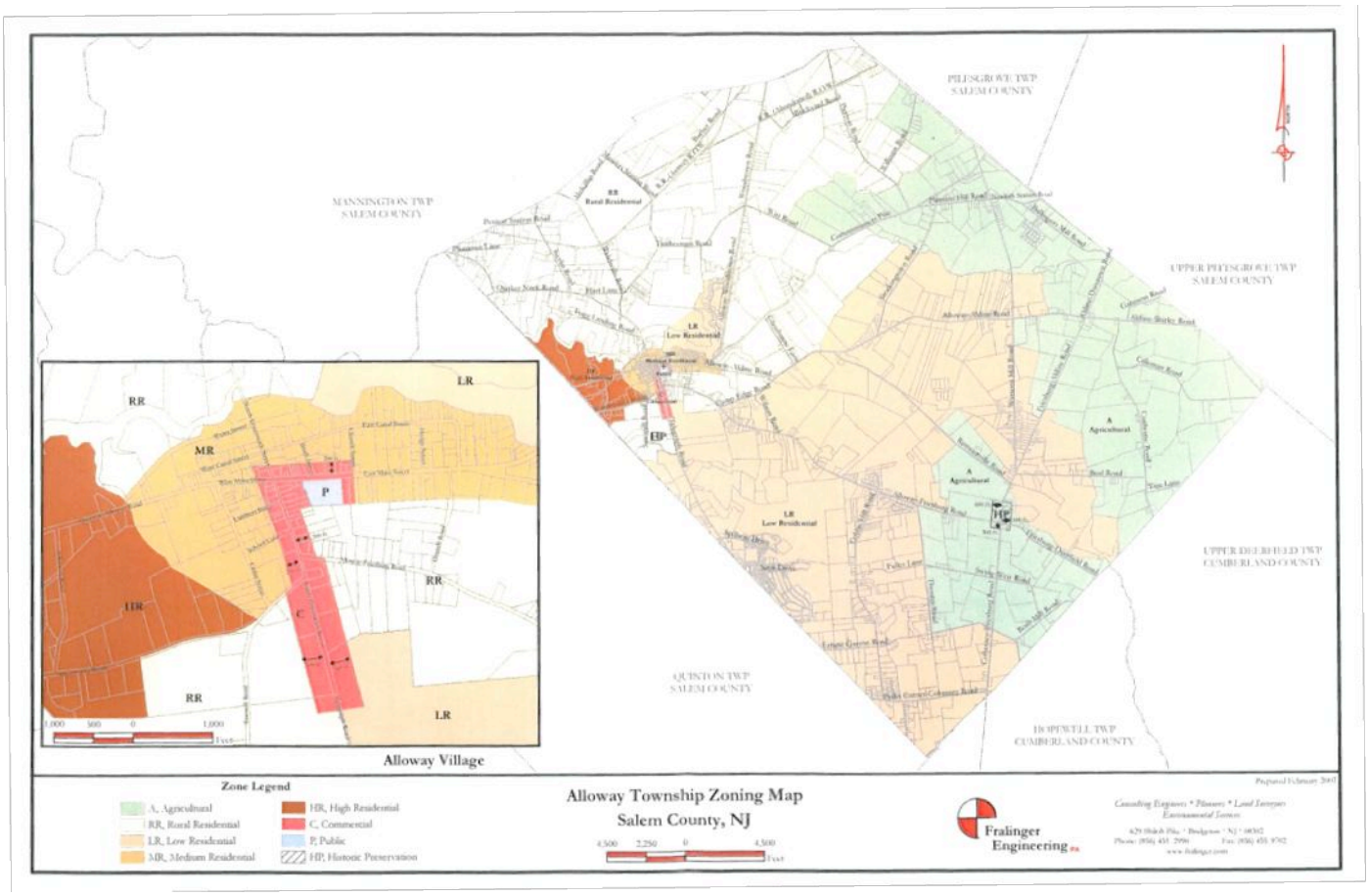
Source: Alloway Township Land Use Code (Chapter 75)

Table 3-2
Acres by Zoning District

Zone District	Symbol	Permitted Density (Dwelling Units/Acre)	Acres
Agricultural	A	1.0	6,330
Rural Residential	RR	0.3	6,647
Low Residential	LR	0.5	8,180
Medium Residential	MR	2.4	164
High Residential	HR	1.0	334
Commercial	C	3.6	44
Public	P	N/A	3
Total Acreage	**N/A**	**N/A**	**21,703**

Source: Data compiled by KEPG, April 2010

Alloway Zoning Map



According to the 2007 TDR study[3],

> *There are 434 parcels available for development (not preserved or public land) in the Agriculture district. Of these, 44 are over 50 contiguous acres, comprising over three thousand acres of farmland. Even with a conservative infrastructure percentage of 25% that leaves 1800 easily developable units. And this scenario does not take into account the ability of determined developers to assemble smaller parcels of land packages for development.*

The 2006 Master Plan Reexamination report provides the most recent analysis regarding realization of the master plan goals. This report evaluates the master plan's goals and objectives relative to the community's vision, increased development, public sewerage, affordable housing and TDR. Input during the master plan review demonstrated that the public is primarily

[3] Ibid. Page 12.

concerned with preservation of agriculture and continuation of a rural lifestyle. The major finding of this report is that the development regulations need to be strengthened to sustain the historic goals of the master plan.

The 2006 Master Plan Reexamination report contains the following specific recommendations relevant to agriculture:

1. Amend the ordinance to allow "farm business" as a conditional use in the Agricultural district. Ordinance adopted September 15, 2007.

2. Amend the minimum lot size requirements to at least two acres in the Agricultural district, two acres in the Low Residential district, and three acres in the Rural Residential district. Ordinance adopted September 15, 2007 implemented LR and RR recommendations.

3. Change "preserve" to "enhance" in Goal 1 and add a Farmland Preservation element to the master plan. Accomplished by this Farmland Preservation Plan.

4. Review and modify the cluster development ordinance to set a 5-acre lot size (from 15 lots) as the trigger for this ordinance. Introduce non-contiguous cluster to encourage development in the Village. Require yield plans and clustering studies for development in areas designated for agricultural preservation or identified as environmentally sensitive. Trigger revised to 4 acres in the Ag and LR zones, and 6 acres in the RR zone, and yield plan required by September 15, 2007 ordinance.

5. Update the zoning ordinance including the cluster provisions consistent with the Township's Open Space Inventory to maintain large contiguous areas of farmland and other open lands. Considered in conjunction with Item 4 above.

6. Identify at least two locations where limited neighborhood commercial uses can be permitted as part of a *smart growth* mixed use cluster consistent with the State Plan, thereby encouraging development within centers. Remains under consideration.

7. Obtain substantive certification from COAH. The certified housing plan should encourage cluster development and other measures to address affordable housing consistent with the Township's master plan. Petition requesting substantive certification has been filed with COAH.

8. Create a redevelopment plan encompassing the Village, Alloway Lake area and extending to Quinton border to encourage centers-based development consistent with the Smart Growth principles promoted in the State Plan. The Township proposed a Village center to accommodate a large percentage of its future development. This plan, however, was not accepted by the state.

Of all the recommendations contained in this reexamination report, establishment of an expanded Village Center embodies the greatest potential for converting the goals of preserving farmland and community character, and economic vitality into reality.

Table 3-3
Alloway Township - Zoning in ADA

Zoning District	Total Square Feet	Acres in District	Minimum Lot Size	Category
Agricultural	278,848,201	6,401	1.0 Acre	MED
Commercial	1,921,515	44	12,000 SF	SM
High Residential	14,249,933	327	1.0 Acres	SM
Low Residential	265,550,357	6,096	2.0 Acres	SM
Medium Residential	7,121,047	163	4,712 SF	SM
Public	145,962	3	12,000 SF	SM
Rural Residential	289,603,649	6,648	3.0 Acres	MED
Total		**19,684**		

Source: Salem County Farmland Preservation Plan (August 2008), Appendix 4-1.

3-2 State Plans

3-2.1 NJ State Development and Redevelopment Plan

The *New Jersey State Development and Redevelopment Plan* (the State Plan) is a policy guide to be used by state, regional, and local agencies to increase the consistency of planning efforts. Municipal, county, and regional plans may be reviewed by the State Planning Commission to evaluate consistency with the State Plan.

With the exception of the Village area, Alloway Township is designated entirely as Planning Area 4 Environmentally Sensitive Planning Area on the State Development and Redevelopment Plan Policy Map. The Village and its immediate environs are identified as a Proposed Village. The 1,404 acre Thundergut Pond Wildlife Manage Area and the 15,000 Burden Hill Forest are identified as Parks and Natural Areas. Refer to SDRP Policy Maps below.

The Proposed Village encompassed 462 acres including all the High Residential Zone, most of the Medium Residential Zone, most, but not all of the Commercial zone and parts of the Rural Residential and Ag zones. None of the Low Residential or Medium Development Zones were included. The residential neighborhood around the lake was excluded. Alloway did not accept this plan because it provided insufficient area for new development.

In recognition of the recently constructed sewer in the village area and in conjunction with its COAH obligation, the Township is re-evaluating village area zoning and may reconsider the benefits of centers designation.

The State Plan's intentions for PA4 are to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Protect the character of existing, stable communities, and
- Confine programmed sewers and public water service to Centers.

According to the State Plan, Villages demonstrate the following characteristics:

- Villages are compact, primarily residential communities that offer basic consumer services for their residents and nearby residents. Villages are not meant to be Centers providing major regional shopping or employment for their regions. This larger economic function belongs to Towns and Regional Centers.

- New Villages will comprise a small Core and collection of neighborhoods. In Fringe, Rural and Environmentally Sensitive Planning Areas, new Villages should, wherever possible, be surrounded by natural areas, farmland or open lands in the form of a greenbelt. New Villages should contain a commercial component in the Core capable of offering neighborhood-scale goods and services, such as are provided by a typical supermarket/shopping center. In addition, new Villages should offer certain public facilities (schools, branch library, post office), and small-scale commercial facilities (branch bank, professional offices). New Villages may offer a limited range of housing types, with an emphasis on a variety of small and medium lot single-family configurations, a small multifamily component, and an appropriate rental component. Accessory apartments are also desirable and appropriate.

- While new Villages are likely to continue to be designed largely in response to the requirements of automobile access, they can be distinguished from the surrounding Environs in several important ways. They represent more closely integrated units from a circulation perspective—movements are not systematically restricted through cul-de-sacs or other devices or funneled through a regimented functional hierarchy of local and through streets. Complete, safe, attractive and functional circulation networks for pedestrians and bicycles are provided, as well as for cars. This means that nonresidential uses are truly accessible to non-motorized modes of transportation, as well as to transit or para-transit services.

- Second, there is a community focal point, which is likely to be an important intersection, around which the commercial and civic components are organized, and which constitutes an appropriate pick-up/drop-off location for flexible- or fixed-route transit, and

car/van pooling. This is the Village Core, the focus of public activities and investments.

- Third, new Villages should be effectively linked to nearby Centers by way of regional bikeways, corridor transit or para-transit.

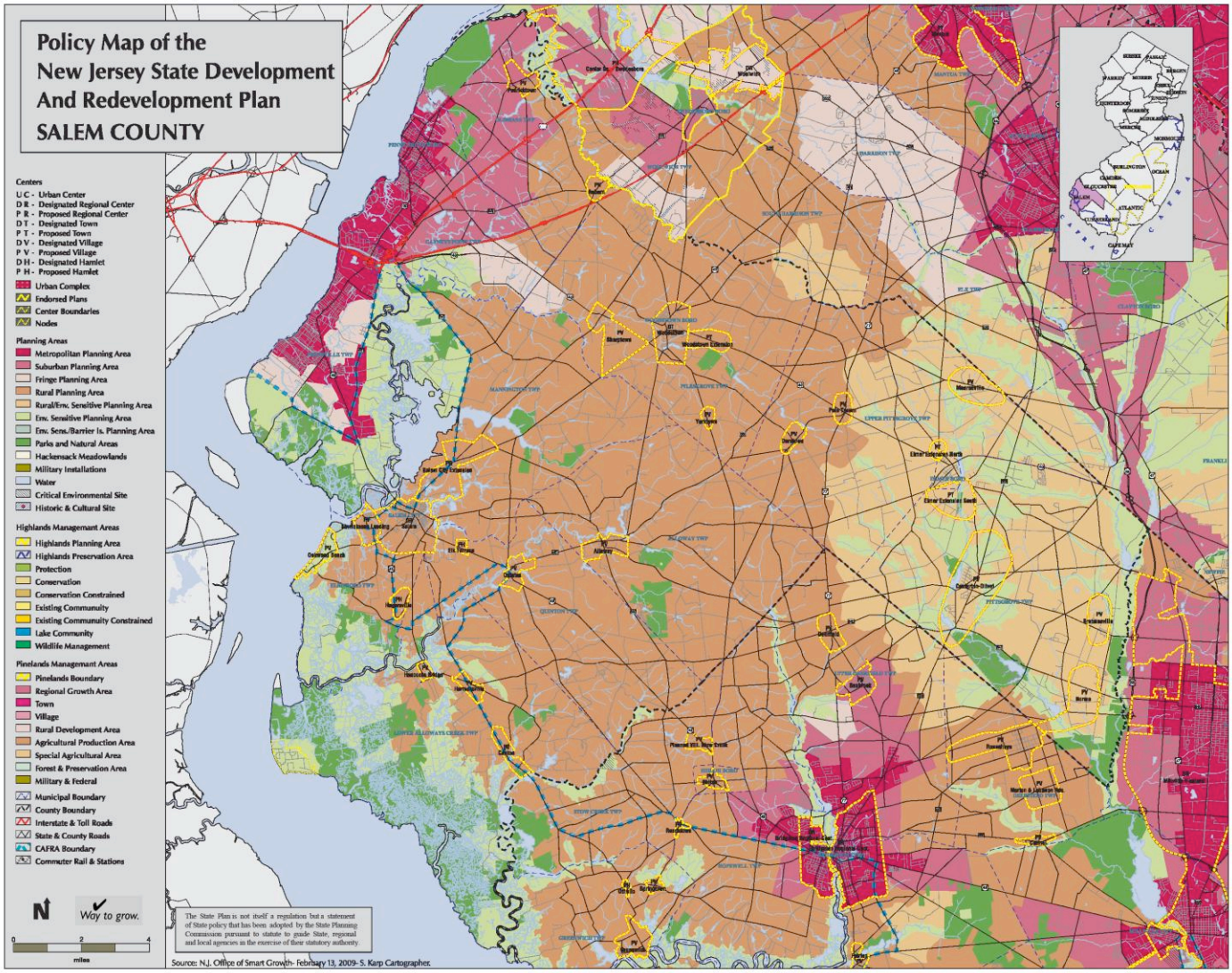
3-2.2 Agricultural Smart Growth Plan for New Jersey

The New Jersey Department of Agriculture issued an Agricultural Smart Growth Plan for New Jersey, last updated in April 2006, which focuses on five components: farmland preservation, innovative conservation planning, economic development, natural resource conservation, and agricultural industry sustainability. Within these categories are a total of 13 specific objectives that are further broken down into specific strategies. Although the Plan is designed to target actions by the state, it includes background information on various techniques and measures that can be used by municipalities.

3-2.3 Salem County Farmland Preservation Plan

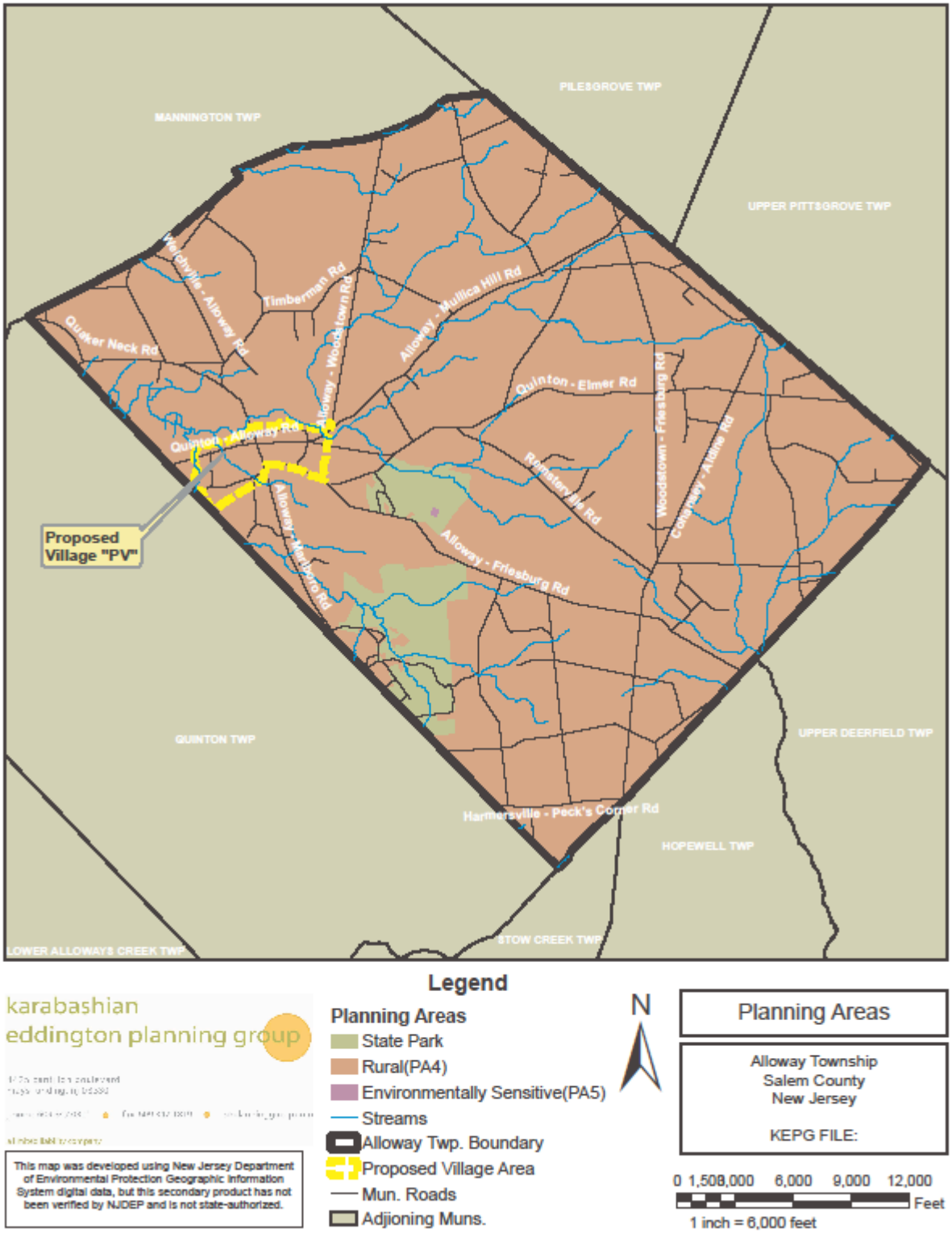
The Salem County Farmland Preservation Plan, published in 2007, is the official Salem County Farmland Plan. The plan provides data on farmland preservation in the county and describes the various programs that are available to the county and its municipalities for preservation. It also identifies measures and programs that support the farming industry within the county.

Map 4
<u>NJSDRP Policy Map</u>



Map 5

Alloway Township – State Plan Detail



3-3 Current Land Use & Trends

Alloway lies less than one hour from Philadelphia. It is one hour to Atlantic City. The New Jersey Turnpike and the Delaware Memorial Bridge are easily accessible. The 'Regional Map' locates Alloway Township and the adjacent municipalities within regional context. There is a charming village center located along country roads with a general store, a K-8 public school, fire department and municipal building as well as 18th and 19th century houses. The few commercial establishments are located in and around the village.

Map 6
Regional Map

Alloway Township's 21,703 acres are basically rural, with less than 10% of the land developed. The Township consists of rolling farmland and substantial areas of forest, lakes and wetlands. Industrial and commercial land uses constitute just 3% of total land coverage. About one-fifth of the Township is wetland or open water.

Table 3-4
Land Use/Land Cover

LU/LC Category	1986		1995		2002		2007	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture	9,772	45.3	9,516	43.8	9,302	42.9	9,091	42.8
Barren	135	0.6	188	0.9	187	0.9	201	1.0
Forest	6,544	30.3	6,265	28.9	6,204	28.5	6,169	28.4
Urban	1,216	5.6	1,815	8.4	2,054	9.5	2,269	10.5
Water	258	1.2	295	1.3	266	1.2	292	1.3
Wetlands	3,665	17.0	3,623	16.7	3,689	17.0	3,679	16.9
TOTAL:	21,590	100.0	21,702	100.0	21,702	100.0	21,702	100.0

3-4 Sewer & Water

Alloway Township has historically relied on individual septic systems and private wells for water and sewer service. The village area has experienced considerable environmental problems with on-site septic systems due to soil restrictions and small lot sizes. Alloway and Quinton Townships received permit approval from NJDEP in August 2006 to construct sanitary sewerage facilities that will connect to the Salem Wastewater Treatment Plant. This new line will add 127,600 gallons of sewerage capacity per day for Quinton and Alloway Townships. The Salem plant is completing a significant facility upgrade which when completed will be capable of treating two to three million gallons of water per day — well beyond the city's current needs.

This sewer permit is specific in terms of allowable connections which in Alloway are limited to improved properties including 199 residential units, 425 church seats, fire hall, municipal building, 6,800 square feet of commercial and retail space, a service station and the elementary school. A permit modification to serve three additional residential lots was approved in January 2008. This system is expected to become operational in late 2009 or early 2010. Of the estimated $4 million project, $2.3 million was realized through a 40-year loan while $1.7 million was grant funding from the U.S. Department of Agriculture.

Alloway Township has not fully investigated the potential use of small-scale wastewater treatment systems. The Township's Master Plan and Zoning Ordinance permit the most intense development in the Village area. The Village is most appropriate for development since it contains most of the Township's essential services, fire hall, restaurants, businesses and recreation facilities. The Village has historically been recognized as the community's center and as noted above provides access to the only public wastewater treatment system available. The existing character of the Village and the Township's zoning are consistent with the State Plan's identity of this area as a potential village.

There is no public water service in Alloway. Homes and businesses rely on private wells for all their water needs.

3-5 Innovative Planning Techniques

Alloway Township has adopted various ordinances and policies as land use tools to protect and enhance its agricultural industry, preserve farmland, and maintain the rural character of the community. These include a dedicated tax and land use ordinances – right to farm, cluster development, agricultural buffers, dedication of recreational areas and stream corridor protection.

- **A Dedicated Tax** provides a dependable funding source for preservation. A maximum two cent per $100 assessed value dedicated tax for farmland preservation was adopted in 2004 and increased by one cent in 2005.

  Right to Farm regulations were adopted in 1981 to protect agricultural activities. The Township extends the right to farm on all lands zoned as general purpose agriculture defined by the regulations existing for poultry and turkey farms and "the keeping of farm animals, manure, or fertilizer." Six separate agricultural activities are acknowledged by the ordinance and may be conducted by the landowner at any time. The "Right to Farm" ordinance recognizes noises, orders and fumes existent in the agricultural industry excluding the use of carbide guns before sunrise and after sunset. It is recommended that the Township consider amending its right to farm ordinance to

conform with recent developments related to mediation, mandatory disclosure and new definitions, including agri-tourism.

- **Cluster Development** is a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space or as farmland. Clustering protects farmland where development is inevitable and does so without the use of public funding. It does not reduce the number of residential units that are possible or direct their placement in planned growth areas, however. Clustering is not always a popular technique because of these factors and because density bonuses to encourage clustering have sometimes allowed too many additional units.

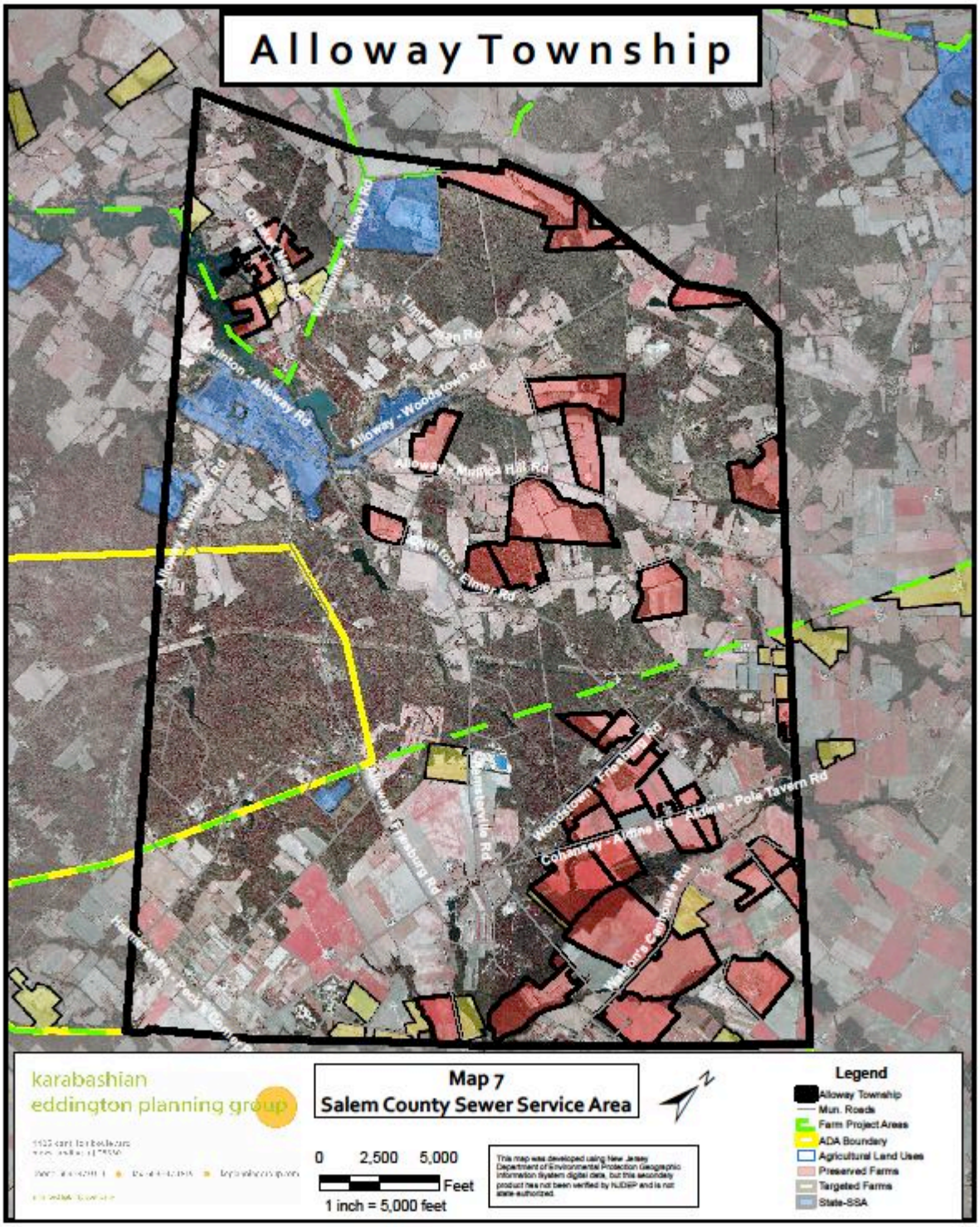
  Section 75-48 of the Township Code contains mandatory cluster regulations that apply to all subdivisions involving four or more acres in the Agricultural, Low Residential zones; and to subdivisions in the Rural Residential zone involving more than six acres. This ordinance (adopted in 2001) will help preserve agricultural lands, and establishes standards governing lot requirements, landscaping, and open space. The ordinance also permits a density bonus to encourage the construction of affordable housing. Maximum lot size within the RR zone is 1.5 acres, and 1.0 acres in the Ag and LR zones. At least 50% of the net buildable area is required as open space. Agricultural open space is to be deed restricted. The final number of dwelling units is determined subject to septic suitability using the NJDEP nitrate dilution model. A copy of this ordinance is included in Appendix F.

Conservation Design and Lot Averaging are generally considered in conjunction with cluster development.

- ***Conservation Design*** is a form of site design that usually involves clustering, but that primarily requires careful analysis of the environmental resources and farming potential

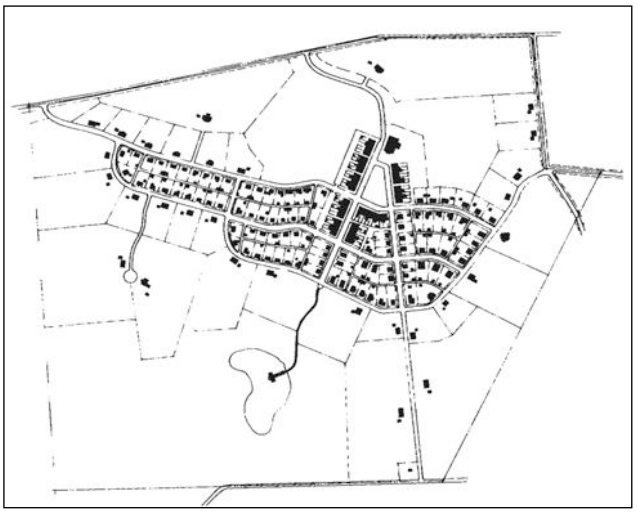
so that the housing layout is situated to protect these features. The Growing Greener model for conservation design, developed by planner and landscape architect Randall Arendt of the Natural Land Trust in Media, Pennsylvania, lays out a four-step process for such development. Key provisions are that the protection of open space/farmland is mandatory and that there must be at least 50 percent of open space/farmland retained. The number of units that can be built is determined by the underlying zoning for the site, after primary nonbuildable) and secondary resources are deducted from the land area calculation. The placement of the housing and deed-restricted open space/farmland is designed through an interactive process with the town. A key element is that the open space/farmland must link to other land areas rather than being isolated.

- ***Lot Size Averaging*** is a way to allow flexibility in lot sizes on relatively smaller parcels (about 10-20 acres) that are slated for subdivision and development. Like cluster zoning, flexible lot sizes can situate development to allow for the greatest conservation of resources. Alloway Township incorporated some of the advantages of this tool into its revised cluster zoning ordinance.


Alloway Township
Alloway - Woodstown Rd
Alloway - Monroe Hill Rd
Alloway - Pole Tavern Rd
Woodstown - Friesburg Rd
Friesburg Rd
Woodstown Rd
Hancocks Bridge - Alloway Rd
karabashian
eddington planning group
Map 7
Salem County Sewer Service Area
0 2,500 5,000
Feet
1 inch = 5,000 feet
Legend
Alloway Township
Mun. Roads
Farm Project Areas
ADA Boundary
Agricultural Land Uses
Preserved Farms
Targeted Farms
State-SSA

Conventional Versus Cluster Development –

Clustering is particularly appropriate in rural areas that wish to remain rural while accommodating additional growth. (Plans from *Rural By Design* by Randall Arendt, 1994.) The plan on the left illustrates a conventional development pattern, in which uniform-sized large lots (typically 2.5 acres or greater) blanket an entire development site, consuming all the land and obliterating the distinctive, natural features that made the site a special place. The small pond at the center is hidden behind private lots, off-limits to most residents. In contrast, the cluster development plan below uses a greater variety of lot sizes (generally 1/4 to 1 acre in size) to accommodate the same number of units, while preserving substantial areas as open space. The pond is preserved as an accessible amenity, linked with roadways to a trail. As a result of more connections and linkages between streets, travel distances are shorter throughout the development. The sparse arrangement of homes along the main roads on the perimeter allows an attractive, unobstructed view of the development's rural surroundings.



- **Deed-restricted Agricultural Buffers** are required by Section 75-46.2 of the Township Code for major residential subdivisions and major site plans that abut active farmland. A 50-foot wide buffer is required where major development is proposed on lots that share a boundary with an active farm the ordinance requires this 50-foot buffer in addition to the

established building setback requirements and contains very specific design standards for design, installation and maintenance of the buffer.

- **Minimum Lot Size in the Agricultural Zone** has been debated on several occasions. The minimum one (1) acre lot size in the Agricultural zone is intended to reduce the area converted from agricultural to residential use. An amendment to the ordinance in 2007 adopted language to permit generally accepted ancillary business practices on operating farms by adding a definition for "General Purpose Agriculture."

- **Dedication of Improved Recreational Areas** is required for developments containing more than 10 residential lots. Section 75-46.3 of the Township Code specifies the requirements for acceptable open space consistent with the Master Plan goals pertaining to the maintenance of open and rural character of the community.

- **Stream Corridor Protection** is enhanced by the provisions contained in Section 75-46.1 of the Township Code. This 2003 ordinance contains standards to regulate activity within stream corridor, and is intended to complement existing regulations in a manner that protects the Township's natural resources and rural character.

- **An Agricultural Advisory Committee** has been established to develop a Farmland Preservation Element for the Master Plan, and to update the annual Planning Incentive Grant application. In conjunction with review of major development applications, the Planning Board should consider comments from the Agricultural Advisory Committee, particularly in regard to cluster development.

- **Non-Contiguous Cluster Zoning** allows a parcel to be preserved by transferring its development potential to a non-contiguous parcel. This technique, first authorized in 1996 by the New Jersey Municipal Land Use Law, allows a "sending area" parcel to be preserved as open space or farmland, and

the "receiving area" parcel is allowed to be developed at a higher density than would otherwise be permitted. This technique is much simpler to administer than conventional TDR programs since it can involve as little as two parcels. Non-contiguous cluster zoning was considered in conjunction with other zoning revisions in 2007. This tool is not explicitly permitted by the Township's ordinances.

- **Transfer of Development Rights** (TDR) is a municipal planning and preservation tool used to protect agricultural, historic or environmental resources while accommodating the needs of development.

TDR is a realty transfer mechanism permitting owners of preservation area land to separate the development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these "development credits" may then develop areas deemed appropriate for growth at densities higher than otherwise permitted. Once the development rights of a property are sold the land will be permanently restricted from further development.

TDR is an equity protection mechanism that, unlike traditional zoning, enables preservation area landowners to be compensated for reductions in development potential. When well-designed, TDR can provide benefits to landowners, developers and municipalities.

The transfer of development rights is a growth management tool that transfers development rights from one location, the preservation or sending area, to an identified growth, or receiving, area. Because developers purchase these rights, the private market provides landowner compensation, making the use of public funds unnecessary. Oftentimes, the purchase of development rights from a sending area grants the developer the right to develop at a higher density elsewhere. This provides incentive for developers to use the TDR option, which is usually voluntary. The State Transfer of Development Rights Bank

allocates grants to municipalities for the costs that accrue from establishing such a program. Prior to 2004, this technique was only legally available in Burlington County and the Pinelands. The Statewide Transfer of Development Rights Act of 2004 has expanded this power to all of New Jersey's municipalities and counties, the only state in the country to do so.

The function of the State Transfer of Development Rights Bank is to support development potential transfers in municipalities that have adopted development transfer ordinances. Transfer of development rights banks function as a clearinghouse to connect credit sellers and purchasers and can be used as a buyer or seller of last resort when credit holders are otherwise unable to transfer them. As TDR is market-based, the actions of the bank must not impede private market transactions.

In New Jersey, municipalities that have established development transfer ordinances may use the State TDR Bank, establish their own transfer of development rights bank or use a county managed bank, if available, to facilitate transfers within their jurisdiction.

Located in, but not of, the State Agriculture Development Committee, the State TDR Bank functions under the direction of a 10-member board of directors. Under their guidance the major tasks of the State TDR Bank include:

- The purchase, or provision of matching grants for the purchase, of 80 percent of the value of development potential from properties within designated TDR sending areas;
- The provision of a financial guarantee with respect to any loan secured using development potential as collateral;
- The provision of planning assistance grants to municipalities to help cover the cost of preparing the planning documents required to enact viable TDR ordinances;
- Service as a development transfer bank for any municipality that has adopted a development transfer ordinance, or any county in which at least one municipality has adopted a development transfer ordinance; and
- The establishment and maintenance of a Development Potential Transfer Registry to record all development potential transfers.

Elsinboro Township, Alloway and Quinton Townships, are the recipients of two Smart Growth grants[4] to prepare a multi-jurisdictional Transfer of Development Rights Plan. The "Feasibility Study for Inter-Municipal Transfer of Development Rights Program" study concluded that the grant's funding and timeline, as well as the situation of the participating communities, precludes the implementation of a full-fledged multi-jurisdictional transfer of development rights that is compliant with NJSA 40:55D-140.4a at this time. Ultimately, the planning process was utilized to raise the awareness of the Townships with regard to the possibilities of implementing Smart Growth measures, including transfer of development rights, in the face of increasing development pressure. The work of the grant demonstrated the difficulties of setting up a TDR program in an area where there is limited or no availability of public sewer and water.

This study does, however, provide a fundamental building block in the Townships' growth management strategies. It places the Townships in a strategic position to pursue a comprehensive TDR program when and if public sewer is extended, and if they so desire. During the course of this grant period, the communities discussed the benefits and obstacles to implementing TDR as a growth management strategy. Based on that public deliberation, the Planning Boards have decided to proceed cautiously, exploring their options for sending and receiving areas, both within the subject municipalities and across boundaries with other Salem County municipalities.

- **Purchase of Development Rights (PDR) t**hus far has comprised the main strategy in farmland preservation in Salem County and in many areas across the State. The limitations of this approach are directly related to public funding. As the State and local jurisdictions are looking at their own budgets with increased scrutiny, funding for open space and farmland is weighed against other public needs such as schools and services. Funding is thus dependent upon strong and continuous taxpayer support. Winning this support at the polls can be a challenge even when general public sentiment is favorable, as Salem

[4] New Jersey Department of Community Affairs Office of Smart Growth (Grants #03-7091-00 and #04-0241-01)

County Freeholders experienced when the open space referendum was defeated in November 2006.

According to the "Saving American Farmland: What Works" published by the American Farmland Trust (AFT), privately owned and managed farmland generates more in local tax revenues than it costs in services. Based on a number of studies by the American Farmland Trust farm, forest and open land more than pay for the municipal services they require, while taxes on residential uses consistently fail to cover costs. A summary of AFT's *cost of community services* studies indicates the following median cost per dollar of revenue raised to provide services for different land uses:

Land Use	Median Service Cost
Commercial/Industrial	$.29
Farm/Forest	$.31
Residential	$1.11

Whereas both strategies have their strengths and weaknesses, TDR and PDR should be viewed as vital and complimentary tools in the preservation of areas of scenic, cultural, environmental or agricultural value. While PDR often has the advantage of being easier to set up and administer than TDR programs, PDR requires a large amount of public funding and is unlikely to meet the tremendous land preservation goals found in many municipalities. In contrast, TDR programs, once established, use private market forces to redirect development to places where growth is desirable and appropriate. A community's preservation goals are essentially paid for by development and not reliant upon direct voter approval.

- ***Agricultural Enterprise Zone*** is similar to an Urban Enterprise Zone program, such as exists in Vineland, New Jersey, in that it is a designated area where businesses (farm operators) have the opportunity to voluntarily participate in the program and take advantage of important economic benefits. These can include benefits similar to those provided by the SADC eight-year preservation program, plus streamlined and expedited water allocation certification, cost-free business plans,

management and training services, financial and estate planning, expedited approvals on government loans and costs shares, minimum wage offset grants, broader exemption from sales tax, and other incentives. In turn, the farm owner enters into a term agreement during which time the farm is preserved through an agricultural easement, and the program has right-of-first refusal if the owner chooses to sell the property.

In 2006, a Pilot Agricultural Enterprise District was again proposed for the Gloucester, Salem, and Cumberland County region by the Tri-County Agricultural Retention Partnership (TARP), which is a collaboration of farmers and organizations working in support of agriculture and farm preservation in the area. Such a project requires state approval and allocation of funding similar to the state's eight-year preservation program. It also requires approval by the three counties. To date, Salem and Cumberland counties' Boards of Agricultural and County Agricultural Development Boards have approved the concept, and Gloucester County approvals are being sought. Municipalities could opt into such a program if it is approved at the state and county levels.

Agriculture-Friendly Zoning is a comprehensive land use practice that coordinates zoning and land use policy in a proactive way to encourage agribusiness and reduce the incidence of farmer-homeowner nuisance issues.

The agricultural land use zone identifies active farms, farm product processing and farm support businesses as permitted uses. The zoning regulations would consider the needs of farm operations and permit increased lot coverage, housing for agricultural labor, reduced front setbacks and less restrictive signage regulations. These regulations can significantly reduce the regulatory obstacles, fees, fines, and nuisance complaints faced by many farmers when trying to comply with regulations designed for residential development, not farms.

Alloway Township has undertaken the following studies and reports to aide in balancing the pressures of development and preserving and protecting its farmland and natural resources:

- Environmental Inventory (July 2004)

- Preliminary Investigation for Redevelopment Zone (December 13, 2006)

- Open Space Inventory (January 2006)

- Master Plan Re-Examination (September 2006)

- Feasibility Study for Inter-Municipal Transfer of Development Rights Program - Alloway, Quinton and Elsinboro Townships (February 2007)

3-6 Development Pressure

Sprawl and development convert farmland in New Jersey to non-agricultural uses at an average rate of 10,000 acres per year. Although the New Jersey Farm Bureau and others place a high level of importance on the maintenance of agricultural uses and farmland, the real estate value of farmland and related structures was $7.4 billion in 2002 while the value of crop and livestock production was only $750 million. This disparity continued into 2007 when the real estate value of farmland and related structures was reported to be $11.2 billion and the value of crop and livestock production was only $987 million.

Alloway Township remains attractive to developers for the following reasons:

- Relative affordability of acreage compared to counties in the central and northern sections of New Jersey.
- Tillable tracts of land on prime soils, which decreases development costs.
- The scenic beauty of the Township and its rural character.
- The easy accessibility to Route 40 (east and west), and Route 55 (north and south).
- Attractive school system

The viability of farming in Alloway Township is impacted by many issues including government regulation, development pressures and the economics of the market place.

Development pressure in Alloway Township has been relatively high in comparison to other local municipalities. Within Salem County, Alloway Township authorized the fifth highest number of residential building permits — 133 single family residences — between 2000 and 2006, after Woodstown (144), Pennsville (212), Pilesgrove (249), and Pittsgrove (308). Major subdivisions have not been very large in Alloway Township, but the steady growth of residential units along road frontage and the development of smaller subdivisions in the township are a constant encroachment on farming operations and on the health of the farming industry in the township.

As of September 2009, according to the NJDCA Division of Codes and Standards building permits for three single-family housing units were issued in Alloway Township. For this nine-month period 30 permits were issued in all of Salem County. Considering the average number of permits issued annually between 2000 and 2008, it is obvious that the recession has impacted local and regional housing construction.

Table 3-5
Permits Issued for Single Family Residences
(Jan. 2000 – Sept. 2009)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	TOTAL
Alloway Township	10	13	17	31	18	34	10	18	13	3	167
Salem County	161	180	166	208	289	285	197	143	198	30	1,857

Source: NJDCA, Division of Codes and Standards, "New Jersey Construction Reporter", January 2010.

Residential building permits issued between 1990 and 2009 in Alloway Township indicate a relatively high level of building activity, especially for an area outside of the recognized Smart Growth Corridor. A total of 167 residential building permits were issued during this period. Growth in Alloway Township at this time exhibited characteristics similar to those found in other Salem County communities located within growth-management, rural agricultural areas.

Another indicator of development pressure is the value associated with the purchase of easements for farmland preservation. The easement value is the difference between the developable land value of a parcel and the value of the raw land. Easements in Alloway Township generally exhibit a steady

increase in value between 1996 and 2009. The average per acre easement cost in 1996 was $1,896. By 2009, this cost had increased to $7,934 per acre. The extent that this increase in easement values exceeds the cost of raw land are directly related to competition for land and increased development pressure,

Chapter Four

Farmland Preservation Program

4-1 State Programs

4-1.1 Farmland Assessment

Perhaps the single most important action taken by the New Jersey Legislature to protect and support agriculture was the enactment of the Farmland Assessment Act. The New Jersey Farmland Assessment Act of 1964 permits farmland and woodland actively devoted to an agricultural or horticultural use to be assessed at its productivity value. The Act does not apply to buildings of any kind, or to the land associated with the farmhouse. Buildings and home sites on farms are assessed like all other non-farm property. When and if the land qualified under the Act changes to a non-agricultural or non-horticultural use, it is subject to a rollback tax. It grants special property tax relief to land which is actively farmed.

To be eligible for farmland assessment, five acres of land must be actively devoted to farming, as defined by the statute. Gross sales from agricultural products must average a minimum of $500 for the first five acres and $5 per acre for each additional acre of farmland. A different formula is used for woodlands and wetlands. A rollback tax penalty is a disincentive to taking land out of production for speculation.

In 2007 (TY2008), 119,257 acres were under farmland assessment in Salem County. This accounts for 55% of the County's total land area. In Alloway Township 13,305 acres or 63% of total land area was assessed as farmland by the Tax Assessor.

4-1.2 Permanent Preservation Programs

As of June 2009, the SADC had preserved 179,303 acres on 1,850 farms statewide at a total cost of $1.3 billion. The average cost per acre over the program's 26 years history had increased to $7,131 and the state share of the cost was 65%. Table 4-1 provides a detailed statewide summary of the SADC's farmland preservation program.

In 2009, New Jersey voters approved Public Question #1 – the Green Acres, Water Supply and Floodplain Protection, and Farmland and Historic Preservation Bond Act of 2009. This Act authorizes $400 million in new funding that will enable New Jersey to continue preserving farmland and historic properties; purchase open space for recreation or conservation; fund park improvements; and purchase as open space properties prone to flooding.

New Jersey initially funded its farmland preservation program through a series of bond issues, which created fiscal uncertainty. In 1999, New Jersey formed the Garden State Preservation Trust Act and created an $80 million annual funding stream for 10 years through the use of the state's sales tax and supplemental bonds. In 1983 the New Jersey State Legislature adopted the State Agriculture Retention and Development Act and created the State Agriculture Development Committee. The State Agriculture Development Committee administers a number of preservation programs to assist individuals, municipalities, counties, and non-profit groups to preserve farmland. These programs, which are each based on competitive ranking criteria, are described in the following section.

Purchase of Development Easements -
This most common of farmland preservation techniques entails the purchase from a landowner of the right to develop his or her land for nonagricultural purposes. Once those rights are purchased, the land is deed-restricted by a development easement while the land continues to be privately controlled. The easement value is determined by two independent professional

appraisals and is the difference between the fair market development value of the land and the value of the land as farmland. The land continues to be farmed and can be sold to another farmer in the future at whatever market price is then current for preserved farmland in the area. Land must be farm-assessed to be eligible and taxes continue to be paid on this privately held land.

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

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

It can be difficult to compare the financial, as well as the more intangible, benefits of preservation versus development. The advantage of preserving farmland with the easement purchase method is that a landowner gets to continue living on his/her land and can sell it or leave it to heirs, knowing that it will remain open and in farming. The sale of development easements nearly always reduces estate taxes as well. None of this is true with a sale to a developer. A disadvantage of most developer land offers is that there tend to be "contingencies" attached to them – conditions that must be met, such as Planning Board approvals for a proposed development, before the offer will be finalized. This can significantly delay a final sale.

The advantage that a developer has is that an offer for land can be above market value due to the speculative nature of development. The developer can offer more than land is currently selling for because the cost can be folded into each future residential housing unit and because the increased amount will not actually be paid out for a few years. All of Alloway Township's farmland preservation has been funded through the purchase of development easements using a combination of county and state money.

Planning Incentive Grants -
The State Agriculture Development Committee (SADC) has established a farmland preservation Planning Incentive Grant (PIG) program to provide grants to eligible counties and municipalities as a means of supplementing current farmland preservation programs. This funding, referred to as the PIG program, has as its goal the protection of large areas of contiguous farmland on good soils to enhance the long-term viability of the farming industry in a given area. A municipality can receive up to $1.5 million per year through this funding source, although new SADC rules require that a given year's appropriation must be spent within three years or the funding will be withdrawn. The new rules also include a provision that nonprofit organizations can obtain Planning Incentive Grants for farmland preservation, with the funding to be utilized within two years. A municipality must generate some matching funds, although it can do so in partnership with the County Agriculture Development Board and through county funding.

In order to be eligible for PIG funding, a municipality must adopt a farmland preservation plan element into its municipal Master Plan, appoint an Agricultural Advisory Committee (AAC), delineate one or more planning areas where farms are "targeted" for preservation if the owners are interested, adopt a Right to Farm ordinance and establish a dedicated funding source. In addition, the AAC is expected to consider measures that the township could take that would promote the farm industry and remove barriers to farming. PIG funding allows a municipality to obtain its own state funding and promote preservation and farming within the community directly, as an addition to the state and county efforts.

Targeted farms within the planning area are "preapproved" and do not undergo the ranking and competition for preservation dollars that are part of the direct state and county easement purchase program. The municipality can select the licensed appraisers it wishes to use and can work more directly with farm landowners through its AAC. This tends to strengthen interest in preservation by landowners in the community. PIG funding does impose a financial obligation on the municipality, since the state funds must be matched at a ratio of about 60 percent state to 40 percent municipal and/or county, depending on land values. This formula, which applies to all easement purchase programs, utilizes a sliding scale where the state provides

a greater percentage on higher per-acre easement values. The percentage of SADC cost share shall be based upon the following chart.

SADC Cost Share Formula (NJAC 2:76-6.11)

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

A town needs a dedicated source of preservation funding to meet this requirement so that it can consider bonding for its share of the match and use the dedicated funds for bond financing. However, the PIG funding is like a line of credit from the state: only when a municipal commitment is made for an easement purchase does the funding come into use. It is at that point that municipal and county funding is also required. Overall, PIG funding increases farmland preservation in a community, but it does require additional effort and financing, especially at the county level. For Alloway Township, Salem County is in a position to fund at least half of the non-state share of any municipal PIG project, or up to 25 percent of the total cost, through its Open Space and Farmland Preservation Trust Fund.

The County Open Space and Farmland Preservation Trust continues to grow substantially due to increased ratables and expanding assessment value of total county property. Recently promulgated procedural rules for the SADC strongly support the use of PIG funding by both counties and municipalities in the future, along with the use of other techniques that will support maintenance of agricultural lands and industry viability.

Salem County Board of Chosen Freeholders and Planning Board adopted an Open Space and Farmland Preservation Plan, dated December 2006, in early 2007, which was subsequently updated and adopted in August 2008 to conform to new SADC guidelines. This Update to that Plan represents Salem County's initial application to the SADC for Planning Incentive Grant funding. While municipal cost sharing has not been a formal requirement of the County's farmland preservation efforts (mainly through PDR), it has been an accepted practice, understood by both the County and the municipalities since the program began. The cost-share is based on a formula previously developed between the County and each municipality. This practice would continue with a County's PIG.

Fee-Simple Acquisition -

Farmland can be purchased outright through a fee-simple sale. This approach is sometimes used when a landowner wishes to retire but has no heirs to continue farming or does not want to go through the process of severing the development rights and then selling the land to another farmer. Fee-simple acquisition is available to the Salem County program but since it is more expensive than the purchase of development rights, it has not been used due to limited financial resources. The State of New Jersey, through the SADC, does purchase farmland outright, especially in cases where there is a threat from imminent development. After severing the development rights, the state then resells the land to an interested farmer through an auction.

In a fee simple acquisition, the entire property is purchased for certified market value or at a negotiated price not to exceed the certified value, and the landowner retains no rights. After making such a purchase, the Salem CADB or SADC will deed restrict the property so that it is permanently preserved for agriculture and sell the restricted farm at auction to the highest bidder. This kind of purchase is effective in an emergency situation where a farm might otherwise be lost. Also, fee simple programs make farmland available to new farmers at a reduced cost. However, it is the most expensive preservation method and cannot be used often. The county has not yet used this method.

Installment Purchase -

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

landowner may sell the installment purchase agreement at any time and thus recoup the principal. There are considerable tax advantages to the installment purchase for a landowner. In addition, the installment purchase stretches county and other public funding dollars and allows more acquisitions. Where possible, installment purchases of farms, where payments will occur over a five-year, a six-year, or a greater period, should be sought. This would allow the municipality to consider bonding for acquisitions through a capital budget. In addition, some landowners may prefer this method of payment for tax purposes or other reasons.

The Salem CADB supports the use of innovative funding tools to purchase and preserve farmland in the County. This includes the use of installment purchases. In August 2007, the County Freeholders passed a resolution making the use of Installment Purchase Agreements the standard policy when the County acquires or is a partner in acquiring development rights. This does not mean that all partners are required to use IPAs, but when the County is a partner to such agreements, landowners will need to understand and agree to an IPA for the County's portion.

Currently, the County is evaluating contracts for the Financial Advisory Services that will be needed for this specialized area of financial management. The IPA process will be in place for all preservation applications, including municipal PIG applications, in the 2008 funding round. This will affect all County applications funded in 2008 and beyond. This does not change how municipalities utilize their own funding, but landowners submitting to the municipal PIGs with a County cost share, must understand and agree to County funding being provided as an IPA. This will permit the County to participate in the preservation of a greater number of farms in the near term, while paying for them over time. As development pressure currently exists and is causing easement prices to rise, this also allows the County to preserve farms at a less expensive rate.

It is anticipated that this program will permit the County to participate in the preservation of a greater number of farms in the near term, while paying for them over time. As development pressure currently exists and is causing easement prices to rise, the IPA also allows the County to preserve farms at a less expensive rate. Prior to the dedicated tax, the County used bond issues to fund a cost-share on the purchase of development rights.

Donation and Bargain Sale -

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

Cooperative/Nonprofit Projects -

A cooperative project involves a partnership and/or funding from more than one agency or organization. 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.

Some nonprofit land trusts are actively preserving farmland in southern New Jersey, either through fee-simple acquisition or through the purchase of development rights. SADC grants can provide up to 50% of the fee simple or easement value. Funding for nonprofit preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas.

The New Jersey Conservation Foundation, for example, has a farmland project area that encompasses Pilesgrove and Mannington townships in Salem County. Discussions by Alloway with groups like the New Jersey Audubon Society and the New Jersey Conservation Foundation could be very beneficial to the township's preservation efforts. Others active in New Jersey include the Trust for Public Land (TPL), and the Natural Lands Trust (NLT). Natural Lands Trust has preserved more than 600 acres of the Burden Hill Preserve in Quinton Township.

Transfer of Development Rights (TDR)-

The transfer of development rights is a growth management tool that transfers development rights from one location, the preservation or sending

area, to an identified growth, or receiving, area. Because developers purchase these rights, the private market provides landowner compensation, making the use of public funds unnecessary. Oftentimes, the purchase of development rights from a sending area grants the developer the right to develop at a higher density elsewhere. This provides incentive for developers to use the TDR option, which is usually voluntary. Mandatory TDR involves the allocation of credits in the sending area based on the zoning prior to TDR enactment. Once the ordinance is in place, the sending area is down-zoned to encourage TDR participation and discourage new sending are development.
The Statewide Transfer of Development Rights Act of 2004 has expanded this power to all of New Jersey's municipalities and counties, the only state in the country to do so. Thus far, Purchase of Development Rights (PDR) has comprised the main strategy in farmland preservation in Salem County and in many areas across the State. The limitations of this approach are directly related to public funding. As the State and local jurisdictions are looking at their own budgets with increased scrutiny, funding for open space and farmland is weighed against other public needs such as schools and services. Funding is thus dependent upon strong and continuous taxpayer support. Winning this support at the polls can be a challenge even when general public sentiment is favorable, as Salem County Freeholders experienced when the open space referendum was defeated in November 2006. Whereas both strategies have their strengths and weaknesses,

TDR and PDR should be viewed as vital and complimentary tools in the preservation of areas of scenic, cultural, environmental or agricultural value. While PDR often has the advantage of being easier to set up and administer than TDR programs, PDR requires a large amount of public funding and is unlikely to meet the tremendous land preservation goals found in many municipalities, including Salem. In contrast, TDR programs, once established, use private market forces to redirect development to places where growth is desirable and appropriate. A community's preservation goals are essentially paid for by development and not reliant upon direct voter approval. In addition, the development rights are maintained on the tax roles through the TDR program instead of being extinguished as occurs with PDR. However, PDR has the advantage of being available to willing landowners when development rights are limited by environmental constraints and allows the State or locality to hand pick the properties to be preserved at a particular point in time and to fill in gaps, geographically, that will make for better farmland areas in the future.

Setting up TDR programs can be highly controversial and politically charged as the designation of sending and receiving areas and the formula for converting development rights from one to the other are vital decisions. In Salem County, several municipalities and groups of municipalities have explored the potential for TDR within their boundaries. In addition, a feasibility study regarding inter-municipal TDR between Alloway, Quinton, and Salem City has also been conducted. In each of the above efforts, there are hurdles to the implementation of TDR that make it less likely to be successful. Successful TDR requires that there be disincentives to developing on-site in sending areas, while receiving areas are desirable places to live that permit densities that are attractive and economically feasible for developers. Many municipalities, especially those in the eastern and southern areas of the county, do not have the opportunities for an appropriate receiving area where higher densities or the infrastructure to support them is available or appropriate. In addition, the County Master Plan proposes to maintain growth along the western, I-295 corridor while protecting the rural character of the central and eastern portions. When less than 12% of the County is located in the Smart Growth Corridor or in designated centers such as Salem City, Woodstown and Elmer, it will be difficult to simply shift development within one municipality, even where it is desirable to do so.

In Salem County, a TDR program will likely be more successful at the County level than at the municipal level. For this reason, the County and its municipalities have begun to explore the possibility of a county-wide TDR program for Salem County. Establishing TDR at the county level will require a tremendous amount of resources and political will, but successfully implementing such a program is the only feasible long-term solution if Salem County is to retain its rural character. The municipalities, with the County in the lead, will need to partner with the State, nonprofits and foundations interested in the preservation of open space and agriculture in Salem County. Preliminary discussions regarding the various strategies that could be used and potential partners have begun. It is important that any program developed on the County level be direct in its efforts to coordinate a new TDR program with the existing PDR program. This coordination between the two programs should start during the planning phase of any TDR program and develop into an integral part of the administration of both. This critical coordination component would include ongoing cooperation with the municipalities, outreach to landowners, and continued GIS analysis to determine TDR "hot spots" and areas where PDR may be more appropriate. Using the two programs in tandem will be an important factor in ensuring

the success of not just one program or the other, but of the overall goal for land preservation in Salem County.

Regional Transfer of Development Rights –

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

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

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

Elsinboro Township, Alloway and Quinton Townships, received two Smart Growth grants[5] to prepare a multi-jurisdictional Transfer of Development Rights Plan. The "Feasibility Study for Inter-Municipal Transfer of Development Rights Program" concluded that the grant's funding and timeline, as well as the situation of the participating communities, precludes the implementation of a full-fledged multi-jurisdictional transfer of development rights that is compliant with NJSA 40:55D-140.4a at this time. Ultimately, the planning process was utilized to raise the awareness of the Townships with regard to the possibilities of implementing Smart Growth

[5] New Jersey Department of Community Affairs Office of Smart Growth (Grants #03-7091-00 and #04-0241-01)

measures, including transfer of development rights, in the face of increasing development pressure. The work of the grant demonstrated the difficulties of setting up a TDR program in an area where there is limited or no availability of public sewer and water. The recent installation of sewerage in the Village area in conjunction with the other benefits of TDR may prompt the Township to reassess the feasibility of this planning tool.

The 8-Year Farmland Preservation Program -
As of March 2011 there are approximately 273 acres of temporarily preserved land in Alloway Township enrolled in the 8-Year Program, according to the SADC. No new farms have enrolled in the program in recent years due to a lack of state funding.

There are two eight-year farmland preservation programs, the 8-Year Farmland Preservation Program and the Municipally-Approved 8-Year Farmland Preservation Program. In entering either of these programs a farmer signs a contract that restricts the use of the land to agriculture and, in return, may be eligible to receive up to 50% cost sharing for soil and water conservation projects based on the total acres restricted. With the Municipally-Approved Farmland Preservation Program, the municipality participates in the agreement. There are other benefits, in addition to the cost sharing benefits, which include protection against emergency energy or water restrictions, and eminent domain.

For entrance into these programs and to qualify for the benefits, a farm must be in an ADA. Once enrolled, the farm is restricted to agricultural use for a period of eight years and can be viewed as a trial period for farmers not yet ready to commit to permanent preservation. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service. As of 2007 in Salem County, there were 23 farmers with 2,140 acres, participating in the 8-Year Farmland Preservation Program, but no participants in the Municipally-Approved 8-Year Farmland Program. The 8-year program has not yet resulted in permanently preserved farmland in Salem County as a majority of the farmers have enrolled in the program for the irrigation funding it provides. When the irrigation project is completed, many farmers choose to terminate their contracts when the term is up and reapply when another project arises. No new farms have entered this program primarily because there has been no new state funding for soil and water conservation projects, one of the benefits of program participation.

4-1.3 Salem County Preserved Farmlands

As of July 11, 2011, the SADC had permanently preserved 2,038 farms totaling 193,131 acres statewide. The total preservation cost was $1,476,719,164, with a per acre average of $7,646. On average, the state provided 64 per cent of the funding. Salem County was No. 1 in acreage preserved through the state program. The total cost to preserve the Salem County acreage was $113.5 million, or $3,966 per acre. The state cost share percent was 78%; the County/Municipal/Federal cost share was $25.3 million. Hunterdon County was No. 2, in the state program with 28,200 acres at an average per acre cost of $8,675 per acre. In Alloway Township the total acreage preserved as of this date is 2,949.

4-2 Salem County Farmland Preservation Programs

The County Agriculture Development Board (CADB), which began participating in the state's preservation program in 1989, has preserved approximately 20,000 acres of farmland and critical open space. Salem County has consistently ranked as one of the top three counties in acreage preserved through the state program. The CADB has partnered with the SADC, Green Acres, non-profit groups, municipalities, and accepted land-owner donations in order to further the farmland preservation program in Salem County. A regional TDR is being explored in Salem County.

To preserve farmland in Salem County, the Board of Chosen Freeholders created the Salem County Agriculture Development Board in 1990, the same year the county began their farmland preservation program. Farmland preservation efforts began in December 1990 when the Freeholders approved a one million bond issuance for farmland preservation. These funds were used to provide the match required by the state's easement purchase program. In the same year, the Agricultural Lands Preservation Program to be financed through the Salem County Improvement Authority was created. This program was to fund up to $500,000 in farmland easement purchases annually.

Map 8

<u>Salem County Preserved Farmland</u>

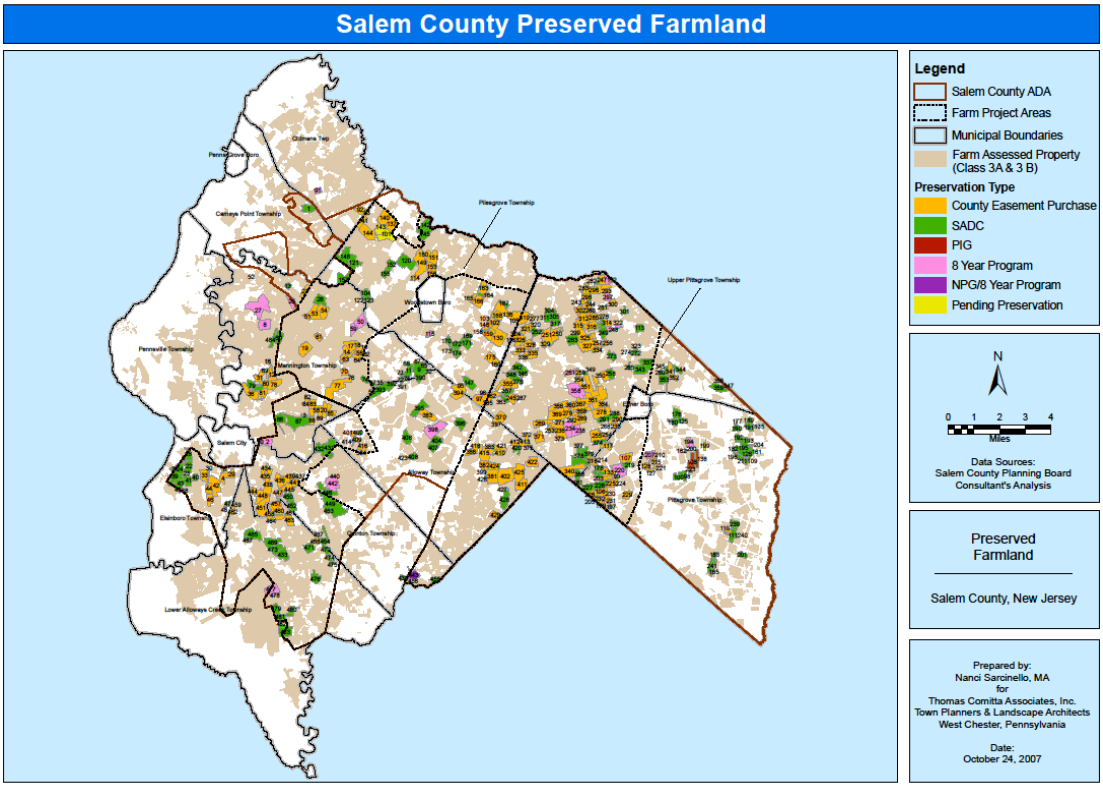


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Table 4-1

State Agriculture Development Committee Preservation Program

New Jersey Farmland Preservation Program
SUMMARY of PRESERVED FARMLAND

Participating Counties	Number of Farms	Percent of Total State Farms	Number of Munici-palities	Acres	Average Farm Size	Percent of Total State Acres	Total Cost	Percent of Total Cost for State	Per Acre Total Cost	State Cost	Percent of State Cost for State	Per Acre State Cost	State Cost Share Percent	County/ Municipality/ Fed Fund Cost
Atlantic	46	2.3%	7	4,970	108	2.6%	16,812,676	1.2%	3,383	12,832,739	1.4%	2,582	76%	3,979,936
Bergen	7	0.3%	4	318	45	0.2%	16,016,072	1.1%	50,392	9,719,643	1.0%	30,581	61%	6,296,429
Burlington	186	9.2%	19	23,604	127	12.3%	139,143,943	9.5%	5,895	84,108,248	9.0%	3,563	60%	55,035,695
Camden	8	0.4%	3	499	62	0.3%	12,626,817	0.9%	25,326	6,967,272	0.7%	13,975	55%	5,659,545
Cape May	44	2.2%	6	2,628	60	1.4%	15,411,423	1.1%	5,864	9,216,018	1.0%	3,507	60%	6,195,405
Cumberland	123	6.1%	11	15,347	125	8.0%	32,844,565	2.3%	2,140	25,501,513	2.7%	1,662	78%	7,343,052
Gloucester	135	6.7%	14	11,014	82	5.7%	75,129,379	5.2%	6,821	48,998,544	5.2%	4,449	65%	26,130,835
Hunterdon	334	16.6%	16	27,625	83	14.4%	238,319,249	16.3%	8,627	164,511,658	17.5%	5,955	69%	73,807,591
Mercer	101	5.0%	8	7,572	75	3.9%	90,199,135	6.2%	11,912	54,217,030	5.8%	7,160	60%	35,982,105
Middlesex	49	2.4%	7	4,652	95	2.4%	57,459,136	3.9%	12,351	39,189,188	4.2%	8,424	68%	18,269,948
Monmouth	172	8.5%	10	13,204	77	6.9%	204,509,119	14.0%	15,489	129,552,313	13.8%	9,812	63%	74,956,806
Morris	114	5.7%	14	7,223	63	3.8%	141,006,454	9.7%	19,523	75,581,199	8.0%	10,465	54%	65,425,254
Ocean	45	2.2%	6	2,982	66	1.6%	24,615,850	1.7%	8,254	16,295,386	1.7%	5,464	66%	8,320,464
Passaic	1	0.0%	1	15	15	0.0%	2,566,650	0.2%	171,855	947,409	0.1%	63,435	37%	1,619,241
Salem	220	10.9%	10	28,417	129	14.8%	112,192,462	7.7%	3,948	86,999,558	9.3%	3,062	78%	25,192,904
Somerset	102	5.1%	7	8,025	79	4.2%	128,387,493	8.8%	15,998	73,144,734	7.8%	9,115	57%	55,242,759
Sussex	126	6.3%	13	14,303	114	7.5%	44,940,124	3.1%	3,142	30,744,046	3.3%	2,149	68%	14,196,078
Warren	201	10.0%	17	19,392	96	10.1%	105,953,863	7.3%	5,464	70,821,690	7.5%	3,652	67%	35,132,173
Total State	2,014		173	191,789			1,458,134,409		7,603	939,348,188		4,898	64%	518,786,221

S:\EP\presbycty.xls Source: **New Jersey State Agriculture Development Committee** **As of May 31, 2011**

In November 2002, voters approved two cents to be dedicated towards farmland preservation. In 2003, Salem County voters authorized the equivalent of a two-cent dedicated tax to fund preservation of farmland and open space. By 2005, those funds were nearly depleted. A portion of these funds have been used to cost-share on township Planning Incentive Grants, primarily on a first-come, first-served allocation. In 2004 the County allocated the approximate equivalent of two cents, or $700,000 from the 2004 adopted budget for preservation.

In 2005, the Board of Chosen Freeholders adopted a resolution for a bond sale to fund the ordinance. Also in 2005, the two cent dedicated tax was collected from taxpayers for the first time for farmland and open space preservation projects. The tax is kept in a separate bank account and is used for payment on the principal and interest of the debt resulting from the bond sale. The County bonded for $9 million for the purchase and preservation of farmland in Salem County. As of 2006, this Farmland and Open Space Tax has accrued over $800,000 annually.

Table 4-2
Salem County Agricultural Lands Preserved by Municipality

Municipality	Farms	Acreage	
Alloway	**26**	**3,080**	
Carneys Point	**3**	**219**	
Elsinboro	**13**	**1,063**	
Lower Alloways Creek	**14**	**1,298**	
Mannington	**40**	**5696**	
Oldmans	**1**	**65**	
Pilesgrove	**32**	**4,743**	
Pittsgrove	**31**	**2,550**	
Quinton	**14**	**2203**	
Upper Pittsgrove	**62**	**7,831**	
Totals:	**222**	**28,619**	**Total Cost: $113,507,929**

Source: NJSADC July 11, 2011

The Salem County Board of Freeholders and Planning Board adopted an Open Space and Farmland Preservation Plan in 2007. An update to this document in August 2008 represents Salem County's initial application to the SADC for Planning Incentive Grant funding. The cost sharing formula established between the County and individual municipalities continues under the County's PIG.

The County does not participate in a transfer of development rights program, and as of July 2011, no municipality in Salem County had adopted this land use planning tool. In its simplest form, in TDR an area of a municipality is identified as a "sending" area – and as such, landowners are give "credits" instead of receiving cash for their development rights. Another section of the municipality is identified as the "receiving" area, and developers must

purchase the "credits" in order to build at clustered densities greater than allowed under baseline zoning. One important feature of TDR is that it stipulates where growth can take place, and the purchase of development rights is market driven rather than paid for through tax payer dollars. Participation in TDR can be either voluntary or mandatory.

4-2.1 Salem County ADA

The Salem County Agriculture Development Board developed the Salem County Agricultural Development Area (ADA) based on statutory and county criterion. The ADA is a designation citing land that has potential for long-term agricultural viability. To be eligible for preservation farms must be located within the ADA. All of Alloway's farmland preservation has been funded through the purchase of development easements using a combination of county and state money. The statutory ADA Eligibility and Ranking Criteria are noted below.

The Salem County Agricultural Development Area was updated in 2004 and in 2008 and now includes nearly two-thirds of the County. Alloway anticipates it will be a key focus of Salem County preservation efforts due to its development pressure and aggressive preservation efforts to protect lands on prime soils. The County's ADA and Project Areas are generally consistent with Alloway's zoning in terms of agricultural use and farmland preservation.

The criteria for land eligibility and exceptions to these criteria are listed below. The SADC and County ranking criteria are included in the Appendix.

Statutory Criteria:

1. 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.
2. Suburban and/or commercial development must be reasonably non-existent in the proposed ADA area.
3. The land must comprise no greater than 90% "of the agricultural land mass of the County."
4. Any attributes deemed appropriate by the Board must also be incorporated.

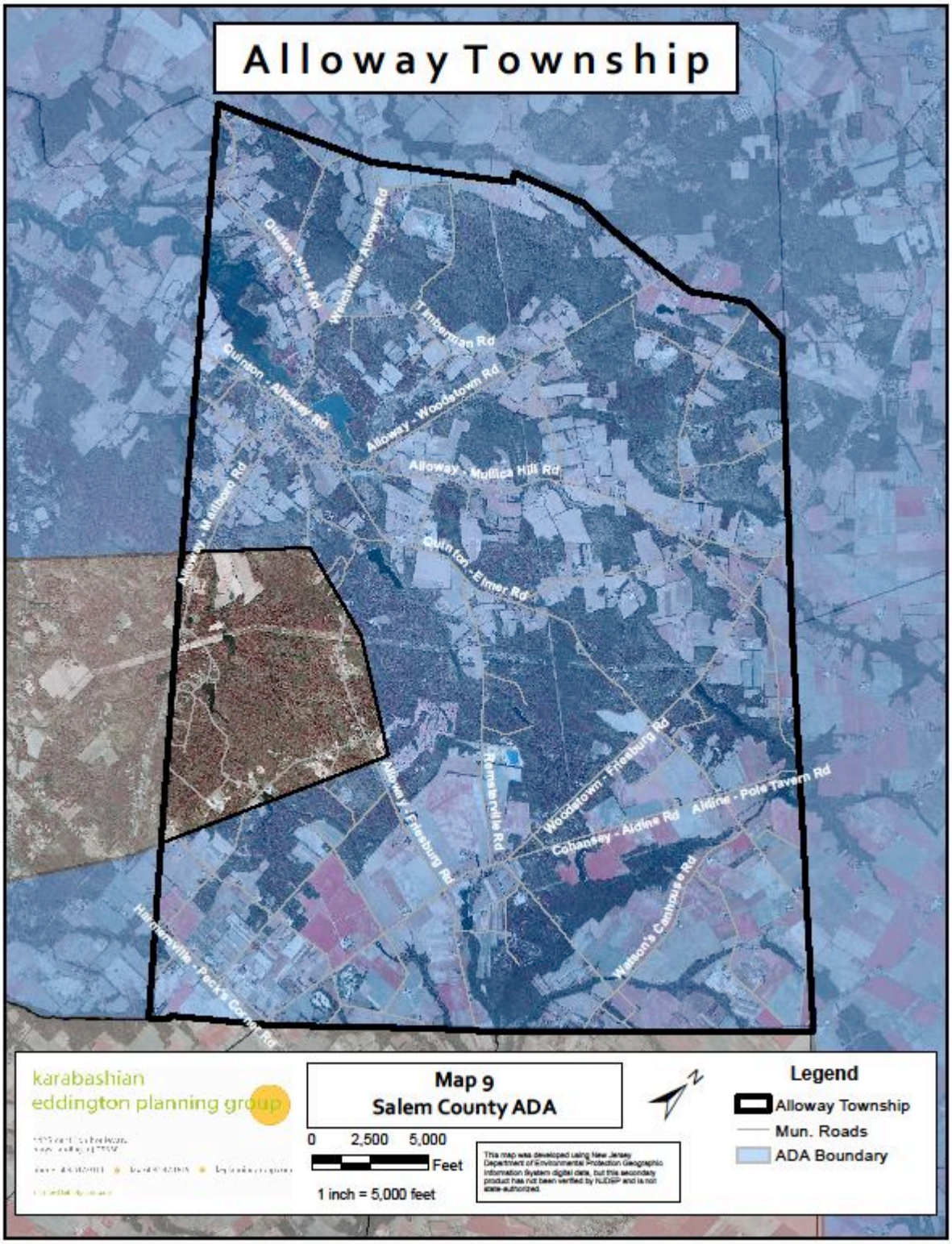
County Criteria:

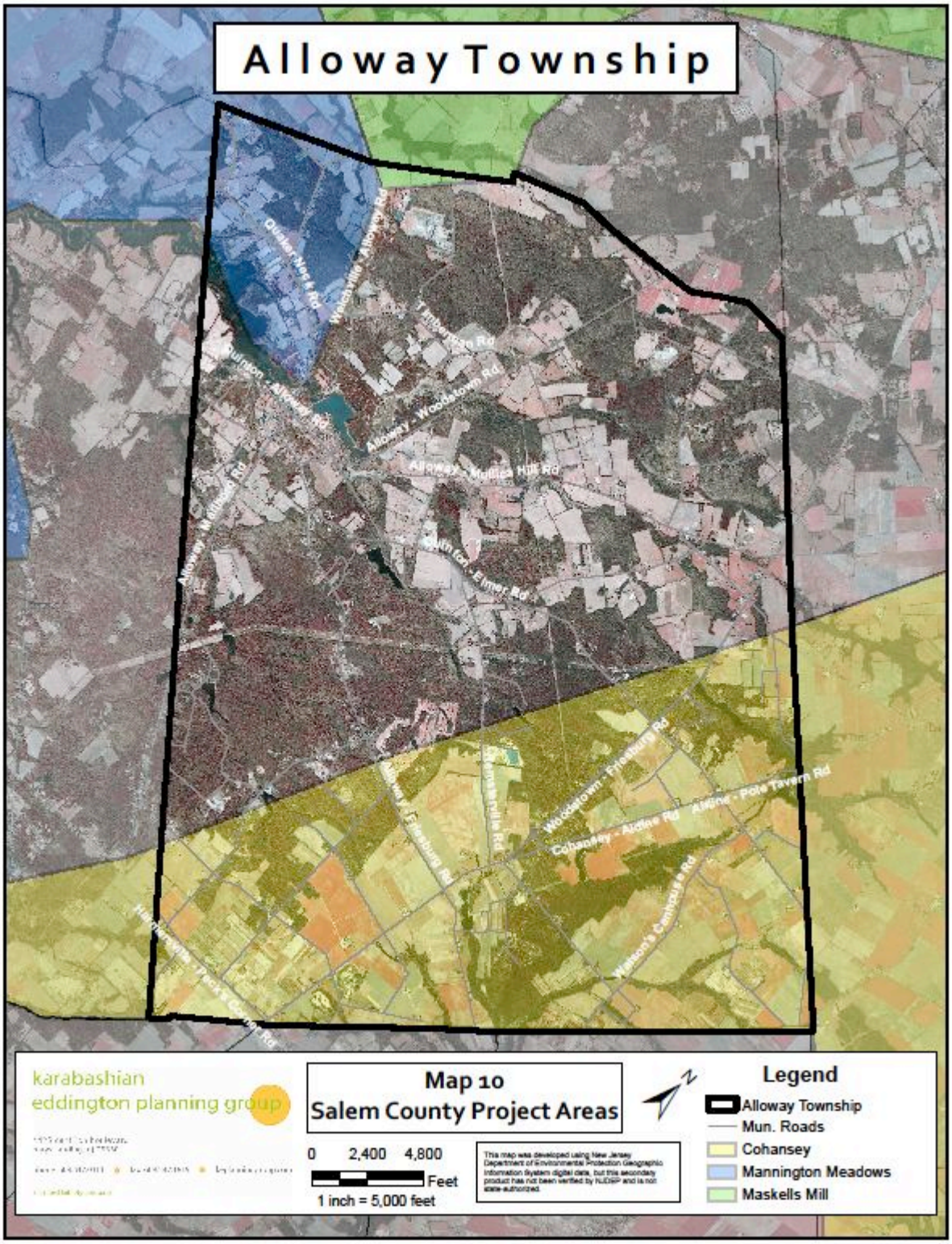
1. The ADA must consist of a minimum 500 acres of contiguous land that is farmland assessed. (Contiguous means the properties must share at least a portion of a property line. However, public and utility right-of-ways should not be considered. For example, if two properties are separated by a public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

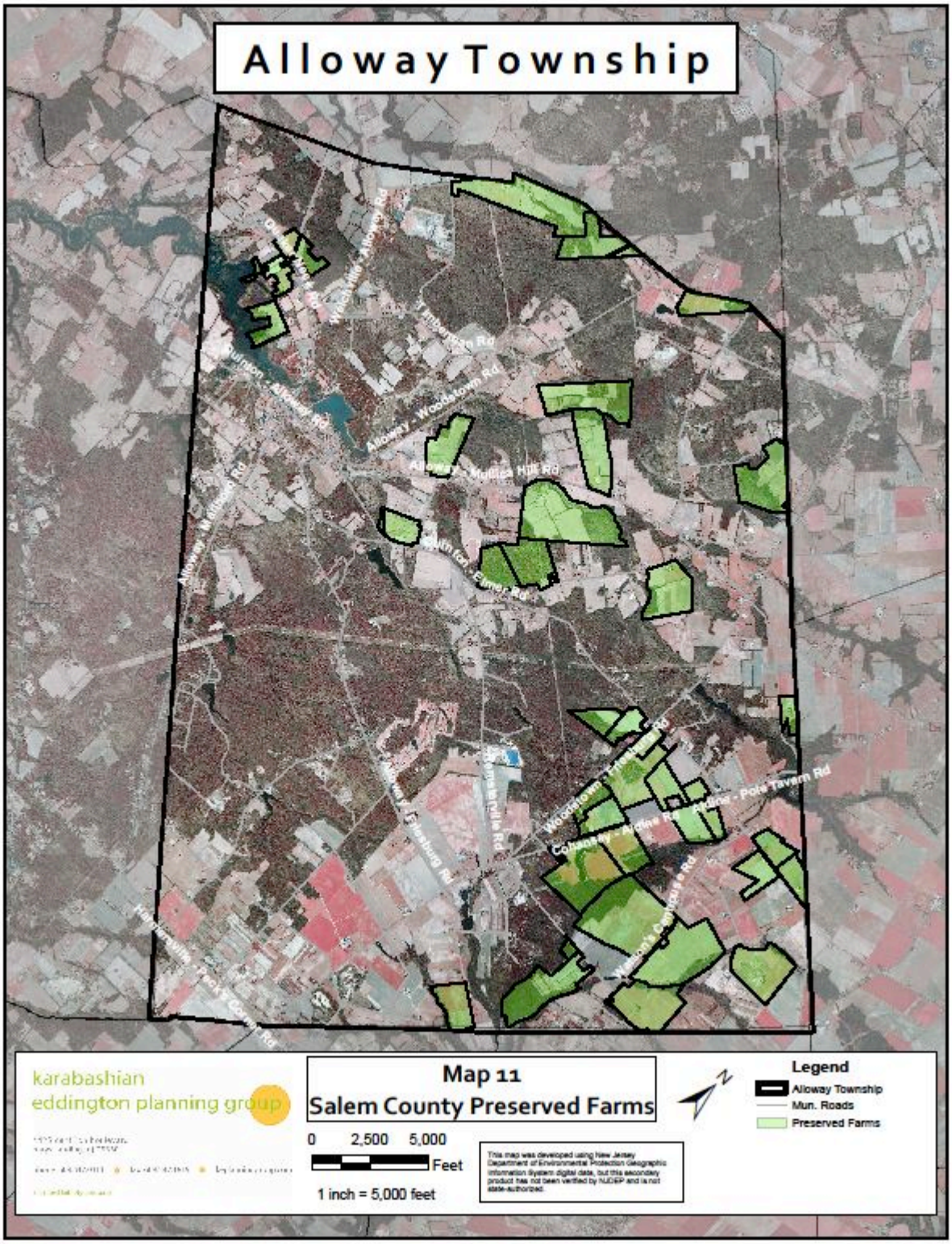
Exceptions:

1. If there is a significant cluster of commercial farms that have been excluded from the ADA, some criteria that excluded these lands may be waived so that the land may be included within the ADA.
2. If the soil of a land is exceptionally agriculturally productive and that land has been excluded from the ADA based on other criteria, some of these criteria may be waived so that the land may be included.
3. If a landowner or landowners meet the eligibility to form an agricultural district but were excluded from the ADA, these owners may request reconsideration for inclusion.

The SADC minimum eligibility criteria for participation in the municipal PIG program are listed in Section 5-2 of this Plan.


Alloway Township
Quinton - Alloway Rd
Weatherby - Alloway Rd
Timberman Rd
Quinton - Alloway Rd
Alloway - Woodstown Rd
Alloway - Mullica Hill Rd
Alloway - Marlboro Rd
Quinton - Elmer Rd
Woodstown - Friesburg Rd
Alloway - Friesburg Rd
Remstaville Rd
Cohansey - Aldine Rd
Aldine - Pole Tavern Rd
Watson's Cashouse Rd
Hancocksville - Pecks Corner Rd
karabashian
eddington planning group
Map 9
Salem County ADA
0 2,500 5,000
Feet
1 inch = 5,000 feet
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Legend
Alloway Township
Mun. Roads
ADA Boundary


Alloway Township
Quaker Neck Rd
Woodstown - Alloway Rd
Hilliard Rd
Alloway - Woodstown Rd
Alloway - Mullica Hill Rd
Alloway - Mullica Hill Rd
Hilliard - Elmer Rd
Alloway - Greenville Rd
Woodstown - Friesburg Rd
Cohansey - Aldine Rd
Aldine - Pole Tavern Rd
Watson's Corners Rd
karabashian
eddington planning group
Map 10
Salem County Project Areas
0 2,400 4,800
Feet
1 inch = 5,000 feet
Legend
Alloway Township
Mun. Roads
Cohansey
Mannington Meadows
Maskells Mill


Alloway Township
karabashian
eddington planning group
Map 11
Salem County Preserved Farms
0 2,500 5,000
Feet
1 inch = 5,000 feet
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Legend
Alloway Township
Mun. Roads
Preserved Farms

4-2.2 Alloway Preserved Lands

Preservation efforts have been underway in Alloway Township for more than a decade. Approximately 20 percent of its farmland is permanently preserved, or approximately 13 percent of all township land, according to the Alloway September 14, 2006 Open Space Inventory (Map 3). Another 7 percent of sensitive township land is permanently restricted through state acquisition. The Township has worked jointly with the State Agriculture Development Committee, New Jersey Green Acres, the New Jersey Conservation Foundation, South Jersey Land Trust, New Jersey Audubon Society, Nature Conservancy, Natural Lands Trust, and the County Agriculture Development Board to preserve farmland and critical open space.

By July 2009, Alloway Township reached the 2,858-acre mark of preserved farmland, primarily funded through the state program. As of February 2, 2010 a total of 3,014 acres was preserved. The Township's initial Planning Incentive Grant application for the 2009 Funding Round was submitted to the SADC on December 14, 2007. As of March 2011, total preserved farmland in Alloway Township is 3,080 acres. See Table 4-3 for a complete list of these farms.

Table 4-3
Preserved Alloway Farms

Original Owner	Acres	Block	Lot	Total Cost	State Cost	Per Acre Total Cost	Per Acre State Cost	State Cost Share	Date of Purchase
Coleman, G. & E.	40.2990	44	3	81,242.78	81,242.78	2,016	2,016	100.00%	06/19/01
Coleman, W. & M.	103.7080	44	10	175,451.94	133,185.86	1,692	1,284	75.91%	08/17/00
Coleman, W. & T. #2	49.9000	105	5	399,200.00	244,510.00	8,000	4,900	61.25%	03/22/07
Coleman, W. & T. #3	143.9000	45	7	947,760.00	603,120.00	6,586	4,191	63.64%	03/22/07
Davis, D.	77.6970	3; 5; 18; 19	43, 44, 47; 19.02; 4; 10	294,438.30	206,861.78	3,790	2,662	70.26%	05/11/06
Dolbow, W., Sr.	49.8270	19	17, 18	109,668.69	78,722.41	2,201	1,580	71.78%	03/24/06
E. Joyce & Son	83.1540	45	3 & 5	174,605.70	137,645.26	2,100	1,655	78.83%	11/26/96
English, M.	333.6900	37; 38; 39	1 & 5; 8 & 8.01; 6, 6.05, 6.06, 21	527,617.80	401,901.46	1,581	1,204	76.17%	10/16/98
Haluska, W. & J.	299.3100	38; 39	10, 11, 17.01; 8, 23	403,123.50	312,047.45	1,347	1,043	77.41%	05/30/00
Heil, E.	143.1160	26; 27	2 & 3; 13	1,130,616.40	1,130,616.40	7,900	7,900	100.00%	07/12/07
Leslie, W. & F.	123.8000	13	15	246,400.00	246,400.00	1,990	1,990	100.00%	10/27/04
Marich, J.	75.4200	26	6	150,840.00	150,840.00	2,000	2,000	100.00%	06/30/04
Mehaffey, A., G. & G.	123.8000	103	7	228,594.00	228,594.00	1,846	1,846	100.00%	06/22/01
NJCF/Cianfrani	60.6000	5; 6; 18	23; 3; 10	484,000.00	248,050.00	7,987	4,093	51.25%	11/06/09
Ray, W. & C.	181.1840	27; 30	12 & 15; 11 & 12	206,351.40	206,351.40	1,139	1,139	100.00%	09/27/01
R. H. Vassallo, Inc.	99.2860	13	18	617,519.20	396,464.00	6,220	3,993	64.20%	04/07/06
Simkins, O. & P.	202.5720	38	4	341,402.71	269,934.82	1,685	1,333	79.07%	11/26/96
Sloat, R.	91.8330	33	6	274,851.00	274,851.00	2,993	2,993	100.00%	06/23/06
Strang, L. & S.	249.7200	10; 16	1 & 8; 5	578,575.34	578,575.34	2,317	2,317	100.00%	03/22/00
Turner, R.	102.1600	45	8	183,222.00	138,434.40	1,793	1,355	75.56%	02/05/02
Prickett, D. & I.	167.6770	A 16; P 90	A 2; P 13	247,658.93	196,349.77	1,477	1,171	79.28%	11/26/96
Barbara, E. & L.	71.6850	10	11, 15, 17	157,707.00	157,707.00	2,200	2,200	100.00%	06/23/06
Doak, J. & C.	51.2090	12; 14	1; 1	102,418.00	102,418.00	2,000	2,000	100.00%	12/17/04
Coleman, J.	27.6300			71,838.00		2,600	0	0.00%	10/10/98
Salem Cty/Coleman, C.	103.9190	UP 73; A 41	UP 7 & 9; A 3 & 4	214,904.49	160,825.04	2,068	1,548	74.84%	06/22/98
Simkins, O. & P.	23.1060	35	4	40,343.08	30,550.75	1,746	1,322	75.73%	03/08/02
	3,080.20			8,390,350.26	6,716,198.92	2,724	2,180	80.05%	

Source: NJ State Agriculture Development Committee, March 28, 2011

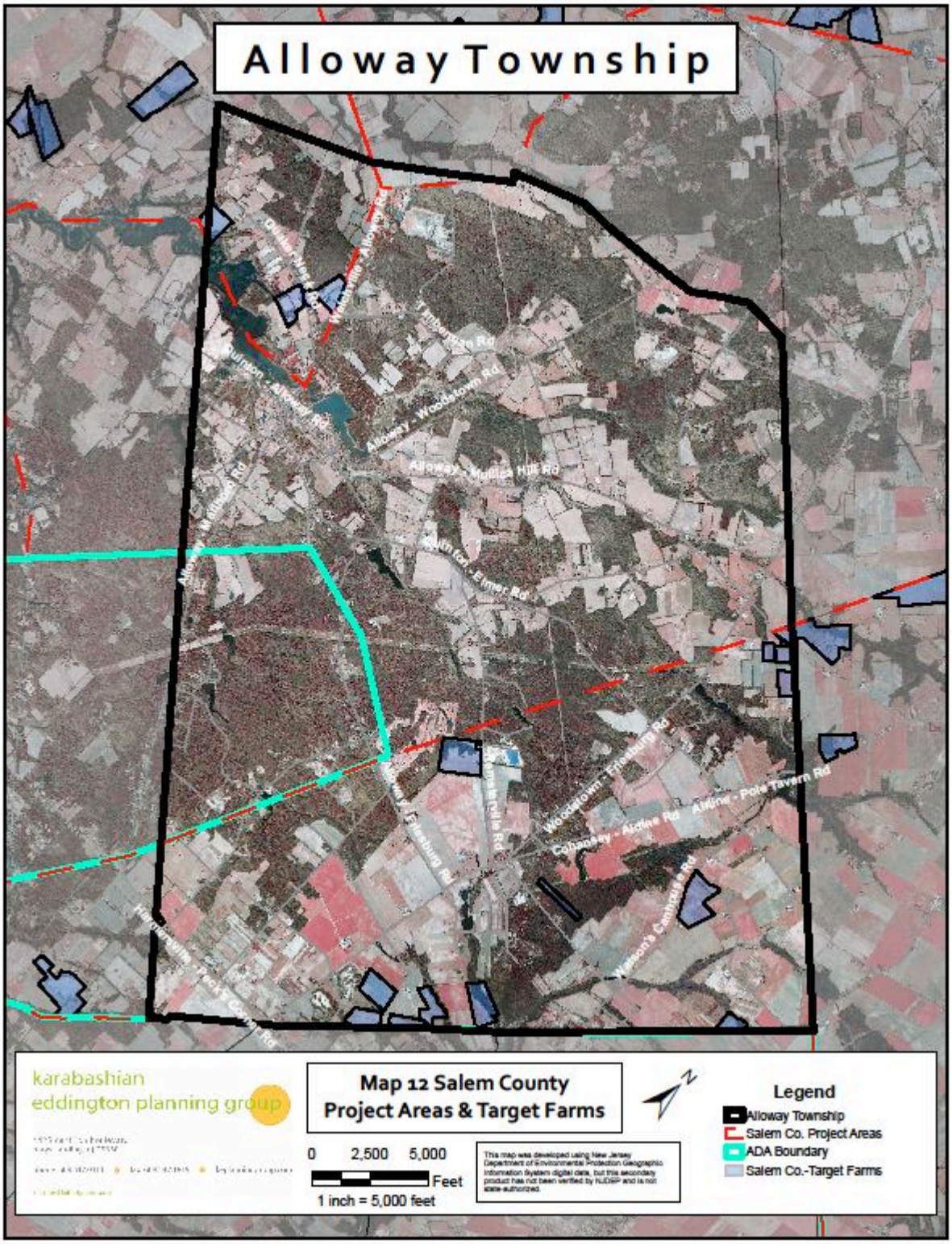
4-2.3 Program Coordination

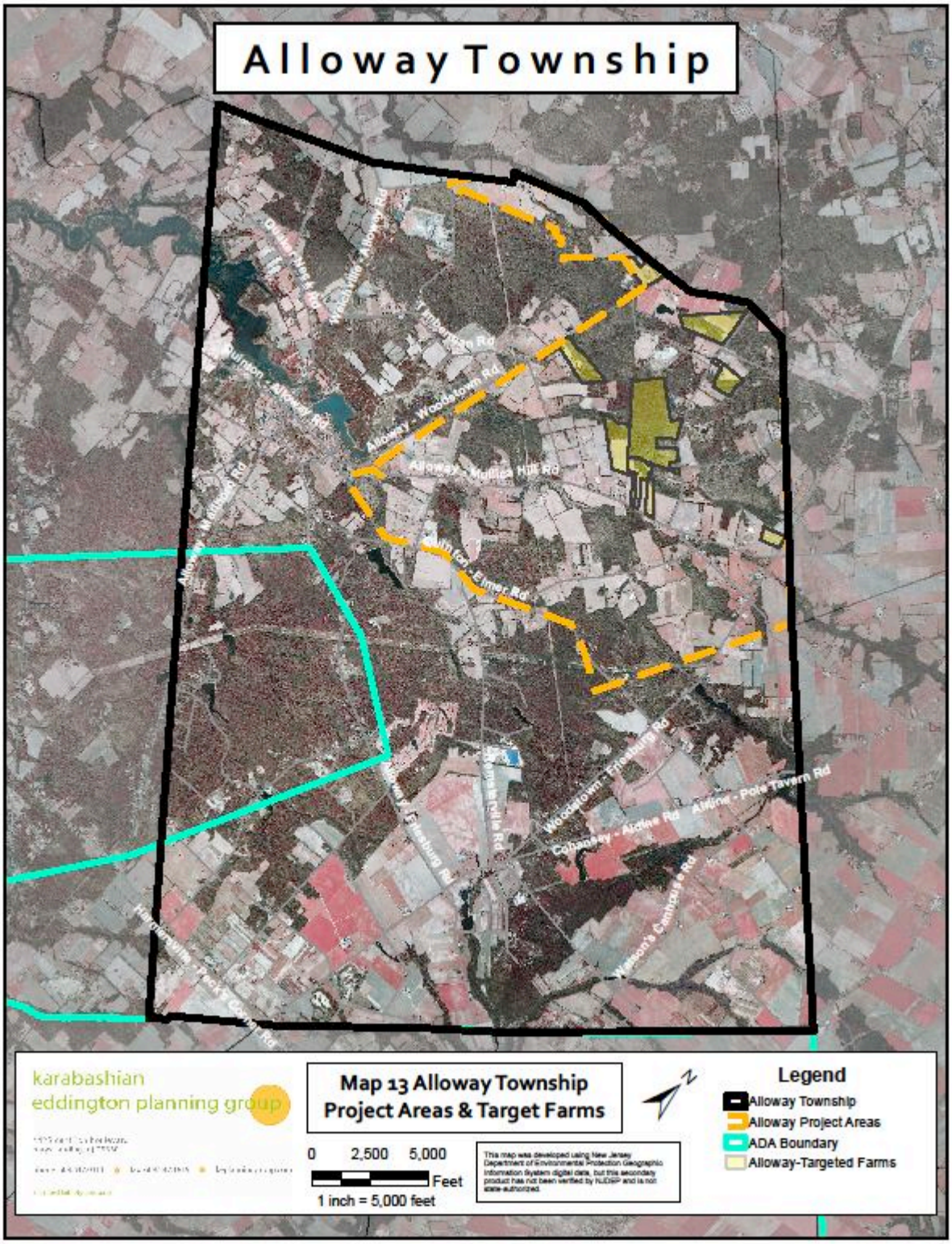
Farmland preservation efforts are most effective when coordinated with other programs and initiatives. To maximize benefits to the community, the Township will endeavor to coordinate all aspects of its land use planning efforts. This will involve Township documents and plans including the Comprehensive Plan (as amended to include this Farmland Preservation Plan), Open Space Inventory, and Environmental Inventory. The Township will also strive to coordinate on-going planning efforts with state, county and regional agencies.

The Township's 2006 Open Space Inventory identifies the status of all parcels 1.5 acres and larger. See Map 13 for the location of these parcels. This Inventory reports the following characteristics for 1,388 total parcels:

- Public (Township and State owned) 7.39%
- Farm Qualified (not preserved) 68.29%
- Preserved Farmland 13.22%
- Qualified Woodland (not preserved) 4.53%
- Special Attributes (unique, dedicated) 6.57%

Alloway Township has made a conscious effort to coordinate planning for farmland preservation and open space. The Township's project areas, targeted farms and agricultural operations as illustrated on Map 13 illustrate the spatial relationship of these important features. These critical areas have been carefully selected to minimize future land use conflicts.


Alloway Township
Alloway - Woodstown Rd
Alloway - Mullica Hill Rd
Alloway - Elmer Rd
Woodstown - Friesburg Rd
Alloway - Pole Tavern Rd
Cohansey - Abbie Rd
Wanson's Cashtown Rd
karabashian
eddington planning group
Map 12 Salem County
Project Areas & Target Farms
0 2,500 5,000
Feet
1 inch = 5,000 feet
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Legend
Alloway Township
Salem Co. Project Areas
ADA Boundary
Salem Co.-Target Farms


Alloway Township
Alloway - Woodstown Rd
Alloway - Mullica Hill Rd
Alloway - Elmer Rd
Woodstown - Friesburg Rd
Cohansey - Aldine Rd
Alloway - Pole Tavern Rd
Wanson's Cashtown Rd
karabashian
eddington planning group
Map 13 Alloway Township
Project Areas & Target Farms
0 2,500 5,000
Feet
1 inch = 5,000 feet
Legend
Alloway Township
Alloway Project Areas
ADA Boundary
Alloway-Targeted Farms

All applications for permanent preservation are submitted to the County Agricultural Development Board for ranking and/or submission to the State Agriculture Development Committee. . The Township has adopted the ranking criteria of the State and County, ensuring coordination of initiatives.

SADC Strategic Targeting Project-

Through the Strategic Targeting Project (STP), New Jersey has developed a more tactical approach to prioritizing farmland preservation investments, coordinated by the State Agriculture Development Committee (SADC). The STP has three primary goals:

1. To coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives;
2. To update/create maps used to target preservation efforts; and
3. To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.

These goals are realized through protection of large areas of reasonably contiguous farmland that will promote the long-term economic viability of the agriculture industry through the Planning Incentive Grant (PIG) program. The Strategic Targeting Project seeks to target farmland with high-quality soils outside of areas slated for growth by state and local planning efforts. To be eligible for the municipal PIG program, a municipality must establish an Agricultural Advisory Committee, maintain a dedicated source of funding for farmland preservation, establish a farmland preservation plan element, and adopt a right-to-farm ordinance. Alloway has satisfied all four requirements for the municipal PIG program.

The Alloway Township Committee established an Agricultural Advisory Committee (AAC) in 2006 to oversee the development and implementation of a Farmland Preservation Plan and to recommend actions to the Township Committee that will support the agricultural industry. See the inside cover page for a list of AAC members. All meetings of the AAC are open to the public and dates of two larger public meetings on development of this Farmland Preservation Plan were published in the newspaper of record for the Township, *Today's Sunbeam*.

As discussed below in **Section 5-4 Funding Plan**, Alloway has a dedicated source of funding for farmland preservation, established an agricultural

preservation element of its Master Plan and has passed a Right-to-Farm Ordinance.

Salem County's Farmland Preservation Program is consistent with the State's STP goals in that the County's preservation efforts have been coupled with the County's primary planning efforts, including the growth element of the master plan, and the efforts of many of the municipalities on the local level. The County Master Plan has been amended to include a joint Open Space and Farmland Preservation Plan (two volumes in one plan). This innovative approach permitted the County to address the assets and opportunities of each aspect, exploring the shared issues and complimentary strategies as part of one integrated, holistic, and public process. This process was innovative in its ability to highlight the links between open space and farmland as essential elements for smart growth. The county's designated centers continue to support farmland preservation because they understand the link between curbing development on the fringes and their own opportunities for redevelopment and revitalization.

New initiatives developed with this plan update, the implementation of Installment Purchase Agreements (IPAs) which will permit the County to better leverage its limited resources while still meeting the demand for PDR in the short term. For more long term results, the County has begun to explore the concept of TDR at the County level. Setting up a TDR program is a long term solution to meeting the County's land use and land preservation goals, but requires significant time, creativity, and resources to set up and administer. In the meantime, the leveraging of the county's PDR capabilities through IPA and seeking out new partners in addition to the municipalities and State, remain the County's most effective tools.

As part of the plan, the County has begun to develop the necessary mapping and databases that underlie and inform its preservation efforts, leading to a more effective and efficient outcome in the long term. Developing this mapping and data, primarily through GIS, allows the County to track its concentrations of preserved areas, evaluate its options, and focus its efforts on the highest quality farmland. With limited funding and resources available, preservation efforts cannot be haphazard; they must be undertaken in a methodical and concerted manner that draws on a variety of resources and supports complimentary initiatives for preservation of open space, environmentally sensitive areas, and historic and cultural resources. The Project Areas discussed later in this Plan demonstrate that the County

understands that the preservation of large areas of contiguous, high quality soils is essential if these efforts are to support the industry as well as prevent the land from being developed in a sprawling and inefficient manner.

Salem County will continue to update the mapping and expand its databases in order to track the pattern of land and easement values, preserved areas and applications, assess the gaps and calculate the best target areas for its limited funds. Maps of the Salem County Agricultural Development Area, Project Areas, Soils, and Pending and Preserved Farmland are included in the Mapping and Data Section of this plan. In addition, a listing of Preserved Farms and Target Farms are also located there.

In accordance with the State's Strategic Targeting Project, the Salem CADB has identified three main project areas in the County for farmland preservation. Designation of these areas provides a focus for the Salem CADB to prioritize and promote farmland preservation. The Alloway farms targeted in the County's plan are located in Project Area #1 and Project Area #2. These Project Areas are shown graphically on Map 12. The Township's targeted farms are listed in Table 5-1 and shown graphically on Map 13.

Municipal Initiatives

An inventory and assessment of Salem County's open space and farmland preservation initiatives at the municipal level was undertaken as a part of the Open Space and Farmland Preservation Plan. The summary of these efforts can be found in the Land Use Planning Section of this report. In addition, the CADB intends for regular communications between municipalities and the Farmland Preservation Program to continue and work in concert with each other. Particular attention is paid to the municipal Agricultural Advisory Committees (AACs) for the Townships that have municipal PIG programs.

Salem County has a great wealth of natural resources and thriving ecosystems, and preserving farmland is an essential element of planning that also helps to prevent development from encroaching on the habitat of threatened and endangered species. The *Salem County Open Space and Farmland Preservation Plan*, published in 2006, promoted purchasing easements to preserve farmland, adopting conservation design ordinances by municipalities, increasing collaboration to strategically target preservation, creating a coordinated network of agriculture and open space, and cultivating a philosophy of preservation.

Alloway Township completed an *Environmental Inventory* in 2000. This report identifies key natural and cultural resources that exist in the Township. The Environmental Inventory provides the basis for a database that permits the Environmental Commission to systematically and factually support the Township's planning goals with site-specific environmental information.

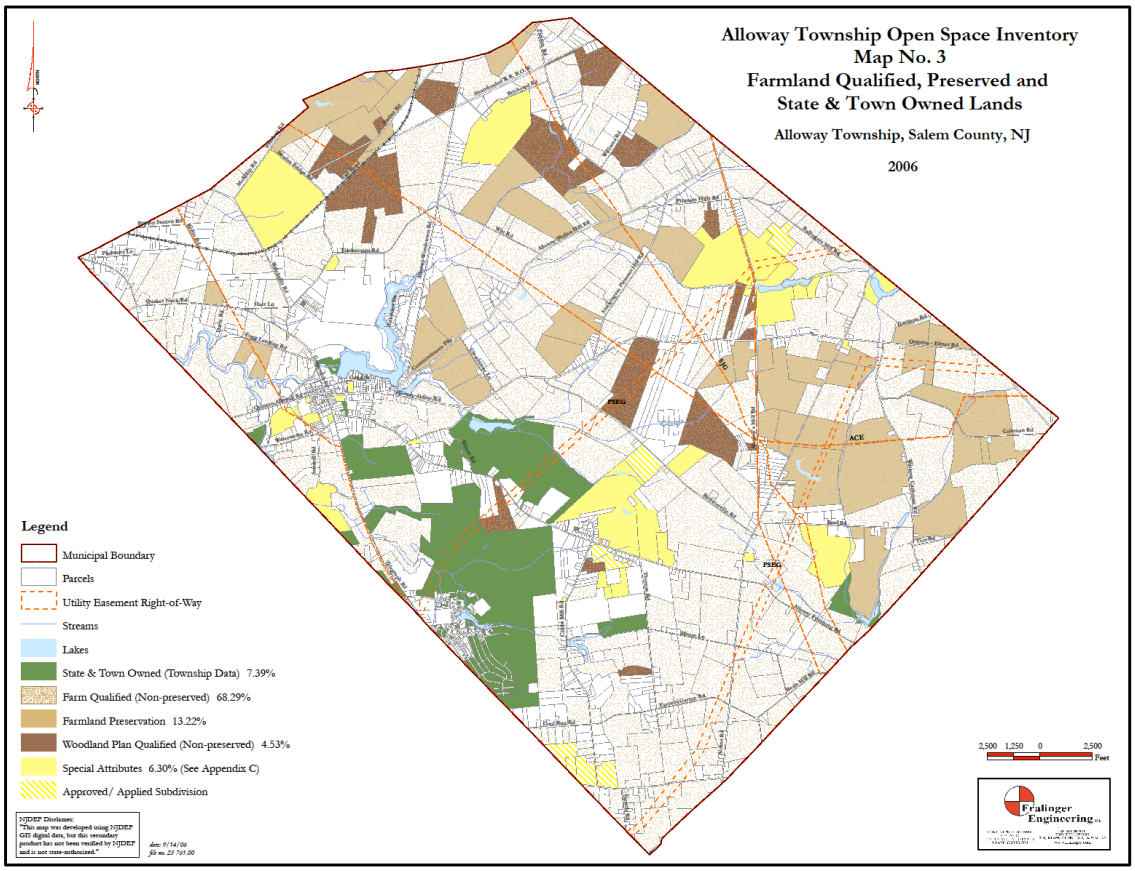
In 2006, Alloway Township completed and adopted an *Open Space Inventory*, which identified the importance of farmland preservation as an integral component to the retention of open space. The *Open Space Inventory* has provided a partial basis for determining the boundaries of the Project Area in this farmland plan.

The goals of both the *Open Space Plan* and this Farmland Preservation Plan are consistent with each other and with the township's aims of maintaining a strong, active agricultural industry.

The Landscape Project, created by the Endangered and Nongame Species Program of NJDEP's Division of Fish and Wildlife, was also consulted in determining where protective areas are most important and where the focus of preservation should occur. The description of the Project Areas in this Farmland Preservation Plan incorporates information drawn from that source.

As depicted on Map 14, the majority of the recreational areas are located on the western side of the Township. Most of the farmland existing and proposed for preservation is located in the eastern and northern tiers. There are no trail networks or other open space plans that will present conflicts with the Township's farmland preservation goals.

Map 14
Alloway Open Space



4-2.4 Farmland Preservation Funding

It is generally recognized that productive farmland helps keep municipal taxes down, increase property values, benefits the environment, adds to a community's character, is part of the State's heritage and ensures that New Jersey residents continue to have access to an abundant supply of locally grown fresh food and agricultural products. Numerous studies have documented the benefits of a one-time tax for farmland preservation over the community service costs associated with conventional development.

In general, the amount of funding that a municipality can generate is not sufficient to finance the purchase of significant land for preservation. Municipal funding can, however, provide bond financing that will provide substantial dollars for the preservation effort. A municipal preservation trust can also fund the planning and other direct costs of the municipal preservation program.

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

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

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

In 2004, 53 percent of the total 1,656 votes cast favored a non-binding referendum to create a stable funding source to acquire open space and farmland, including natural areas, sensitive habitats, and water resources. Alloway voters gave their approval to a dedicated tax not to exceed two cents. In the 2005 budget, $18,757 – the equivalent of one cent – was placed in the Township budget for preservation. The tax is evaluated annually to determine municipal needs and priorities, and unused balances can be carried forward for future needs. As of March 31, 2010, the Township's Open Space and Farmland Trust Fund carried a balance of $130,070.

Due to the level of funding necessary to preserve farmland, the Township continues to rely primarily on the state's direct easement program. The SADC has contributed more than $2.6 million through the direct easement purchase and fee simple acquisition programs to preserve farmland in Alloway that did not require a cost share, according to SADC summaries.

4-2.5 Monitoring Preserved Land

Alloway Township relies on the Salem CADB to conduct annual monitoring of preserved farmland through its regular monitoring program. Each farm that has been in the Farmland Preservation Program for at least 12 months is inspected to ensure compliance with the requirements of the program. The monitoring program checks to make sure that no new non-agricultural buildings have been constructed without prior approval, that pre-existing non-agricultural uses have not been expanded, and that the site appears to be a functioning as a viable agricultural operation.

Monitoring of preserved farmland is either by the CADB or SADC depending on which agency holds the easement. SADC holds easements on farms acquired through the state direct easement and fee simple programs.

Chapter Five

The Future of Preservation

5-1 Preservation Goals and Objectives

The primary goal of the Township's Farmland Preservation Plan is to retain important farmland and a healthy agricultural industry in Alloway Township by acquiring the development rights on acreage that is most suitable for agricultural production, and on farmland critical to maintaining the integrity of project areas, regardless of size and location.

Alloway Township's goal each year is to maximize participation in available programs by submitting high quality applications. In December 2007, the Township expanded its funding opportunities by submitting an application for a municipal Planning Incentive Grant. In conjunction with the PIG application, the Township also drafted a Farmland Preservation Plan. This document represents the culmination of this effort.

Alloway's five year goal (2010 - 2015), as recommended by the Agricultural Advisory Committee, is to preserve 1,030 acres by 2015. Within the next decade or by 2020, it is the Township's vision to preserve an additional 1,030 acres for a total of 2,060 acres.

Alloway's goal is to continue building on existing project areas, to create a preservation buffer to developed areas, and to purchase development rights on acreage that link various project areas and open space areas to each other.

The Township places a value on the small, in-fill farm, as well as those farms that provide agricultural viability and critical resource protection.

Alloway Township will continue to participate in the state and county easement program, refer farms for fee simple and direct easement program, and participate in the Planning Incentive Grant program.

From the beginning days of the program – when the County's cost-share was limited to 10 percent and created a gap in full funding – the Township's farmers were encouraged to donate a portion of their easements. The Township also has been successful in encouraging like-kind exchanges and educating landowners about various tax advantages as an incentive to take less than full value.

5-1.1 Project Area

Alloway Township recognizes the importance of all farmland. All land identified for agricultural use within the ADA is eligible for preservation. The Township's main goal is preservation of contiguous blocks of farmland on prime land to enhance the future sustainability of agriculture, which is consistent with the SADC goals.

The Township has achieved significant areas of densities. For purposes of the Planning Incentive Grant, Alloway proposes the Project Area illustrated on Map 13 as a means to link and expand existing densities and to address an area containing important farmland excluded from the County Plan. The Township's Project Area specifically excludes the sewer service area and designated growth areas. This Project Area focuses on active agricultural areas not included in the three Farm Project Areas delineated in the Salem County Farmland Preservation Plan. Alloway Township encourages preservation of all target farms including those listed in the County Plan as a way of leveraging funding from other sources that will enhance farmland preservation efforts locally. Only target farms within the Township's project area will be eligible for Municipal PIG funding.

To date, Alloway has preserved 26 farms, comprising approximately 2,858 acres. Three of these farms straddle neighboring township lines. Preserved farms, and state restricted properties are concentrated in significant project areas in the east, north, central, and southwestern sections of the township.

As noted above, the Township will employ a strategic approach to farmland preservation that includes cluster zoning and minimum lot size to minimize the impacts of development on agriculture. The Township will encourage efforts consistent with the Strategic Target Project and continue to explore alternatives to easement purchases to preserve farmland.

It is the intention of the Township to link these project areas together. Specific targeted farms submitted to Salem County as part of the County Farmland Preservation Plan update include:

- Daniel Hitcher, 225 acres, all tillable.
- Richard Rieck, 53 acres, majority tillable
- John Cianfrani, 134 acres, two farms, combination of tillable/pasture
- William Coleman, 54 acres, all tillable
- Robert Dougan, 216 acres, of which 75% is tillable
- Coleman Brothers, 38 acres, tillable
- Karen Atanasio, 18 acres, all tillable
- Carroll Ansink, 15 acres, virtually all tillable
- Kurt Sickler, 126 acres, 115 acres tillable
- Christopher Simkins, 15 acres environmentally sensitive woodlands
- William Seagraves, 51 acres, majority tillable
- George Williams, 101 acres, combination tillable and woodlands
- Donald Scheese, 600 acres, all tillable
- James Yanus, 81 acres, all but 10 tillable

The Agricultural Advisory Committee recommended the establishment of one Agricultural Project Area (PA) in the township, focusing on the area of farmland-assessed parcels that are excluded from the three Farm Project Areas identified in the County Plan. The location and boundaries of the Township's Project Area and Target Farms are shown on Map 13.

The Project Area (PA) totals 5,055 acres and is located in the east-central part of the township. The density of the PA is 87 percent. All of the target farms are 10 acres or larger in size or part of a farm that is that size or larger. The seven farms targeted comprise a total of 384.29 acres within the Project Area.

Another 13 parcels comprising ten farms on 1,011 acres (20%) of the PA is permanently preserved. Soils in the PA are among the best in the region and are predominantly prime soils and soils of statewide importance. On the target farms, 376 acres, or 98 percent, are classified as prime soils and soils of statewide importance.

Farmland in the PA has been ranked by the Landscape Project as critical or suitable for grassland-dependent species of rare animals. The Landscape Project, developed by the Endangered and Nongame Species Program of the

NJDEP Division of Fish and Wildlife, documents the value of various types of habitats within New Jersey. It then ranks these habitats as to their importance. The highest ranking goes to habitat areas where there has been a documented occurrence of one or more species that are on either the federal or the state Threatened and Endangered Species lists, and where there is a sufficient amount of habitat type to sustain these species. Habitat without such documented occurrences, but which are of the type and size that could sustain these species, are ranked as "suitable."

The Alloway Agricultural Advisory Committee endorses and recommends the above fourteen farms listed in the County Plan and the farms listed in **Table 5-1** to be targeted for priority preservation. The farms in Table 5-1 are shown graphically on Map 13.

Table 5-1
Alloway Township – Target Farms

APPLICANT	LOCATION	BLOCK	LOT	ACRES
CHARD, DANIEL	WOODSTOWN ROAD	11	32	24.87
CONNOR, BRIAN	PIERSON ROAD	13	12.02	146.68
REILLY, HEIDI	WOODSTOWN ROAD	13	9	40.87
ROBBINS, JOSEPH	PIERSON ROAD	12	2	54.18
SICKLER, DONNA	WATSON'S MILL ROAD	16	13	11.59
YANUS, JAMES	COMMISSIONER'S PIKE	13	14,14.02, 16.01	81.48
ZIMMER, GENE	PIERSON ROAD	15	5.03	24.62
TOTAL:				384.29

A target farm is any parcel of farm-assessed land that is 10 acres or greater in size, or any cluster of parcels held by the same owner or related owners in the same vicinity. There are seven (7) target farms on nine (9) parcels covering 384.29 acres within the Project Area constituting 7.6 percent of the total acreage within the Project Area. Soils in this Project Area are among the best in the region with 98 percent classified as important farmland soils.

5-2 Eligibility and Ranking Criteria

The SADC's rules at NJAC 2:76-6.20 set forth minimum eligibility criteria for all farms participating in any farmland preservation program including the Planning Incentive Grant. By reference, the Township has adopted the minimum eligibility criteria of the State Agriculture Development Committee for farmland preservation applications. This eligibility criterion is also used by the County Agriculture Development Board ensuring coordination between the Township, County and the State. The Township does not require the farmland to be farmed by the owner.

The Township has adopted the ranking criteria used by the County Agriculture Development Board to prioritize farms. The Township will use the same criteria for the Planning Incentive Grant – with one exception. The Township will accept and prioritize applications from small farms that would provide critical infill or linkage to densely preserved areas on an individual basis. For example, waivers of minimum lot size can be granted in certain circumstances such as when a farm is surrounded by contiguous preserved farmland.

The SADC criteria for land eligibility are summarized below. A complete version of the Salem CADB Ranking Criteria Spreadsheet and SADC minimum eligibility criteria (NJAC 2:76-6.20) are included in Appendix C and Appendix D, respectively.

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

- the land must produce agricultural or horticultural products of at least $2,500 annually;
- at least 75 percent of the land or a minimum of five (5) acres, whichever is less must be tillable;
- at least 75 percent of the land, or a minimum of five (5) acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and
- the land must exhibit development potential based on certain standards.

For lands greater than ten (10) acres in size:

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

In determining the target farms within the Project Area, Alloway Township has used a minimum farm size of ten (10) acres. This size relates development potential to the township's Agricultural Zoning and allows for the targeting of key parcels that satisfy the Township's preservation objectives.

5-3 Ancillary Policies for Preservation Applications

Alloway Township abides by all policies adopted by the County Agriculture Development Board and the State Agriculture Development Committee with respect to housing opportunities allowed on preserved land, replacement of housing, Residual Dwelling Site Opportunities, division of the premises, and severable and non-severable exceptions as outlined below.

5-3.1 Approval of Housing Opportunities

On preserved farms, agricultural labor housing must be approved by the SADC and the CADB, who both recognize the need to house those who work on farms. There are a number of financing opportunities to enable farmers to construct housing for agricultural labor.

Replacement housing on preserved farms must also be approved by the SADC and the CADB. The county has no additional policies on replacement housing beyond the state requirements.

According to SADC Policy P-31, the intent of a Residual Dwelling Site Opportunity (RDSO) is to provide the limited future construction of a residential unit or units for agricultural purposes on presently preserved farms. RDSOs must be assigned to farms prior to preservation and are limited to a maximum of density of 1 RDSO (including existing dwellings) per 100 acres. Each request must first be approved by the CADB and then

evaluated by the SADC. The landowner must complete a CADB/SADC application and adequately explain how the construction and use of the residential unit is for agricultural purposes. The residential unit must be occupied by at least one person engaged in farming activities, including production, harvesting, storage, grading, packaging, processing, or sale of crops, plants, or animals. The location of the dwelling unit must be approved by the municipal planning board. There are no restrictions on the relationship of the occupant(s) of the unit and the owner of the premises. Thus, the unit can be used for agricultural labor housing. If approved, the applicant has up to three years from the date of approval to construct the residential unit.

5-3.2. Division of the Premises and Approval of Exceptions

Alloway Township has not developed specific policies pertaining to division of premises and approval of exceptions. For the present, the township will follow county practice regarding these situations and will accord with all state requirements.

As described in SADC Policy P-30-A, a landowner wishing to divide a permanently deed-restricted parcel must receive the joint approval to do so from the CADB and the SADC. Divisions must be for an agricultural purpose and result in parcels that are suitable for a variety of agricultural operations that yield a reasonable economic return under normal conditions solely from the parcel's agricultural output. The SADC's main objective in preserving land is to retain large masses of viable agricultural land; agricultural parcels become less viable if reduced in size. A landowner requesting a division of premises must answer a series of questions relating to the current and proposed lot lines of the parcel, the current and proposed agricultural use of the parcel, and future agricultural viability, such as access and soil quality, of the preserved parcel(s). If a landowner can satisfactorily demonstrate that the new parcels can support viable agricultural operations, the SADC and the CADB may approve the division.

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

that a non-sewerable exception be incorporated into the preservation application, in order to allow for a future dwelling to be built. However, this need varies with the size of the parcel being preserved and other conditions.

The Agricultural Advisory Committee of Alloway Township will examine the merits of such a requirement over the course of the next few months. In the interim, it will be guided by the County Agricultural Development Board's experience with exceptions. The AAC will also review housing opportunities, labor housing and housing replacement policies with respect to agricultural operations with the goal of retaining agriculture while simultaneously minimizing potential land use conflicts. Considering the results of this review the AAC will forward their recommendations to Township Committee for their consideration and possible ordinance revisions.

5-4 Funding Plan

Alloway Township provides a two (2) percent cost-share on County applications that are not in the direct easement program to make them more competitive at the county and state level. As stated previously, a majority of Township residents approved a dedicated tax to fund the purchase of development rights. Since the inception of this dedicated tax in the annual funding stream has been approximately $20,000.

In an attempt to preserve its agricultural heritage, Salem County initiated a number of innovative funding schemes aimed at permanently preserving farmland and expanding existing agricultural operations. Farmland preservation efforts began in December 1990 when the Salem County Board of Freeholders approved a one million dollar bond issuance for farmland preservation. The money went towards paying the 20 percent local match required by the State's easement purchase program for agricultural lands leading to the permanent preservation of 1,762 acres of farmland.

Also in December 1990, the Board created the Agricultural Lands Preservation Program to be financed through the Salem County Improvement Authority. This program resolved to fund up to $500,000 of farmland easement purchases each year. By 2003, the State's farmland preservation program had invested $13.8 million in Salem County farmland easement purchases due to $4.7 million committed to preservation by the County. Since the program's inception in 1990, approximately 157 landowners have decided to participate in the farmland preservation

program. As of November 30, 2010, 213 farms have been preserved in Salem County.

In November 2002, voters approved two cents per $100 of assessed value of real property to be dedicated towards farmland preservation. Starting in 2003 the County allocated the approximate equivalent of two cents, or $681,000 from the general capital fund for preservation rather than overburden taxpayers. Then in 2004 the County allocated the approximate equivalent of two cents per $100 of assessed value of real property, or $700,000 from the 2004 adopted budget for preservation. However, in August 2004 increased development pressure necessitated the adoption of a new $9 million bond ordinance by the Board of Freeholders. Money from this bond was designated towards preserving open space and farmland.

In 2005, the Board of Chosen Freeholders adopted a resolution for a bond sale to fund the ordinance. Also in 2005, the two cents per $100 of the assessed value of real property dedicated tax was collected from taxpayers for the first time for farmland and open space preservation projects. The tax is kept in a separate bank account and is used for payment on the principal and interest of the debt resulting from the bond sale. The County bonded for $9 million for the purchase and preservation of farmland in Salem County. The bond is to be paid out over 20 years and as of October 2006, the County had bonded $7,590,890.58.

As of 2006, this Farmland and Open Space Tax has accrued over $800,000 annually for preservation, including bond repayment, in the County. The funding helped further invigorate the preservation program and lead to the County's milestone 20,000th acre of preserved farmland in 2006.

2006 Referendum

The Board of Chosen Freeholders placed a question on the November 2006 ballot asking voters to approve an increase of two cents for the dedicated tax which funds the land preservation program in Salem County. Specifically, the question on the ballot asked residents if the 2002 approved two cent tax should be increased to four cents. The voters did not support the referendum and the question failed (53.5% no, 46.5% yes). At the November 29th public meeting on the *Open Space and Farmland Preservation Plan*, Freeholder Director Lee Ware confirmed the Freeholders commitment to open space and farmland preservation and pledged continued support for land conservation in Salem County.

The cost of purchasing the development rights in recent years has ranged from $4,500 to $15,000 per acre. The average cost of an easement in the County in 2007 was approximately $8,000 an acre, an increase of nearly 55% over the average cost in 2006 and more than double the average cost per acre in the year 2000. These numbers also depend upon the location within the County, as farmland in the northern portion of the County are under greater pressure of development and therefore have higher values. The housing market has noticeably cooled and these numbers will likely represent a temporary plateau in assessment values. However, these will continue to stretch the government's ability to purchase development rights. Salem County typically pays approximately 20% to 25% of the cost of an easement (with the State paying the remaining share). There exists a variation in farmland value in the County, as the northern tier of the County is becoming significantly higher. As this cost per acre increases, the County may need to pay more per acre based upon the state's sliding scale for cost-share on farmland preservation projects.

There are currently 175 applications comprising 11,382 acres that have been submitted to the program. Of these, 104 applications representing 8,289 acres are located within the County's project areas and are included on the Target Farms list in the Appendix. This represents 31% of the program goals of 26,000 acres over ten years. At the current County average of $8,000 per acre, purchasing these easements this could cost approximately $66,310,000 in today's dollars.

The CADB has set ambitious goals for farmland preservation in Salem County over the next ten years. *Funding is the single most critical limiting factor in reaching the County's goals, followed by limited staffing resources.* Reaching these goals will require new, creative approaches to expanding funding sources and leveraging funds.

Open Space and Farmland Preservation Trust

Though the November 2006 ballot question asking voters to approve an increase of two cents for the dedicated tax for land preservation rejected by County voters, Freeholder Director Lee Ware confirmed the Freeholders commitment to open space and farmland preservation and pledged continued support for land conservation in Salem County. The failure of the 2006 Open Space and Farmland Preservation referendum to garner voter support only proves that greater outreach and more creative approaches are needed if the

County is going to meet its farmland preservation goals. Such strategies must include a countywide TDR program and installment purchases, but the need for increased funding will remain. The Freeholders may revisit the referendum in 2008 or 2009, but only with a more targeted and cooperative effort to "get out the word" on the importance of open space and farmland preservation.

Leveraging County Funding

The CADB also supports the efforts of local municipalities to provide matching funds for farmland preservation, such as is being done in Pilesgrove and Pittsgrove Townships through the use of the municipal PIG program through the SADC. Mannington Township also supports the farmland preservation efforts of their local landowners and contributes 1% of the easement purchase price. Pilesgrove and Pittsgrove have established Planning Incentive Grant (PIG) project areas in their communities and have dedicated matching funds to purchase the targeted farms within these project areas. Pittsgrove is planning to establish a second PIG project area in their community to help leverage their funds with county and state funding to expand their farmland preservation efforts. At least one other municipality is preparing its own PIG program and area(s).

The CADB has taken appropriate steps towards the completion and update of the County's Farmland Preservation Plan as this will represent the County's first step in applying for the County Planning Incentive Grant program and thus another source of leverage, though admittedly a limited one as well.

The Salem CADB also notes that there will be increasing potential for leveraging County dollars by cost sharing with N.J. Green Acres, and other state and federal agencies, as well as nonprofit organizations. (*A list of potential grants and funding is included in Appendix).* New Jersey Conservation Foundation has received a $1 million matching grant from the SADC for the preservation of farmland in Salem County through the SADC's nonprofit grant program.

These are opportunities for Salem CADB to expand their preservation program and leverage limited County funds.

5-5 County Cost Share

The Township will request that the County cost-share 50 percent of the actual unfunded amount of a municipal PIG preservation purchase, less 50 percent of any actual dollar value created by a landowner donation or third-party source (non-profit organization, other government agency, private donor, etc.)

> *For example:*
> *A farm easement purchase price is established at $10,000 per acre.*
> *Assuming a cost-share of $6,000 from the SADC, the remaining unfunded portion is $4,000.*
> *A nonprofit organization agrees to contribute $1,000 per acre and a corporation offers $1,000 per acre, reducing the unfunded amount to $2,000 per acre.*
> *Under the PIG formula, this unfunded balance shall be divided equally between the County and the Township.*

The Township welcomes the opportunity to offer an installment purchase plan as an incentive to applications for permanent farmland preservation. As noted in Section 4-2 above, the County Freeholders passed a resolution in August 2007, making the use of Installment Purchase Agreements the standard policy when the County acquires or is a partner in acquiring development rights.

For purposes of this financial plan, it is assumed that the county program will provide $61,440 annually for the 10-year period for a total county contribution of $614,400. The following table illustrates the respective Township, County and State cost share for this 10-year PIG grant.

Table 5-2
Cost Sharing

Year	Township	County	State	Acreage Per Year	Total Cost per Year
2010	$61,440	$61,440	$184,320	38.4	$307,200
2011	$61,440	$61,440	$184,320	38.4	$307,200
2012	$61,440	$61,440	$184,320	38.4	$307,200
2013	$61,440	$61,440	$184,320	38.4	$307,200
2014	$61,440	$61,440	$184,320	38.4	$307,200
2015	$61,440	$61,440	$184,320	38.4	$307,200
2016	$61,440	$61,440	$184,320	38.4	$307,200
2017	$61,440	$61,440	$184,320	38.4	$307,200
2018	$61,440	$61,440	$184,320	38.4	$307,200
2019	$61,440	$61,440	$184,320	38.4	$307,200
Totals	$614,400	$614,400	$1,843,200	384	$3,072,000

Source: Alloway Township Agricultural Advisory Committee. Based on average of $8,000 per acre. Assumes Installment Purchase Plan.

Alloway Township will utilize a portion of the funds collected via its Farmland and Open Space tax to finance its portion of the cost share for this program. In the event these tax proceeds are not sufficient, the Township could generate its match through the issuance of a 20-year municipal bond. To finance this bond, the balance in the municipal trust fund, supplemented by subsequent installments and retained interest, would provide a portion of the bond funding.

5-6 Program Resources

The Alloway Township Agricultural Advisory Committee does not have a paid staff. It relies on resources available within the Township and the assistance of a planning consultant. The AAC does not retain its own solicitor, but has access to the Planning Board and Township's legal counsel on a limited basis.

The Agricultural Advisory Committee has relied primarily on the County Agriculture Development Board and the resources of the State Agriculture

Development Committee and Green Acres to develop a data base and GIS resources. In addition, the Committee has access to planning reports and related documents prepared for the Township including the municipal Open Space Inventory and Environmental Resource Inventory, and County open space and farmland preservation plans.

5-7 Factors Limiting Preservation Implementation

There is a very high interest in preserving farmland on the part of farmland owners and residents. In fact, the demand for preservation far outweighs available funding and severely limits the use of PDR as a viable means of preserving farmland. Unfortunately, the money is not available to purchase the permanent easements on these properties, and delay tends to increase the market values.

Lack of funding to purchase farmland at reasonable market values is the key limiting factor to accelerating preservation in Alloway Township and Salem County. The demand for preservation far outweighs the available funding resources and thus severely limits the continued use and success of PDR as a tool. The State's contribution to this effort has been sustained for another year following the voters support in November 2009, but future funding remains uncertain. The necessity of finding new partnerships and innovative leveraging techniques, such as installment purchase agreements, and complementary land use tools, such as TDR, to reach preservation goals is becoming increasingly critical.

Funding and staffing at all governmental levels continues to be a concern when considering the long-term viability of current farmland preservation programs. Salem County has not been able to renew a long-term funding source, and the Township is limited, due to its tax ratable base, in its ability to raise funds. Competition is keen from municipalities newly interested in the Planning Incentive Grant.

The County's Farmland Plan concluded that current staffing level is not adequate for the long-term needs of a vital and growing program. The County already has plans increase the use of technology that will make the current process more efficient and free up existing staff time for other priorities. One particular area of the program that could benefit from additional staffing is the area of outreach, especially as new programs and funding mechanisms are developed. While there is no lack of applications and interest in the

preservation program, if the County and municipalities are to be successful in any future efforts for a new dedicated tax through referendum, additional efforts for education and outreach will be needed in concert with the CADB, Open Space Advisory Committee and others.

Although New Jersey voters approved a 2009 bond authorizing $400 million in new funding a portion of which will be used for preserving farmland, long-term solutions are needed. The Township should continue to strengthen its association with the county and state, and forge new partnerships when such opportunities become available. These discussions may include fund leveraging through the use of IPAs, and complementary land use tools such as TDR.

Chapter Six

Economic Development

6-1 Plans and Initiatives

Agricultural economic development strategies and program implementation are, by and large, outside the scope of the resources of a small rural township such as Alloway Township.

The Township does, however, strongly encourage its farming community to assume leadership roles and to participate in demonstration and model programs as well as traditional initiatives recommended by the State Department of Agriculture, the County Board of Agriculture, Rutgers The State University Cooperative Extension, and the County of Salem.

The Salem County Board of Agriculture is the grass roots organization that represents commodity groups, shares research and education, develops policy, and works with Cooperative Extension, the NJ Department of Agriculture, and NJ Farm Bureau to develop and implement policies and program, as well as marketing initiatives.

The Alloway Township Committee, Planning Board, and Agricultural Advisory Committee are committed to adopting ordinances and policies that enhance the agricultural industry and farm profitability in the Township, county, and region.

Alloway Township strongly supports the strategies associated with agri-tourism, consumer promotion, and industry education.

The elected officials and farm families in Alloway Township take part in various agricultural tours, demonstration projects, the Farm-City Breakfast, the Salem County Agricultural Fair, renewable energy efficiencies on farms, the Jersey Fresh marketing and quality grading programs, farmer markets, u-pick operations and other programs.

6-2 Consistency with State and County Planning Efforts

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

Each year, the delegates of the State Agricultural Convention endorse economic development strategies for different sectors of New Jersey's food and agricultural industry. The latest document, *New Jersey Department of Agriculture 2009 Economic Development Strategies,* lists 100 strategies over 10 key sectors, including horticulture, produce, dairy, aquaculture, field crops, livestock, organic farming, equine, wine production, and agritourism. Many of the strategies involve enhancing promotional activities, ensuring the quality and health of agricultural and food products, and encouraging more direct marketing to shorten the chain between producer and consumer.

In view of recent agricultural production in, the strategies related to field crops, horticulture, livestock and poultry, and equine are particularly important to Alloway. For example, one of the strategies for enhancing the horticultural industry is for the state's Department of Agriculture to work with growers and independent garden centers and nurseries to strengthen their efforts to promote *Jersey Grown* products with advertising materials, such as point-of-sale materials. In terms of livestock and poultry, the strategy to support the sale and marketing of locally produced poultry meat and eggs could be advantageous to Township farmers. These strategies could be promoted on behalf of farmers by the Alloway Agricultural Advisory Committee. Among field crop strategies, one is to work with Rutgers Cooperative Extension and NRCS to provide regional producer workshops that will emphasize the benefits of good pasture and cropland management and preservation of water quality. There are numerous examples of these practices in Alloway that could be used to showcase the benefits of these best management practices.

6-3 Existing Programs

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

6-3.1 Farmer Support

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

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

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

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

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

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

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

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

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

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

Agricultural Marketing Resource Center. Funded in part by USDA Rural Development, the Agricultural Marketing Resource Center (AgMRC) is a national virtual resource center providing the latest information on value-added agricultural enterprise development. The center has expertise in more than 150 different commodities and products. It also provides information on

market trends in the food, fiber, pharmaceutical, energy, and tourism industries. Additionally, the website includes information on business creation and operation, current research, and other resources for value-added agriculture.

6-3.2 Agricultural Promotion, Markets and Sales

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

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

Salem County has two farmers markets, Cumberland County has three, Camden County has six, and Gloucester County has one, as listed below in Appendix B-1

Agritourism, Roadside Markets, and Farm Stores. Agritourism involves establishing farms as tourist destinations with educational, recreational, and commercial potential. Agritourism can take on many forms, from to bed and breakfasts, U-pick farms, cider mills, corn mazes, hay rides, petting zoos, horseback riding, farm tours, wine tasting, and farm festivals, to Monmouth County's Farmland/Scenic Preservation Tour Guide, which points out nurseries, orchards, farm markets, preserved farmland, historic places, and scenic vistas on an approximate 60-mile route. Agritourism benefits farmers

by supplying an opportunity for additional income, particularly during slower periods between harvests. Agritourism also serves to reinforce the agricultural identity and rural character of a place. Through agritourism, schoolchildren, as well as adults, can learn about the process of food production and the importance of protecting their local food resources. Roadside markets and farm stores are other ways that consumers can purchase locally grown produce, flowers, and other agricultural products directly from the farmers. See Appendix ***B-1***.

Direct Sales to Supermarkets. Several supermarket chains with stores in Cumberland County promote local produce, although definitions of "local" can range in meaning from "within a county" to "within 300 miles of New Jersey." A large barrier to providing local commodities to mainstream supermarkets is that farms must be willing to deliver products themselves and be able to provide quantities large enough to meet the needs of the supermarket. Brokers (middlemen) and distribution centers have traditionally filled this need, although a lack of "buy local" promotions has prevented higher profits from being passed on to the producers.

Direct to Restaurant Sales. The Jersey Fresh program links interested restaurants with local farmers through its Hospitality Industry Program (NJDA *Economic Development Strategies 2007*). The Restaurant Association of Southern New Jersey, SJ Hot Chefs, promotes restaurants working with local farmers. SJ Hot Chefs showcases local farmers working with restaurants to create unique dishes in the annual "Farm to Fork" event.

Institutional Purchasing Programs. Institutional purchasing can provide a long-term contract, predictable demands, and higher profits to a local farmer. NJDA coordinates state purchases with local producers.

6-3.3 Agricultural Support Businesses

Southern New Jersey is well served by agricultural support businesses, such as farm supply stores and product distributors and processors. Indeed, the number of businesses in Salem and adjoining Counties that rely on agriculture or serve agricultural needs is quite astounding. Refer to Appendix A for lists of these businesses. Some of the economic value of these operations has been compiled by the federal and state Departments of Agriculture, but most information pertains to employment figures. A more comprehensive assessment of the significance of the non-producer agricultural industry in

southwest New Jersey would be beneficial to understanding the value of farming more fully.

6-3.4 Research and Innovation: Identifying Emerging Trends

Rutgers New Jersey Agricultural Experiment Station. The New Jersey Agricultural Experiment Station (NJAES) is an institute of Rutgers University, which is New Jersey's Land Grant college. NJAES works to enhance the state's agriculture, environment, food safety, public health, and community and youth development. At its Agricultural Research and Extension Center in Upper Deerfield, researchers do trial plantings and other investigations on plant varieties, pest control, and many other agricultural management practices. This center also generates and dispenses research applicable to the production of high-quality vegetable crops, ornamentals, field crops, and tree and small fruits, with special emphasis on crop protection and integrated pest management. The center stimulates the production of crops with maximum benefit to the New Jersey economy and minimum risk to the environment.

The experiment and research stations are the locations for research. The Cooperative Extension Program of NJAES is the branch that serves as the educational resource for the agricultural industry and the public. The Rutgers Cooperative Extension program has offices in each of New Jersey's 21 counties that support the local agricultural industry through agricultural agents, along with staff that assist homeowners and the general public. The Salem County Cooperative Extension office is located on Cheney Road in Woodstown (Pilesgrove Twp.) and provides a wide array of services to farmers.

Food Innovation Center. The Rutgers Food Innovation Center (formerly the Food Industry Research & Extension Center) was created in 2001 by the New Jersey Agricultural Experimental Station at Rutgers University. Its mission is "to stimulate and support sustainable economic growth and prosperity to the food and agricultural industries in the New Jersey region by providing businesses with innovative research, customized practical solutions, resources for business incubation, and a trusted source for information and guidance." A new 23,000 square foot facility was opened in 2008 in Bridgeton that includes state-of-the-art food processing, packaging and laboratory space. In addition, the Food Innovation Center offers

informational seminars and consulting services to a wide range of food businesses.

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

6-4 Potential Strategies and Anticipated Trends

This section discusses new economic development strategies that Alloway Township could consider implementing or encouraging. Anticipated trends relevant to the future of agriculture in New Jersey, Salem County, and Alloway Township are also examined. A number of other farmland preservation plans and resources from departments of agriculture, including the NJDA *Economic Development Strategies 2007*, were consulted for these strategies, which are intended to enhance the economic strength of the agriculture industry.

6-4.1 Farmer Support

Alloway Township enjoys a diversity of agricultural activity including farms that raise livestock, grain crops, fruits and vegetables. In order to determine the investments that are most important to agricultural viability in the Township, the Agricultural Advisory Committee will explore the benefits of conducting a farmer survey. This survey could provide important information regarding the need for farm-related investments, and identify other tools and resources that would benefit local farmers.

Tax Incentives for New Farmers. To make it easier for individuals to enter the agricultural industry, financial incentives and tax policies could be altered. For example, young farmers could be helped by tax incentives given to retiring farmers for the conveyance of land or farm equipment. Also,

agricultural tax reform to address inflated land value and rental rates could help beginning farmers who have limited financial means. Some states offer tax incentives to landowners who rent to beginning farmers or ranchers. Alloway Township could support such changes at the state and federal levels.

Agricultural Training and Education. Training and technical assistance related to the agricultural industry could be created or expanded. The NJDA's Agriculture Development Initiative encourages the creation of labor resources and the training of those employed by agriculture. Agricultural education could be created or expanded at the secondary, county, college, and university levels. The development of a farm directory of those involved in agriculture could be useful as a tool for marketing and networking.

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

Land Use Regulations. The local agricultural industry could be enhanced and enlarged through simplifying the permitting, licensing, and land use planning and regulation processes to be sensitive to agricultural needs. Salem County can discourage municipalities from adopting ordinances that impede farmers, such as restrictions on fences or limitations on operating at night.

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

6-4.2 Direct Marketing

Marketplace Changes. New and emerging trends in agricultural markets should be identified to respond to changing opportunities. For example, evolving demographics in the state have created a marketplace for new

ethnic crops, such as bok choy and edamame, or tomatillos and jalapeno peppers. Grain alternatives to wheat, such as spelt or kamut, are also increasing in market demand. This could be expanded through coordination with research through Rutgers Cooperative Extension and by better communication between the farm community and vendors about the availability of or need for new crops.

Value-added Products. The development or expansion of value-added specialty goods, such as cheeses, cultured or heirloom vegetables, wine, micro-brewed beer, soap, woven goods, or other niche products, can be promoted to local markets in New Jersey and the adjacent metropolitan areas. The NJDA also recommends the evaluation of CO_2 flash freeze applications for vegetable and fruit products and their potential for institutional markets.

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

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

Institutional Purchasing. Sales directly to institutions, such as schools, hospitals, restaurants, hotels, or other public or private institution, need to be encouraged. The School Lunch Program has purchased New Jersey produce every year between 2001 and 2007; and state purchases of produce grown in New Jersey totaled $3 million in 2006.

6-4.3 Research and Innovation: Identifying Emerging Trends

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

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

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

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

Alternative Energy. The NJDA's Agriculture Development Initiative encourages the production of alternative fuel sources, such as ethanol, biodiesel, biogas, and biomass. To refine these fuels from agricultural products, such as soybeans, corn, and waste stream products, local facilities would need to be established. Currently, there are efforts in the state to construct an ethanol plant and biodiesel production facility, which would

open major markets for corn and soybean production and increase the selling price for these commodities. The potential for wind or solar energy production on agricultural land could also be explored.

6.5 Actions for Utilizing Economic Development Initiatives

Agricultural Advisory Committee. A stronger connection and increased communication could be encouraged between Alloway's Agricultural Advisory Committee and the Salem County Board of Agriculture, as well as the SADC, to represent the agricultural community within the Township.

Economic Development Planning. The agricultural industry should be incorporated in the economic development plans of all municipalities, counties, and other state agencies. Members of the agricultural industry can also be included in local and regional business organizations and economic development agencies. Traditional business support systems can also be enlarged to integrate agriculture.

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

Stabilizing and fostering an active and productive agricultural industry is critical to retaining viable farms. Facilitating investments in agricultural infrastructure supports, maintains and expands the business of farming. At the same time, identifying and facilitating the creation of new markets helps farmers access an ever-changing marketplace.

Chapter Seven

Natural Resource Conservation

7-1 Natural Resources Conservation

Alloway Township supports all policies and initiatives of the Natural Resources Conservation Service and Soil Conservation District.

Alloway Township and the Environmental Commission created an Open Space Inventory on January 2006 and an Environmental Inventory in 2000. These reports are important in identifying significant environmental features, natural systems, and open spaces. This vital information serves as an inventory and collective reference for land use strategies, conservation, and preservation goals.

Conservation is vital to farm viability, and there are a variety of conservation programs available to Salem County farmers, including the SADC, NJDEP, and the NRCS. The State Agricultural Development Committee provides cost-sharing grants to landowners in the permanent or eight-year preservation programs to fund approved soil and water conservation projects. These projects not only protect soil and water resources, but increase productivity and profitability for the farmer. Projects include terrace systems; diversions; water impoundment reservoirs; irrigation systems; sediment retention, erosion or water control systems; drainage systems; animal waste control facilities; and land shaping and grading.

7.1.1 Natural Resources Conservation Service

The Natural Resources Conservation Service (NRCS), formerly known as the Soil Conservation Service (SCS), provides technical assistance to private land owners and managers to conserve their soil, water, and other natural resources. A relatively small government agency in the US Department of Agriculture, its mission is to improve, protect, and conserve natural resources on private lands through voluntary cooperative partnerships with local and state agencies. The NRCS has broad technical expertise in animal

husbandry, ecological sciences, engineering, resource economics, and social sciences. The agency also provides expertise in soil science and the leadership for soil surveys and for the National Resources Inventory, which assesses natural resource conditions and trends in the United States.

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

The NRCS field office that serves Salem County is located at 51 Cheney Road, Suite 2, Woodstown, NJ 08098.

7.1.2 Soil Conservation District

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

The role of the Cumberland-Salem Soil Conservation District, which serves Alloway Township, is to oversee a range of soil conservation and water quality actions, prevent flooding, safeguard streams and reservoirs, foster wildlife habitat, and address natural resource impacts from urban growth. Detailed advice on planning and establishing agricultural best management practices (BMPs), such as terraces and grassed waterways to help control erosion and protect water quality, is at the core of its mission.

The organization regulates certain construction activities by reviewing and certifying plans for soil erosion control on residential and commercial construction sites and for grading and demolition and other projects that disturb more than 5,000 square feet of soil. Districts conduct inspections and have various regulatory and enforcement powers to ensure that these sites are maintained in compliance with the certified erosion control plan.

7-2 Natural Resource Protection Program

Alloway Township strongly encourages farmer participation in the SADC's Soil and Water Conservation Grant Program, the various federal conservation programs, and the NJDEP Landowner Incentive Program.

The Landowner Incentive Program (LIP) that encourages the establishment of native grassland habitat. The LIP provides private landowners with financial and technical assistance. It is a cost-share program where applicants are required to provide a minimum of 25 percent of the program's total cost. Projects must be maintained for at least five years with documented measurable results. Eligibility for funds includes private landowners as well as individuals, non-profit organizations and corporations with a documented long-term lease on private property (possessing a minimum of five years remaining on their lease agreement). In addition, applicants will be required to implement a project as outlined in the management agreement. Applicants must also be willing to sign a project agreement and management plan with the Division of Fish and Wildlife.

7-3 Water Resources, Waste Management, Energy Conservation Planning, Outreach and Incentives

Alloway Township relies on the Extension Service, the County Board of Agriculture, New Jersey Farm Bureau, the NJ Department of Agriculture, and the Natural Resources Conservation Service for guidance in policies and programs in these areas. The Township Committee and Planning Board support initiatives to enhance the agricultural industry that require policy change.

A number of local organizations exist to support agriculture through natural resource conservation. Among these are the Cumberland-Salem Soil Conservation District, and Rutgers Cooperative Research and Extension of

Salem County. In addition, the USDA Farm Service Agency and the USDA Natural Resources Conservation Service provide financial and technical assistance to Salem County farmers through a wide variety of programs. All of these organizations play a key role in keeping Salem County agriculture a viable and economically sound industry.

The Cumberland-Salem Conservation District provides assistance with agricultural conservation planning, including the development of conservation management plans using best management practices (BMPs) for soil erosion and sediment control, water quality improvement, and non-point source pollution control. The Conservation District can also help farmers secure water use allocations, better manage irrigation water and stormwater and provides guidance concerning the application of organic materials (animal waste, leaves, grass clippings, food processing waste and sludge) on agricultural lands.

Agriculture can have several benefits for a watershed aside from the economic and cultural benefits described above. These benefits include:

Soil Conservation. Management practices employed on farms reduce soil erosion and the delivery of eroded sediments to local water bodies. Soil erosion represents a loss of valuable top soil from cropland and other areas. Furthermore, eroded sediments can carry attached chemicals that can act as pollutants to water bodies.

Water Quality Protection. As rain water percolates into the soil, many potential pollutants that may have been picked up from the atmosphere or the land surface are removed by the action of the soil, plants, and microbes in the soil. It should be noted, however, that some pollutants can move with water through the soil to water bodies or groundwater. Notable examples include nitrogen in the form of nitrate and some herbicides.

Flood Prevention. Having significant permeable areas in a watershed allow precipitation to infiltrate into the soil where it moves more slowly to local water bodies, reducing the chance of downstream flooding.

Groundwater Recharge. Some portion of the water that infiltrates the soil will move to deeper groundwater, where it can serve as a reserve for drinking and irrigation water.

The Salem River Watershed is the largest watershed in Salem County covering 115 square miles and 13 of the County's 15 municipalities. Life and livelihoods in Salem County depend on an adequate, clean, accessible supply of water. Water irrigates crops and fields, fueling an agricultural industry that accounts for many jobs in Salem County. Waterways and surface water bodies are a source of fun and recreation. Salt marshes and estuaries are rich habitats that attract a variety of plants and animals many enjoy for sport and viewing. Water continues to allow human habitation by supplying household spigots for washing, bathing, drinking and cooking. Conflicts associated with water use and accessibility by the many interests who need water for their health and economic survival are increasing.

The County has encountered problems with water supply for drinking, agricultural use and recreation. Salinity is creeping into drinking water supplies. Saline water cannot be used to irrigate most crops or serve as drinking water for pasture animals or humans. Keeping fresh water from potential sources that may introduce salt is important to agricultural producers as well as water purveyors. Over-pumping an underground aquifer allows saltwater intrusion into reservoirs of freshwater. Elmer Borough has municipal wells drilled to a depth of 500 feet, yet the salt count has continued to increase in the well. One survey respondent recommended that water allocations should determine where growth should be permitted. However, planning boards in New Jersey cannot deny development applications based on water availability.

Fresh, as opposed to saline, water for irrigation and household water use primarily originates from groundwater aquifers. When storm water runoff drains directly into streams from impervious surfaces, the valuable fresh water flows directly from the streams to the Delaware River and into the Atlantic Ocean. Vegetated lands slow the flow of rainwater into streams and absorb water into the ground. During the water's journey through the ground, soil, sand and rocks scrub many contaminants from water before it enters groundwater reserves. Development on aquifer recharge sites prevents rainwater from seeping into the soil to replenish these underground pools. Key aquifer recharge sites need to remain undeveloped to protect freshwater quality and quantity.

For Salem County's farmers, access to water is critical. The amount of land that requires irrigation has increased by more than a third (37%) over the ten years. Water allocation is a serious issue for farmers throughout the County.

Some farmers irrigate their crops with water pumped from surface water bodies. Comments received through the public workshops revealed the agricultural community's concern about two particular actions taken by the New Jersey Department of Environmental Protection (NJDEP) that affect Salem County. Proposed new rules change the procedures for granting water allocation permits. The new rules are requesting that agricultural producers submit more information and more definitively describe their water use which is expected to increase the costs of these water allocation permits for agricultural products. At the public comment sessions farmers testified that they were shouldering an unfair percentage of the fee increase and that developers were not paying their fair share. Also, the NJDEP has designated Salem County an emergency drinking water supply source for the state in its state Water Supply Plan. According to the plan, Salem County is an emergency drinking water supply source for the western metropolitan areas during drought conditions. If water is piped out of the county, farmers are concerned that there will not be enough water to maintain their farms, jeopardizing their livelihood. This is particularly pertinent as news of the current droughts in Alabama, Florida and Georgia are a constant reminder of potential conflicts.

Water is critical to the success of an agricultural operation. Any rising costs associated with essential irrigation of crops will impact the profit farmers realize for one growing season and the investment they need to make for the next season. Salt tainting freshwater supplies is of concern to municipalities that need to supply residents with reliable, safe drinking water. As Salem County continues to encourage industrial and residential growth along the Delaware River coast, reliable access to fresh water will be a critical concern of potential investors. Quality and quantity of fresh water naturally delimit growth. Land preservation is one way to invest in a consistent flow of fresh water, and prosperity, to Salem County residents and growers.

Wildlife Habitat. A variety of land uses on farms create diverse habitats for an assortment of wildlife. These habitats may include forested land, wetlands, pastures, and vegetated areas along streams.

The USDA Farm Service Agency and Natural Resources Conservation Service offers assistance through the Environmental Quality Incentives Program (EQIP), Wildlife Habitat Incentives Program (WHIP), the Wetland Reserve Program, and the Conservation Reserve Enhancement Program (CREP). These programs assist farmers to install conservation practices,

establish wildlife habitat, and adopt best management practices. In addition, the Environmental Quality Incentives Program helps livestock farmers address animal waste management o their farms. EQIP also offers assistance with energy conservation planning and practices. Both the FSA and NRCS do extensive outreach to "get the word out" to farmers about program details and deadlines.

The US Forest Stewardship Program is an additional source of preservation for forested lands on active farm properties that may not qualify under the other programs. 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 Salem County there are 6,987 acres of farmland currently enrolled in the U.S. Forest Service Forest Stewardship program. In 2006, the number of applicants to the stewardship program is 136. Over the past year, the number of farms in the southern region of New Jersey (which includes Salem County) under the stewardship program has increased. However, farms applying to the stewardship program have been getting smaller and more fragmented than previous applicants. The rise in the number of farms and the small drop in acreage may be attributed to the development pressure facing the entire region.

Salem County's Open Space Preservation Plan discusses a three pronged approach to land preservation. One of these strategies is to surround each waterway with a buffer of natural vegetation. Implementation of this plan could include zoning strategies at the municipal level to better protect and

preserve the adjacent to the County's waterways and encourage better infiltration of stormwater runoff.

Strategies for conservation that does not adversely or create an unbalanced impact on the farm community should include new approaches to evaluating development decisions based on water access so that allocation may better align resource capacity with development plans. Also, developers must be held to similar standards that impact natural resources as farmers. For example, developers that plant water-consumptive grass or landscaping should be required to file for water diversion permits like the farmers.

Recognition by farmers that they are stewards of Salem County's drinking water and assisting them to apply water conservation and quality methods will help keep contaminants out of the aquifers. Such methods can be part of the outreach programs already in place by the RCRE and others. To reward those landowners who enroll their lands in the farmland preservation program and implement Best Management Practices, making their land's aquifer recharge areas into perpetuity, the County could consider allowing them priority access to water for irrigation or other farm use.

Another strategy is to make a concerted effort to work with state officials to recognize the importance of water for the agricultural industry in the county. A recommendation is for the state to limit or cap water withdrawal for emergency purposes.

The Natural Resource Conservation Service has a "river friendly" program that awards certificates to farmers who manage their farms to protect and enhance water resources. According to the NRCS river-friendly farms reduce soil erosion so sediment does not enter waterways, reduce fertilizer to minimum amounts needed to prevent leaching into water, provide essential vegetative habitat along water bodies to help protect aquatic organisms, apply pesticide and other control methods at appropriate times based on crop need, and irrigate crops only when necessary to help conserve water.

Waste Management

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

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

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

The New Jersey Department of Agriculture (NJDA) has developed Animal Waste Management Rules to address the issue of nonpoint source pollution emanating from animal wastes. Under these rules, any farm with at least eight Animal Units (AU) [1 AU = 1,000 pounds of live animal weight], or any farm that receives or applies at least 142 tons of animal waste annually, must develop and implement a self-certified Animal Waste Management Plan. Operations with Animal Densities (ADs) greater than one AU per acre will be required to develop and implement a high density Animal Waste Management Plan and have it reviewed to ensure conformance with the New Jersey Field Office Technical Guide (NJ-FOTG). Operations with 300 or more AUs, regardless of animal densities, will need to develop and implement a Comprehensive Nutrient Management Plan (CNMP) and be certified by the NJDA. Operations with one to seven AUs or those receiving or applying less than 142 tons of animal waste per year, are encouraged, but not required, to develop a self-certified Animal Waste Management Plan.

Energy Conservation

Promoting increased energy conservation and renewable, local energy is one of the emerging priorities of New Jersey. Rising energy costs and continued improvements in technology have renewed interest in finding alternatives to supplement electric use on farms. As new energy technologies develop incentive programs become available to help make these alternatives more mainstream.

With respect to energy generation on farms, Chapter 213 of P.L. 2009, adopted in early 2010, outlines policy for energy generation on preserved farms and on farms as businesses that have farmland tax assessment. It stipulates that energy through solar, wind, or biomass development is allowed on a preserved farm, but is limited to the needs of the agricultural operation plus 10 percent additional generation or, alternatively, that the amount of land devoted to structures supporting energy generation is limited to one percent of the total farm acreage, including preserved and unpreserved acres. For preserved farms, any development of alternative energy must be preapproved by the SADC. If the easement is held by a county, municipality, or nonprofit, that entity gets to comment on the application. Other requirements are that the energy facilities cannot interfere with the use of the land for agriculture and must be used to provide energy to the farm directly or indirectly or to reduce its energy costs. If a farm was preserved using federal funds, it may not develop energy facilities on its land.

For commercial farms generally, Chapter 213 amends the Right-to-Farm statute to include the right to engage in the generation of power or heat from biomass, solar, or wind energy, provided that it is consistent with specific rules adopted by SADC. To retain farmland tax assessment, the amount of acreage on a farm devoted to energy-generating facilities cannot exceed a ratio of one to five acres. That is, one acre of solar facilities requires five acres of land in agricultural production. In addition, no more than 10 acres can be used for the installation and no more than two megawatts of power can be generated on those 10 acres. The farm must also meet all the basic requirements for farmland assessment and a conservation plan must be filed with and approved by the Soil Conservation District, covering the aesthetic, impervious coverage, and environmental impacts of the project. Additional rules pertaining to buffers and setbacks also exist.

A variety of farm-related programs exist to assist with solar energy development. The *Environmental Quality Incentives Program (EQIP)* includes cost-sharing for conservation practices, including solar. Grants and technical assistance can also be found via the US Department of Energy's *Solar Energy Technology Program*, and the New Jersey Board of Utilities' *Solar Energy for New Jersey Agriculture Program*.

7-4 Outreach and Incentives

With assistance from the AAC and county, the township plans to work on promoting to farmers the conservation enhancement programs that are available through the Natural Resource Conservation Service and the New Jersey Agriculture Department, including the Conservation Reserve Enhancement Program (CREP) and the Wildlife Habitat Incentives Program (WHIP). The WHIP program could be highly beneficial on farmland in environmentally sensitive areas. It is important that Alloway farmers understand what benefits they can derive from these programs. Such programs will strengthen Alloway's environmental protection goals to those of the farming community. The Appendix includes *Conservation Programs for Farmers* which lists all current programs.

Alloway Township may consider the services of a consulting municipal farmland preservation coordinator, who could work with farmers interested in preserving land under the Municipal Planning Incentive Grant Program. Such a coordinator could also possibly act to promote the use of conservation programs for farmers. Direct assistance to farmers helps to promote conservation.

A consulting municipal farmland preservation coordinator engaged by the township could work on promoting farm conservation programs. In addition, this person would annually update the Planning Incentive Grant application and would interact closely throughout the year with the SADC, the County Agricultural Development Board, and the County Farmland Preservation Coordinator on projects that strengthen Alloway's efforts at farm preservation.

As stewards of the land, farmers must protect the quality of our environment and conserve the natural resources that sustain it by implementing conservation practices that improve water quality, conserve water and energy, prevent soil erosion and reduce the use of nutrients and pesticides.

Chapter Eight

Sustainability of Agriculture

8-1 Industry Support

8-1.1 Right-to-Farm and Farm Buffers

Alloway has two ordinances designed to protect agriculture. Ordinance No. 191 adopted in 1981, supports the right to farm (RTF) all land that is considered a farm, and specifically identifies six uses. This ordinance specifies the meaning of "right to farm" states that this right applies throughout the township unless specifically prohibited by the zoning ordinances, and that it applies to all days of the week.

Ordinance No. 388 adopted in 2006, requires buffers between farmland and other land uses in Alloway Township. The ordinance requires the buffer to be a minimum of 50 feet in width and specifies screening requirements that are to be comprised of earth berms, fencing and landscaping.

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

8-1.2 Zoning Regulations

The Alloway Township Code contains specific provisions to encourage agriculture. Section75-56 permits poultry and turkey farms in the Agricultural and Rural Residence zones subject to requirements intended to protect the farm operation and assure the compatibility of these farms within their development context.

Section 75-58 of the Code provides requirements for roadside stands as a means to encourage the sale of agricultural products. The ordinance contains setback, parking and sign requirements related to this use.

8-1.3 Farmland Assessment Act

The New Jersey Farmland Assessment Act of 1964 allows eligible farmland to have a reduced tax assessment. To be eligible, the property must have a minimum of five acres that has been actively devoted to agriculture or horticulture for at least two years. Land beneath or pertaining to the farmhouse is ineligible, and there are also requirements for the amount of gross sales accumulated from the property. The Farmland Evaluation Advisory Committee evaluates the fair value for assessment based on each property's land use class.

Landowners who rent land to farmers must be careful to get documentation from those renters as to the value of crops raised on the rented parcels, if the landowner is to substantiate and retain the farmland assessment. Horse farms have special requirements that must be fulfilled in order to qualify for farmland assessment and retain it. The township tax assessor is a valuable source of information on meeting current requirements. The tax assessor's office is responsible for confirming the accuracy of farmland assessment applications and usage of the land.

County Agriculture Development Board

The Township strongly supports continued tax policies for farmland assessment. As stated previously, farmland assessment is the single largest factor that contributed to maintaining agriculture in the state, county and township. New Jersey has the highest property taxes in the country, which creates a high tax burden on farm buildings, reducing other competitive advantages.

8-2 Other Strategies

The primary tool that the Township has to demonstrate its support for agriculture is in the area of planning and zoning. The AAC also recognizes the value of educating residents about farming and its importance to the community. These pro-active efforts could prevent potential conflicts and provide the basis for possible marketing enhancements and economic supports. These efforts could also increase support by residents of any future funding proposals to support farming and preserve farmland. In order to advance public awareness of farming the AAC could consider partnering with other public agencies to develop literature describing the role of farming in and its importance in the Township's history. A pamphlet, targeted at new residents, could promote the recognition that Alloway is a farming community and address frequently asked questions. This information and the RTF ordinance could be distributed to new home buyers.

The Township will continue to be vigilant in its review of ordinances to ensure that they embrace and enhance the ability of farmers to earn a fair living from their land in a supportive business environment.

The Township welcomes the location of alternative fuel industries, processing plants, suppliers, and other service businesses to support agriculture.

Specifically, the Township's immediate goals to develop agriculture as an industry are:

- Use educational outreach to increase awareness among the non-farming community about the important contributions of agriculture.

- Incorporate into Township ordinances appropriate language to protect the business of farming and to permit adaptations for value-added products in an ever-changing and very competitive marketplace.

- Preserve large contiguous protected tracts of acreage that encourage viable farming operations that are insulated as much as practical from the impact of residential development.

- Encourage generational farming through educational outreach to the farming community about tax advantages and estate planning regarding investment in farming infrastructure.

- Promote advantages of farmland preservation program to the owners of at-risk farm parcels.

- Solicit input of the Agricultural Advisory Committee on all Township ordinances for intended as well as unintended impacts on the agricultural community.

Appendix A

Support Services - Suppliers

Salem County

Alloway Village Hardware & Feed (Alloway) Equipment, Feed

Bishop Farms (Elmer) Lime, Equipment

Cedar Lane Feed

Coleman's Irrigation (Elmer) Irrigation

Coleman's Feed & Lime (Elmer) Feed, Pesticides

Fred Harz & Son (Elmer) Tires

Helena Chemical Co. (Woodstown) Fertilizer, Pesticides, Seed

Joe Richardson Fuel

Pole Tavern Equipment (Elmer) Equipment

Roork's Farm Supply (Elmer) Equipment, Fertilizer, Pesticides, Seed

Ross Fogg & Son (Salem) Fuel

Schalick Mills (Elmer) Feed, Supplies

South Jersey Farmers Exchange (Woodstown) Fertilizer, Plastic, Seed

The Greenest Fertilizer Company (Elmer)

Tractor Supply (Pilesgrove) Equipment, Feed,

Woodstown Ice and Coal (Woodstown) Feed, Hardware

Regional

Adamo Feed Co, Inc. (Vineland) Feed

Crop Production Services

Dare's Feed & Pet Store (Bridgeton) Feed

Farm-Rite (Shiloh) Equipment

Flemington Farm Equipment Co. Equipment

Growmark FS Fertilizer Co. (Bridgeton) Fertilizer, Pesticides, Seed

Leslie G. Fogg Inc. (Bridgeton) Equipment

Peach Country Ford

Woodruff Energy

*Proximity to Lancaster County PA and New Castle County DE provides farmers access to multi-state services.

SUPPORT SERVICES - PROCESSORS/DISTRIBUTORS

Salem County

There are no processors in Salem County at this time.

Regional

Albert's Organic Warehouse (Becket)

B & B Poultry Co. (Norma)

Casella Brothers & Sons Inc. (Swedesboro)

Cumberland Dairy (Rosenhayn/Bridgeton)

F & S Produce (Rosenhayn)

Gloucester County Packing Co. (Woodbury)

Grasso Foods (Swedesboro)

Johanna Foods, Inc. (Flemington)

Perdue Farms, Inc. (Bridgeton)

Seabrook Brothers & Sons, Inc. (Seabrook, NJ)

Vineland Produce Auction (Vineland)

Vineland Kosher Poultry, Inc. (Vineland)

Violet (Williamstown)

Campbell Soup Company (North Carolina)

Appendix B
Regional Support Services

Community Farmers Markets	
Salem Farmers' Market www.salemcitynj.com/salem_farmers_market.html West Broadway Salem, NJ (856) 935-8800	**Woodstown Farmers Market** **Mailing Address**: 1162 Route 40 Pilesgrove, NJ 08098 **Market Manager**: Paul Langley (609) 420-3014, rascal713@comcast.net
Cowtown Rodeo & Flea Market www.cowtownrodeo.com 780 Rt. 40, Pilesgrove (856) 769-3000	
Roadside Farm Markets	
Bradway's Farm Market 97 Main Street, (Rt. 49 at Mile 13) Quinton, NJ (856) 878-0177 Open daily year round. Summer 9 a.m. - 9 p.m. Winter 6 days 9 a.m. - 6 p.m.	**Charles W. Humphreys** 245 Richwood Rd. Monroeville, NJ (Upper Pittsgrove Twp.) (856) 358-2940 Open year-round.
Coombs Barnyard and The Barn Bakery www.thebarnbarkery.com 20 Route 77 Elmer (Upper Pittsgrove Twp.), NJ (856) 358-2589	**Dad's Produce** 439 South Broadway Pennsville, NJ (856) 678-6015 Open daily. Apr - Oct. & Dec.
Dibella's Farm Market 1199 Route 40 Pilesgrove, NJ (856) 769-2443 Open daily, March - Dec.	**Dodges Market** 55 Chestnut St. (at corner of US Rt. 40) Elmer, NJ (856) 358-4571
Elmer Murphy Farms 130 Richwood Rd. Monroeville , NJ (Upper Pittsgrove Twp.) (856) 358-8348 Open May - November, Daily 8 am - 6 pm	**Fox's Farm Market & Garden Center** 395 Harding Hwy. Pittsgrove, NJ (856) 358-1370 Open daily March - December. 8:00a.m. – 7:00 p.m.
Frank J. Fichera Farms	**J & F Battiato Farms**

370 Pointers-Auburn Rd. Mannington, NJ (856) 935-8044 Open daily, Apr. - Sept., 6 AM - 6 PM	555 Quaker Neck Rd. Mannington, NJ (856) 935-4060 Open: Monday - Saturday 7 am - 6 pm; Sunday 7 am - 4 pm
Jersey Farm Market 1077 Rt. 40 & Quinton Rd. Carneys Point, NJ (856) 299-1510 Open daily June – Dec.	**Larchmont Farms, Inc.** 201 Rt. 77 Upper Pittsgrove, NJ (3 mi. S of US Rt. 40) (856) 358-0700 Open daily June – Aug., and Monday – Friday Sept. – Nov.
LaRosa Greenhouses www.LaRosaGreenhouses.com www.LaRosaPoleLimaBeans.com 910 Kings Highway Pilesgrove, NJ (one mile south of US Rt. 40) 856-769-2827 Seasonal retail hours throughout the year.	**Marlboro Farm Market & Garden Center** 601 Route 49 Quinton, NJ (3 miles west of Shiloh) (856) 451-3138 Open year-round.
Moore's Farm Market 324 Pointers-Auburn Rd. (Rt. 540) Mannington, NJ (856) 935-8492 Open daily May – Sept.	**Pennsville Farm & Custard** N. Broadway (Rt. 49) Pennsville, NJ (856) 678-2334 Open daily March – Dec.
Rick's Country Produce] 187 Richwood Rd. Monroeville, NJ (Upper Pittsgrove Twp.) (856) 358-7450 Open daily May 1 - Nov.	**Sauder's Farm Market** 184 Almond Rd. Pittsgrove, NJ (856) 692-9424 Open Monday - Saturday 9 a.m. - 6 p.m.
Tkach's 824 Almond Rd. Pittsgrove, NJ (856) 358-8429 Open daily, June - Nov.	**Walker's Farm Market** **http://www.walkersfarmmarket.com** 105 Porchtown Rd. Pittsgrove, NJ (856) 358-1318 Open daily, Apr. 1 - Oct., Monday - Friday 9 a.m. - 6 p.m., Sunday 10 a.m. - 3 p.m.

Farm Equipment & Suppliers	
Coleman Irrigation Sales & Service 129 Canhouse Road Elmer, NJ 08318 (856) 358-4740	Scheese Farm Equipment 369 Cohansey-Friesburg Road Elmer, NJ 08318 (856) 455-3462
Glendon Coleman Feeds & Limes 89 Aldine Shirley Road Elmer, NJ 08318 (856) 358-8386	Walt's Dixie Choppers - Sales & Service 539 Watsons Mill Road Alloway NJ 08001 (856) 769-3962
Roork's Farm Supply 163 Route 77 Upper Pittsgrove, NJ 08318 (856) 358-3100	Helena Chemical Company 440 N. Main Street Woodstown, NJ 08098 (856) 769-0147
South Jersey Farmers Exchange 101 East Avenue Woodstown, NJ 08098-1318 (856) 769-0062	Growmark Fertilizer 55 Silver Lake Road Bridgeton, NJ 08302-6022 (856)455-7688
Leslie G. Fogg, Inc. 563 Stow Creek Road Bridgeton, NJ 08302 (856) 451-2727	Farm-Rite, Inc. 122 Old Cohansey Road Shiloh, NJ 08353 (856) 453-9480
Lee Rain 2079 East Wheat Road Vineland, NJ 08361 (856) 691-4030	UAP Northeast 945 Delsea Drive Malaga, NJ 08328 (856) 694-0120
Peach Country Tractor, Inc. 749 Mullica Hill Road Mullica Hill, NJ 08062 (856) 589-3953	
Processing Facilities	
Campbell Soup Campbell Place Camden, NJ 08103-1701 (800) 257-8443	**F & S Produce** 913 Bridgeton Avenue Rosenhayn, NJ 08352 (800) 886-3316

Violet Packing Don Pepino Sales Company 123 Railroad Avenue Williamstown, NJ 08094 (856) 629-7429	**Vineland Produce Auction** 1088 North Main Road Vineland, NJ 08360-2598 (856) 691-0721

Weaver's Farm Market [map] 762 Garden Rd. Pittsgrove, NJ (856) 692-9481 Open Apr. - Oct., Monday - Saturday 8:30 AM - 6:30 PM	**West Branch Farms** [map] 65 Longbridge Rd. Lower Alloways Creek, NJ (856) 935-3384 Open year-round. Call for times.
Wojculewski's Sweet Corn [map] 180 Upper Neck Rd. Pittsgrove, NJ (856) 358-6024 Open Summer: Monday thru Friday 6 am to 6 pm; Saturday, Sunday & holidays 6 am to 2 pm Open September (after Labor Day): Monday thru Friday 6 am to 9 am; Saturday & Sunday - 6 am to Noon Open October 1 to end of harvest: 7 days a Week, 6 am to 9 am	

Appendix C

Salem County Agriculture Development Board
Ranking Criteria

Acreage (5 points):

301 or more	=5 points
201 to 300 acres	=4 points
101 to 200 acres	=3 points
51 to 100 acres	=2 points
10 to 50 acres	=1 point

Sub Total = _____

Soils (30 points)

Percent of Prime	_____% x .30 = _____ points
Percent of Statewide	_____% x .20 = _____points
Percent of Local	_____% x .10 = _____points
Percent of Other	_____% x 0 = _____points

Sub Total = _____

Tillable (15 points)

80 to 100%	=15 points
60 to 79%	=10 points
40 to 59%	=08 points
20 to 39%	=05 points
0 to 19%	=01 points

Sub Total = _____

Boundaries and Buffers (20 points)

Deed restricted farmland	_____% x .20 = _____ points
Deed restricted Wildlife Areas	_____% x .18 = _____ points
Eight year program	_____% x .13 = _____ points
Farmland (Unrestricted)	_____% x .06 = _____ points
Streams & Wetlands	_____% x .18 = _____ points
Parks (limited public access)	_____% x .14 = _____ points
Parks (high public use)	_____% x .05 = _____ points
Military Installations	_____% x .14 = _____ points
Limited Access Highways & RR's	_____% x .10 = _____ points
Public Golf Courses	_____% x .14 = _____ points
Residential Development	_____% x .00 = _____ 0 points
Other	_____% x .00 = _____ 0 points

Sub Total = _____

Density (10 points)

Preserved farms within ½ mile	=2 points (each)
Eight year farms within ½ mile	=1 point (each)

Sub Total _____

Appendix D

SADC Minimum Eligibility Criteria

(a) All lands from which a development easement is acquired and all lands purchased in fee simple title pursuant to section 24 of P.L. 1983, c. 32 (N.J.S.A. 4:1C-31), section 5 of P.L. 1988, c. 4 (N.J.S.A. 4:1C-31.1), section 1 of P.L. 1989, c. 28 (N.J.S.A. 4:1C-38), section 1 of P.L. 1999, c. 180 (N.J.S.A. 4:1C-43.1), or sections 37 though 40 of P.L. 1999, c. 152 (N.J.S.A. 13:8C-37 through 40) shall at a minimum satisfy the following criteria:

1. For lands less than or equal to 10 acres, the land must meet the criteria in (a)1i, ii, iii and iv, or (a)1v below.

i. The land produces agricultural or horticultural products of at least $ 2,500 annually;

ii. At least 75 percent of the land is tillable or a minimum of five acres, whichever is less;

iii. At least 75 percent of the land, or a minimum of five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production; and

iv. The land must exhibit development potential based on a finding that all of the following standards are met:

(1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;

(2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner;

(3) The land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and

(4) The land shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map; or

v. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules.

vi. For evaluation purposes, the term “tillable” means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment purposes.

(1) “Cropland harvested” means land from which a crop was harvested in the current year. Cropland harvested shall include land under structures utilized for agricultural or horticultural production.

(2) “Cropland pastured” means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.

(3) “Permanent pasture” means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

2. For lands greater than 10 acres, the land must meet the criteria in (a)2i, ii and iii, or (a)2iv.

i. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, is tillable;

ii. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production; and

iii. The land must exhibit development potential based on a finding that all of the following standards are met:

(1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;

(2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.

(3) Land that is less than 25 acres in size shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and

(4) Land that is less than 25 acres in size shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map; or

iv. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules.

v. For evaluation purposes, the term “tillable” means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment

purposes.

(1) “Cropland harvested” means land from which a crop was harvested in the current year. Cropland harvested shall include land under structures utilized for agricultural or horticultural production.

(2) “Cropland pastured” means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.

(3) “Permanent pasture” means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

(b) Lands that do not meet the minimum eligibility criteria are not eligible for a State cost share grant for farmland preservation purposes.

(c) No application being reviewed by the Committee for permanent farmland preservation purposes shall be eligible to be considered in more than one program at any time.

(d) If a landowner rejects an offer for an amount equal to or greater than the certified market value, the Committee shall not accept for processing any application for the sale of a development easement, or for sale of land in fee simple, pursuant to the planning incentive grant program or any other farmland preservation program authorized pursuant to N.J.S.A. 4:1C-11 et seq., or 13:1C-1 et seq. for two years from the date that the application for a sale of the development easement was originally submitted to the Committee. This provision applies only to an application from the same landowner for the same farm property.

Appendix E

Alloway Township - Farmland Assessed Properties

Block	Lot	Property Location	Owner Name	Acreage
1	1	DOLBOW RD	HEIL, ERWIN L & BARBARA	1.25
2	1	QUAKER NECK RD	SOLOMON, EDWARD H & MARIAN F	0.73
2	5	QUAKER NECK RD	SOLOMON, EDWARD H + MARIAN F	1.04
2	16	241 QUAKER NECK ROAD	SCHULTZ, JOHN	10.06
3	2	DOLBOW RD	DOLBOW JR, WILLIAM M + DONNA D	2.18
3	27	39 PLUMMER LANE	MYERS, NORMAN R JR	5.43
3	34	QUAKER NECK RD	BELL, JOSEPH R SR & ROBIN B	22.71
3	34.01	QUAKER NECK RD	LEDREW, ALLEN J & TAMMY L	5
3	36	184 QUAKER NECK RD	KRAMER, JAMES J	80.33
3	36.02	184 QUAKER NECK RD	KRAMER, JAMES J SR & DOLORES T	6
3	39	QUAKER NECK RD	MAJOR, CHARLES & GEORGE %G MAJOR	8.94
3	41	146 QUAKER NECK RD	MCKELVEY, LARRY A + BARBARA L	11.76
3	42	KERLIN RD	HAAF, CHARLES R JR & MARIE S	1
3	43	QUAKER NECK RD	DAVIS, DAVID W	18.81
3	44	KERLIN RD	DAVIS, DAVID W	0.23
3	47	QUAKER NECK RD	DAVIS, DAVID W	0.2
4	7	PENTON STATION-KERLIN RDS	MYERS, BRENT M + JEAN	22.83
5	1	166 KERLIN RD	MYERS, BRENT M & JEAN D	16.31
5	2	WELCHVILLE RD	SALEM COUNTY UTILITIES AUTHORITY	39.76
5	3	KERLIN RD	DRENNAN, ROBERT E + SYLVIA M	5.24
5	5	KERLIN RD	KANE, FRANK & MARGUERITE J	10.78
5	8	WELCHVILLE RD	SALEM COUNTY UTILITIES AUTHORITY	67.18
5	11	KERLIN RD	HAAF, CHARLES R JR & MARIE S	26.96
5	15	WELCHVILLE RD	SMITH, DONALD R	34.87
5	19.01	KERLIN RD	DAVIS, DAVID W	23.47
5	23	WELCHVILLE RD	CIANFRANI, JOHN A + DEBORAH DONOVAN	27.6
6	3	QUAKER NECK RD	CIANFRANI, JOHN A + DEBORAH A	7.681
6	3.01	HART LANE	MATTHEWS, JOHN R + MARGARET M	8.96
6	3.02	QUAKER NECK RD	MATTHEWS, JOHN R + MARGARET M	6
7	2	WELCHVILLE RD	SALEM COUNTY UTILITIES AUTHORITIES	28.31
7	3	MOWERS STATION RD	LAPE, CONNI J ET AL	22.48
8	16.01	TIMBERMAN RD	TRIMBLE, JOHN W + CATHY	75.4
8	18	WELCHVILLE RD	SEAGRAVES, DAVID T	23.23
9	1	MOWERS STATION RD	ROLLO, C L, C J LAPE, J G CASPER JR	3.79
10	1	MC KILLIP RD	RADIANT HOLDINGS, LLC	229.68
10	3	MOWERS STATION RD	FORTE, LARUE & DORIS	33.8
10	5	MOWERS STATION RD	PIERMAN, SAMUEL SR ET ALS	26.46
10	6	BARBER RD	PIERMAN, SAMUEL SR ET ALS	39.03
10	7	BARBER RD	HAAF, CHARLES R JR + MARIE S	2.22
10	11	BARBER RD	BARBARA, EDWARD L + LINDA J	69.57
10	17	BARBER RD	BARBARA, EDWARD L & LINDA J	8.31
11	2	BARBER RD	PIERMAN, SAMUEL SR ET ALS	9.72

11	3	BARBER RD	HAAF, CHARLES R JR + MARIE S	19.6
11	14	142 TIMBERMAN RD	WATSON, GLORIA	75.46
11	15	TIMBERMAN RD	CEDAR OAKS HUNTING CLUB LLC	19.8
11	16	TIMBERMAN RD	AYARS, PATRICIA	86.05
11	16.01	296 TIMBERMAN RD	PISTOIA, PAULA & STEPHEN	12.18
11	16.02	286 TIMBERMAN RD	PIERCE, MARK R + SUZANNE D	6.28
11	19	MOWERS STATION RD	CEDAR OAKS HUNTING CLUB LLC	99.18
11	20	MOWERS STATION RD	GULLI, JOSEPH	53.5
11	28	ALLOWAY-WOODSTOWN RD	RODGERS, STEPHEN J & ROBERTA R	150.34
11	30	WOODSTOWN RD	THE GULLI-PARKIN PARTNERSHIP	56.82
11	32	429 ALLOWAY-WOODSTOWN RD	CHARD, DANIEL V + LAURA	23.87
12	1	PIERSON RD	DOAK, JOSEPH E + CINDY L	46.69
12	2	PIERSON RD	ROBBINS, JOSEPH + CHLOE WILLIAMS	54.18
12	3	ALLOWAY-WOODSTOWN RD	FOSTER, JOAN H	62.28
12	5	PIERSON RD	REBBECCHI, LAWRENCE A JR + KELLY A	19.42
13	4	PIERSON RD	CRANE, WILLIAM B & MARJORIE A	30.3
13	5	PIERSON RD	DODSON, PETER + DAWN	24.52
13	9	ALLOWAY-WOODSTOWN RD	REILLEY, MICHAEL T + HEIDI J	39.87
13	10	26 WITT RD	H & I HARRIS COMPANY LLC C/OHEANEY	27.37
13	10.01	282 ALLOWAY-WOODSTOWN RD	CLANTON, KEVIN + REBECCA	14.4
13	11	WOODSTOWN & WITT RDS	HORNER, WILLARD KIRK	9.26
13	12.01	53 PIERSON RD	BARBERA, ROBERT A	20
13	12.02	PIERSON RD	CONNER, BRIAN V + ORR, DEBBIE MARY	146.68
13	13	COMMISSIONERS PIKE	MULLEN, EDWARD K	10.19
13	13.01	PIERSON RD	MULLEN, EDWARD K	2
13	13.02	PIERSON RD	MULLEN, EDWARD K	6.02
13	13.03	PIERSON RD	MULLEN, EDWARD K	15.37
13	14	244 COMMISSIONERS PIKE	YANUS, JAMES R	10.64
13	14.01	224 COMMISSIONERS PIKE	YANUSH, DAVID J + LORI C	9.26
13	14.02	COMMISSIONERS PIKE	YANUS, JAMES R	22.17
13	14.03	COMMISSIONERS PIKE	B GUY + STEPHANIE L SMITH	8.23
13	15	46 WITT RD	LESLIE, WALTER T + FAY S	122.27
13	16	COMMISSIONERS PIKE	RIEHL, LYNN V	7.97
13	16.01	COMMISSIONERS PIKE	YANUS, JAMES R	47.67
13	17.01	COMMISSIONERS PIKE	RIEHL, LYNN V	1.22
13	18	COMMISSIONER PIKE	R H VASSALLO INC.	97.15
13	19	WITT RD	KELLY, JAMES	17.3
13	20	WITT & COMMISSIONERS PK	SHIVERS, ALICE	46.75
13	20.01	WITT RD	STOLTZFUS, J ELMER + ELIZABETH A	5
14	1	PIERSON RD	DOAK, JOSEPH E + CINDY L	0.59
14	3	PIERSON RD	EWEN, LOUISE K ET ALS	11.9
14	4	YORKETOWN RD	LOA, WUNFIE + DENISE HAYMAN-	11.53
14	7.02	YORKETOWN RD	LOA, WUNFIE + DENISE HAYMAN	3.32
14	9	YORKETOWN & PIERSON RDS	WARREN, AARON K + KATRINA	29.07
15	3	YORKETOWN RD	SIDERIO, DENNIS F + KAREN S	70.92
15	4	YORKETOWN RD	DINOVI, JESSE S	13.96
15	5.02	PIERSON RD	VERNA, FRANK + JOYCE	11.71
15	5.03	240 PIERSON RD	ZIMMER, GENE B	23.62
15	5.04	PIERSON RD	DINOVI, ROBERT B SR	7.27

15	5.05	PIERSON RD	DINOVI, DEBRA L	7.22
15	7	174 PIERSON RD	DECKTOR, RICHARD P & ROXANNE R	29.12
15	11	WILLIAMS RD	SIMON, DAVID	71.59
15	12	PIERSON RD	SANTINI, MELISSA + COLLINS, MICHAEL	39.29
15	13.01	WILLIAMS RD	SPARACIO, RICHARD + VIVIAN	16.91
15	14	PIERSON RD	MORACA, CHRISTINE M	16.52
16	2	WILLIAMS RD	DORIS M PRICKET FAMILY LP	111.33
16	5	202 WILLIAMS RD	MCCARTHY, EDWARD B	26.75
16	6	264 WILLIAMS RD	REEVES, GEORGE A & KIMBERLY RRP	16.79
16	9	COMMISSIONERS PIKE	MORACA, CHRISTINE M	66.95
16	10	COMMISSIONERS PIKE	PATRICK, R C SAMUEL	39.86
16	11	COMMISSIONERS PIKE	PATRICK, R C SAMUEL	15.93
16	12	WATSONS MILL RD	YOERGER JOSEPH R	37.49
16	13	WATSONS MILL RD	SICKLER, DONNA R	10.59
16	13.01	605 WATSONS MILL RD	MILLER, THOMAS L + ALLEN, EMILY E	1.09
16	13.02	COMMISSIONERS PIKE	BRAXTON, DEBRA L + LARRY T	9.1
16	13.03	326 COMMISSIONERS PIKE	WINE, SUSAN	9.07
16	13.05	COMMISIONERS RD	MILLER, THOMAS L + ALLEN, EMILY E	6.05
16	14	WILLIAMS RD	SHELTON, TERRY L	23.31
17	1	COMMISSIONERS PIKE	MENARDE, DARLENE+DAVID W+D MC SHEA	6.77
18	3	QUAKER NECK RD	MAJOR, CHARLES & GEORGE %G MAJOR	7.16
18	4	QUAKER NECK RD	DAVIS, DAVID W	27.69
18	10	47 QUAKER NECK RD	CIANFRANI, JOHN A & DEBORAH	28
18	10.01	QUAKER NECK RD	MCALONAN, RAYMOND A + REGINA	30.78
19	1	CLANCY RD	SPARKS, EDGAR C & D M	2.17
19	4	QUAKER NECK RD	MAJOR, GEORGE	8.11
19	5	QUAKER NECK RD	SEAGRAVES, WILLIAM T + SUZANNE S	27.03
19	7	QUAKER NECK RD	MAJOR, CHARLES & GEORGE %G MAJOR	32.97
19	8	QUAKER NECK RD	SHOCKLEY, WILLIAM R + GERTRUDE M	29.64
19	10	FOGG LANDING RD	DAVIS, DAVID W	6.33
19	16	FOGG LANDING RD	MATTHEWS, JOHN R	35.26
19	17	FOGG LANDING RD	DOLBOW, WILLIAM M SR & BERTHA L	43.56
19	18	FOGG LANDING RD	DOLBOW, WILLIAM	8.15
19	19	FOGG LANDING RD	SICKLER, OMAR W & DIXIE S	18.5
19	21	FOGG LANDING RD	MCALONAN, RAYMOND A + REGINA M	7.53
19	21.02	FOGG LANDING RD	MCALONAN, RAYMOND A + REGINA M	9.1
19	25	QUINTON-ALLOWAY RD	DOUGAN, ROBERT A + KATHLEEN D	61.32
19	26	QUINTON-ALLOWAY RD	PETERSON, ARTHUR + MARY E	70.55
19	28.02	WEST MAIN ST	PEREIRA JR, JOHN D + SUZANNE	11.84
20	1	QUINTON-ALLOWAY RD	PETERSON, ARTHUR & M E	12.73
20	5.01	WATERWORKS RD	PEDRICK, TIMOTHY + MICHELLE	11.64
21	6.01	WATERWORKS RD	SMIGULEC, THEODORE + BARBARA A	6.25
21	6.02	WATERWORKS RD	SMIGULEC, BARBARA A	2.71
22	28	TIMBERMAN RD	MARICH, FELIX R & MAUDE E	20.81
22	31.01	TIMBERMAN RD	GREEN, NANCY RAYNOR	0
26	2	WOODSTOWN & COMSNRS PIKE	TAFFET, ROBERT	67.22
26	6	COMMISSIONERS PIKE	MARICH, JOSEPH	69.91
26	7	COMMISSIONERS PIKE	CRUSH, CLINTON E JR + BETTY J SMITH	79.75
26	7.01	WISTAR'S MILL LANE	MORRISON, JOHN C + CATHERINE A	14.97

26	12	WITT RD	HORNER, WILLARD KIRK	120.26
26	13	COMMISSIONERS PIKE	SHIVERS, JOHN T + DEBRA K	9
26	13.01	COMMISSIONERS PIKE	SHIVERS, ALICE MAE G	77.82
27	11.01	ALLOWAY-ALDINE RD	FISHER, DOUGLAS C + JUDITH A	30.46
27	12	ALLOWAY-ALDINE RD	DOBLE, CHRISTINE L	3.47
27	13	COMSNRS PK & GLASSHOUSE	TAFFET, ROBERT	75.23
27	15	ALLOWAY-ALDINE RD	DOBLE, CHRISTINE L	39.7
28	1.05	DORRELL LANE	RAY, W HENRY	66
28	13	ALLOWAY-ALDINE RD	RUSSELL, ROBERT L + ELIZABETH E	38.41
30	2	182 ALLOWAY ALDINE RD	BELL, DONALD L, GB ELDER, PB MADDEN	5.06
30	2.05	GLASSHOUSE LANE	BELL, DONALD L + JOAN A	6
30	2.07	198 ALLOWAY-ALDINE RD	ELDER, KEVIN + CYNTHIA A	5.76
30	3	ALLOWAY-ALDINE RD	COLEMAN, WILLIAM C JR	43.24
30	4.02	COMMISSIONER PIKE	JOHNSON, CARLTON C III & CHERYL A	16.23
30	11	ALLOWAY-ALDINE RD	DOBLE, CHRISTINE L	56.42
30	12	STOCKINGTON RD	DOBLE, CHRISTINE L	78.37
30	15	COMMISSIONERS PK	STRAUMANN, SUSAN	7
30	15.01	165 COMMISSIONERS PK	WOODSIDE, TODD D & MICHELE L	7.66
30	15.02	197 COMMISSIONERS PK	STRAUMANN, SUSAN	7.2
30	15.03	209 COMMISSIONERS PIKE	EMERY, WILLIAM	7.63
30	16	COMMISSIONER PIKE	MULLEN, EDWARD K	189.39
30	17	STOCKINGTON RD	MCALONAN, WM G + RAYMOND A ET AL	29.82
30	17.01	STOCKINGTON RD	HANNAH, THOMAS S + GWENDOLYN J	29
30	17.02	69 STOCKINGTON RD	PIERSON, ARTHUR G + CAROL A	8.11
30	19	COMMISSIONERS PIKE	PERKINS, PAUL W & DARLENE A	6.31
30	20	COMMISSIONERS PIKE	PERKINS, PAUL W & DARLENE A	8.89
30	21	COMMISSIONERS PIKE	PERKINS, PAUL W & DARLENE A	2.3
30	24	COMMISSIONERS PIKE	ZEMITIS,JOHN M,JR,RG MADDOX,E YOUNG	54.46
30	25	COMMISSIONERS PIKE	DONOVAN, SAMUEL M & CAROL A	19.39
30	25.01	11 PLEASANT HILL RD	HUTTON,JOHN R + DECKTOR,ELIZABETH M	5.71
30	25.02	STOCKINGTON RD	LENIG, EDWARD C	4.13
30	25.04	STOCKINGTON RD	LENIG, EDWARD C	1
32	1	COMMISSIONER PK&STOCKNGTN	PATRICK, R C SAMUEL	3.9
32	2	WATSONS MILL RD	SICKLER, KURT L + SCOTT E	36.88
32	5	COMMISSIONERS PIKE	HANSELMAN, JAN L	2.21
33	2.01	STOCKNGTN&QNTN-ELMER RDS	MATTHEWS, JOHN R + MARGARET M	33.25
33	4	STOCKINGTON RD	MCALONAN, WILLIAM G	57.44
33	5	STOCKINGTON RD	MCALONAN, WILLIAM G + ROBIN A	103.87
33	6	STOCKINGTON RD	SLOAT, ROBERT K	94
33	8	PLEASANT HILL RD	SCOTT, DAVID W + MELISSA A	9.97
33	8.03	PLEASANT HILL RD	MICHALSKY, STUART J & DEBORAH G	28.07
33	9.02	WATSONS MILL RD	TURNER, WALTER H + JUDITH H	13.8
33	9.07	79 PLEASANT HILL RD	CHAPMAN, DOUGLAS W + JOAN E	20.23
33	12	ALLOWAY-ALDINE RD	SMITH, DONALD G	24.1
33	13	ALLOWAY-ALDINE RD	MCALONAN, WILLIAM G + ROBIN A	12.4
33	14	ALLOWAY-ALDINE RD	SMITH, C DALE & DONALD G	47.81
33	17	ALLOWAY-ALDINE RD	PATE, VERNON G & S S	18.06
33	18	456 ALLOWAY-ALDINE RD	OTT, KARL W + BARBARA L	17.27

33	20	WATSONS MILL RD	SOUTHERN NJ COUNCIL OF BOY SCOUTS	3.8
33	25	WATSONS MILL RD	THOMAS, DOUGLAS W + KATHLEEN J	5.28
33	25.01	WATSONS MILL RD	THOMAS, DOUGLAS W	3.01
34	1	COMMISSIONERS PIKE	WILLIAMS, ALLEN G SR	9.49
34	2	COMSNRS PK & WATSONS ML	SICKLER, KURT L + SCOTT E	9.09
34	4	WATSONS MILL RD	SICKLER, KURT L + SCOTT E	47.57
34	6	PLEASANT HILL RD	WILLIAMS, GEORGE B	21.18
35	1.03	BALLINGERS MILL RD	SICKLER, KURT L + SCOTT E	13.68
35	2	BALLINGERS MILL RD	WILLIAMS, DONALD & STELLA	8.45
35	3	BALLINGERS MILL RD	SICKLER BROTHERS	18.07
35	4	BALLINGERS MILL RD	SIMKINS, OSCAR A + PEGGY B	20.7
35	5	BALLINGERS MILL RD	WILSON BROS INC	8.24
36	2	PLEASANT HILL RD	WILLIAMS, GEORGE B	9.92
36	3	BALLINGERS MILL RD	SICKLER, KURT L + SCOTT E	9.24
36	5	BALLINGERS MILL RD	WILLIAMS, GEORGE B	14.66
36	6	BALLINGERS MILL RD	BOY SCOUTS OF AMERICA SO NJ CNCL	56.12
36	7	BALLINGERS MILL RD	WILSON BROS INC	26.92
36	8	WATSONS MILL RD	ENGLISH, DAVID ALLEN	32.99
36	9	WATSONS MILL RD	SOUTHERN N J COUNCIL B S OF AMERICA	54.45
36	14	ALLOWAY-ALDINE RD	ENGLISH, MARION REVOCABLE LIV TRUST	6.21
36	15	574 ALLOWAY ALDINE RD	SICKLER, CAROL A	55.68
36	15.03	ALLOWAY ALDINE RD	MASSEY, KENNETH G & MARGARET A	15.6
36	17	ALLOWAY-ALDINE RD	SMITH, C DALE & DONALD G	56.01
36	17.01	ALDINE-DARETOWN RD	SMITH, C. DALE + DONALD G	1
36	17.02	ALDINE-DARETOWN RD	SMITH, C. DALE + DONALD G	1
36	19.01	ALDINE-DARETOWN RD	BOY SCOUTS OF AMERICA,SJ COUNCIL	52.62
37	1	ALLOWAY-ALDINE RD	ENGLISH, MARION REVOCABLE LIV TRUST	33.07
37	4	423 ALLOWAY ALDINE RD	GANNON, CLIFTON JR + MARY E	25.3
37	4.02	441 ALLOWAY-ALDINE RD	SPARKS, DAVID + DESIREE L	23.3
37	5	ALLOWAY-ALDINE RD	ENGLISH, MARION REVOCABLE LIV TRUST	37.44
37	9	ALLOWAY-ALDINE RD	BRESLIN, KENNETH P & LAURIE J	1.4
37	10	375 ALLOWAY ALDINE RD	BRESLIN, KENNETH P & LAURIE J	37.81
37	14	309 ALLOWAY ALDINE RD	GENTILE, BENJAMIN L SR + CHARLOTTE	40.92
37	16	REMSTERVILLE RD	FONES, KENNETH V + KELLI L	8.73
37	17	REMSTERVILLE RD	READ, JOHN H + KARIN B	49.42
37	19	REMSTERVILLE RD	VANAMAN, JAMES JR + CATHY	29.05
37	20	REMSTERVILLE RD	VANAMAN, JAMES P + ELIZ H	80.88
37	23	REMSTERVILLE RD	HURFF, C,D,CJ,FORD, HAWKINS, ZISKIN	22.94
37	24	LAKE PONCHATOULA	HAWKINS, ZISKIN, STRANG & FORD	103.7
37	33	REMSTERVILLE RD	SCHEESE, DONALD ET AL	31.28
37	34	REMSTERVILLE RD	MEHAFFEY, DOUGLAS G	79.28
37	35	WATSONS MILL RD	MOONEYHAM, LYNN & SHIRLEY A	21.93
37	36	WATSON MILL RD	SCHIMPF, JOHN D	6.41
37	40	WATSONS MILL RD	SCHIMPF, JOHN DAVID	3.62
37	41	WATSONS MILL RD	SCHIMPF, JOHN D	8.45
37	42	REAR WATSONS MILL RD	SCHIMPF, JOHN DAVID	12
37	46.01	REMSTERVILLE RD	COLEMAN, ALEXIS G JR + LAURA W	61.02
37	46.02	REMSTERVILLE RD	COLEMAN, ALEXIS G JR + LAURA W	1.03
37	47	WATSONS MILL RD	SCHEESE, DONALD H & JOAN A	62.6

37	50	WATSONS MILL RD	SCHEESE, DONALD H + JOAN A	0.83
37	54	REMSTERVILLE RD	SCHEESE, DONALD H & JOAN A	22.7
37	55.01	REMSTERVILLE RD	COLEMAN, ALEXIS & LAURA	2.89
38	1	ALDINE-SHIRLEY RD	SMITH, C DALE & DONALD G	16.91
38	1.04	ALDINE-SHIRLEY RD	SMITH, C DALE ET AL	1
38	1.05	ALDINE-SHIRLEY RD	SMITH, C DALE ET AL	1
38	1.06	ALDINE-SHIRLEY RD	SMITH, C DALE ET AL	1
38	2	CANHOUSE RD	COLEMAN, GEORGE A JR	49.75
38	3	125 CANHOUSE RD	COLEMAN, WILLIAM A	49.38
38	4	CANHOUSE RD	SIMKINS, OSCAR A & PEGGY B	201.9
38	6	BEAL & WATSONS CANHSE RDS	HITCHNER, GRANT J	75.63
38	8	FRIESBURG-ALDINE RD	ENGLISH, DAVID S JR & MARION	46.85
38	8.01	FRIESBURG-ALDINE RD	ENGLISH, MARION REVOC LIVING TRUST	28.58
38	9	FRIESBURG-ALDINE RD	WILSON BROTHERS FARMS	72.91
38	10	FRIESBURG-ALDINE RD	HALUSZKA, WILLIAM	69.68
38	11	534 FRIESBURG ALDINE RD	HALUSZKA, WILLIAM	144.22
38	12	BEAL RD	SIMKINS, CHRISTOPHER	14.79
38	18.01	FRIESBURG-ALDINE RD	PEACOCK, WM. H JR + MARY K CHAMPION	18.29
38	19	450 FRIESBURG-ALDINE RD	KANDLE, PAUL J	16.14
38	19.01	4 BEAL RD	MORRISON, JOHN	11.6
39	5	ALLOWAY-ALDINE RD	SMITH, C DALE	4
39	6	FRIESBURG-ALDINE RD	ENGLISH, MARION REVOCABLE LIV TRUST	36.1
39	6.04	FRIESBURG-ALDINE RD	ENGLISH, DAVID A + MARILYN	5.1
39	6.05	745-7 FRIESBURG-ALDINE RD	ENGLISH, MARION REVOC LIVING TRUST	14.68
39	6.06	WATSONS MILL RD	ENGLISH, MARION REVOCABLE LIV TRUST	101.87
39	7	FRIESBURG-ALDINE RD	WILSON BROTHERS FARMS	21.63
39	8	FRIESBURG ALDINE RD	HALUSZKA, WILLIAM	39.49
39	20	QUINTON-ELMER RD	SICKLER, ISAAC J + CAROL	31.86
39	21	WATSONS MILL RD	ENGLISH, MARION REVOCABLE LIV TRUST	22.66
39	23	WATSONS MILL RD	HALUSZKA, WILLIAM	33.01
40	2	GARRISON RD	L T R FARMS INC	54.25
40	4	76 ALDINE-DARETOWN RD	ELWELL, CLEMENTINE C	73.67
41	2	GARRISON RD	COLEMAN, JAMES H	2.64
41	3	ALDINE-SHIRLEY RD	COLEMAN, JAMES HOWARD	36.28
41	4	ALDINE-SHIRLEY RD	COLEMAN, JAMES HOWARD	30.45
42	2	DARETOWN-BRIDGETON RD	COOMBS, GEORGE A & SON INC	12.84
43	1	POLE TAVERN-BRIDGETON RD	COOMBS, GEORGE A & SON INC	1.84
44	1	67 ALDINE SHIRLEY RD	COLEMAN, GEORGE A JR	38.87
44	3	ALDINE-SHIRLEY RD	COLEMAN, GLENDON S ET ALS	40.33
44	4	141 ALDINE-SHIRLEY RD	COLEMAN, MEREDITH E + ARLENE H	88.43
44	4.02	ALDINE-SHIRLEY RD	COLEMAN, MEREDITH E	1
44	4.03	ALDINE-SHIRLEY RD	COLEMAN, ARLENE H	1
44	4.04	ALDINE-SHIRLEY RD	COLEMAN, MEREDITH E	1.03
44	5	DARETOWN-BRIDGETON RD	STRANG, LOIS C	43.71
44	6	60 CANHOUSE RD	COLEMAN, GEORGE A JR	45.92
44	7	COLEMAN RD	COLEMAN, GEORGE A JR	0.84
44	9	COLEMAN RD	COLEMAN, ROLAND JAY	54.58
44	10	COLEMAN RD	COLEMAN, WILLIAM & MS	100.02
44	11	DARETOWN-BRIDGETON RD	COOMBS, GEORGE A & SON INC	61.02

45	1	CANHOUSE RD	COLEMAN, WILLIAM A	54.67
45	2	COLEMAN RD	COLEMAN, ROLAND JAY	43.85
45	3	COLEMAN RD	E JOYCE & SON INC	52.43
45	4	COLEMAN RD	JOYCE, GREGORY R	9.52
45	5	COLEMAN RD	E JOYCE & SON INC	39.4
45	6	COLEMAN RD	COOMBS, GEORGE A & SON INC	19.03
45	7	CANHOUSE RD	COLEMAN, WILLIAM GRANT & TIMOTHY A	148.79
45	7.01	CANHOUSE RD	COLEMAN, WILLIAM GRANT & TIMOTHY A	1
45	8	CANHOUSE RD	TURNER, ROBERT L	101.36
45	11	TICE LANE	SLOAT ROBERT K	1.97
45	12	OFF TICE LANE	MC NAUGHTON, WILLIAM J & GAIL A	79.97
45	13	OFF COLEMAN RD	ANSINK, CARROLL J	15.75
46	1	WATSONS CNHSE & TICE LN	LONG LANE NURSERY LLC	25.77
46	2	TICE LANE	SLOAT ROBERT K	1.98
61	2	WATERWORKS RD	HUMPHREYS, LOUISE B	7.23
61	3	WATERWORKS RD	HUMPHREYS, LOUISE B	1.96
61	4	WATERWORKS & SAWMILL RDS	SMIGULEC, THEODORE	22.68
61	5	SAWMILL RD & ELKINTON LK	KEEN, RICHARD A	47.3
61	7	SAWMILL RD	RANCH HOPE INC	44.55
61	9	1-4 KINCAID COURT	RANCH HOPE INC	33.57
61	9.01	TELEGRAPH RD	HOLMSTROM, ERIC C & BONNIE B	18.37
61	12	TELEGRAPH RD	EWEN, WILLIAM W	8.14
61	16	291 TELEGRAPH RD	HENGEL, PHILIP J & MICHELE SPARKS	6.44
62	3	SAWMILL RD	SMIGULEC, THEODORE	15.43
62	4	SAWMILL RD	HAMMOND, PEIRCE A	48.11
63	7	ALLOWAY-FRIESBURG RD	ABBOTT, JOSEPH S JR + JOAN G	30.32
63	7.06	ALLOWAY-FRIESBURG RD	ABBOTT, JOSEPH S JR + JOAN G	6.2
63	26	ALLOWAY-FRIESBURG RD	KOMAROMY, ANDRAS + GRATCH, ELLEN K	28
63	27	ALLOWAY-FRIESBURG RD	HARDING, HARRY G + DAWN V	40.46
63	31.01	TELEGRAPH RD	LONGO, DONALD F + DEBORAH A	24
63	35	TELEGRAPH RD	BUCKLEY, GARY	83.66
63	37	TELEGRAPH RD	EWEN, WILLIAM W	32.63
63	39	TELEGRAPH RD	GANDY, RUSSELL R & CAROL LEE	6.35
63	41	TELEGRAPH RD	ZILINSKI, RONALD S + DIANN M	33.43
63	48	ALLOWAY-FRIESBURG RD	DAVIS, KEVIN A & BETH A	58.25
64	1.01	REMSTERVILLE RD	FONES, KENNETH V & KELLI L	90
64	1.02	REMSTERVILLE RD	FONES, KENNETH V + KELLI L	6.7
64	1.03	REMSTERVILLE RD	FONES, KENNETH V & KELLI L	2.17
64	1.04	REMSTERVILLE RD	FONES, KENNETH V + KELLI L	2.02
64	2	REMSTERVILLE RD	SANDERSON, MILDRED L	16.78
64	2.01	REMSTERVILLE RD	GLASS, STEVEN J + JOSEPH A ZECCARDI	58.74
64	2.03	REMSTERVILLE RD	SANDERSON, MILDRED L	0.92
64	2.04	REMSTERVILLE RD	SANDERSON, MILDRED L	0.93
64	2.05	REMSTERVILLE RD	DARLINGTON, MILDRED L	0.92
64	6	297 REMSTERVILLE RD	RIECK, RICHARD D	52
64	6.01	271 REMSTERVILLE RD	RIECK, WALTER J JR	6.56
64	6.02	ALLOWAY-FRIESBURG RD	LANCE, DORRANCE B + PATRICIA J	9.27
64	7	211 ALLOWAY ALDINE RD	WILLIAMS, RACHEL L + C ROY	56.56
64	8	ALLOWAY-ALDINE RD	NORBURY, BART + LAURA K	1

64	9	ALLOWAY-ALDINE RD	NORBURY, BART + LAURA K	13.57
64	10	ALLLOWAY-ALDINE RD	GARTON, GREGORY + SHERRI	18.82
64	19	REMSTERVILLE RD	GLASS, STEVEN J + JOSEPH ZECCARDI	117.2
64	28	ALLOWAY-FRIESBURG RD	HARDING, HARRY G + DAWN V	1
65	4	ALLOWAY-FRIESBURG RD	PETRIN, MICHAEL R + HELEN F	8.45
65	16	COBBS MILL RD	KUHAR, NICHOLAS J JR + JULIE A	7
99	3	COBBS MILL RD	COBB, WILLIAM R	47.01
99	5	COBBS MILL RD	COBB, WILLIAM R	40
99	8	COBBS MILL RD	COBB, WILLIAM R	2.14
99	10	COBBS MILL RD	PARAVE, JAMES C JR & ELICIA M	32.56
100	4	36 COBBS MILL RD	WIETING, WARREN H & JEAN E	11.7
100	10	COBBS MILL RD	GANT, CATHLEEN + MICHAEL D	15
100	14	THOMAS RD	ASH LANE FARMS, INC	40.8
100	15	COBBS MILL RD	COBB, WILLIAM R	2.44
101	1	FULLER LA. & THOMAS RD	FULLER, DOROTHY	44.62
101	2	73 THOMAS RD	SCHOLL, LOUIS E JR + ANNETTE M	6.76
101	4	COBBS MILL RD	MEHAFFEY, CARL J JR	14.64
101	5	THOMAS RD	MEHAFFEY, CARL J JR	30.43
101	6	THOMAS RD	LAWRENCE, ROBERT D	13.17
101	10	THOMAS RD	KANE, CRAIG D & BONI L	1.86
101	10.01	THOMAS RD	KANE, CRAIG D & BONI L	1.86
101	11	THOMAS RD	KANE, CRAIG & BONI	4.06
101	12	THOMAS RD	KANE, CRAIG D + BONI L	1.52
101	14	ERNEST GARTON RD	MCDERMOTT,SHARON + HUBSCHMITT, MARK	26.18
101	14.04	262 ERNEST GARTON RD	WILBRAHAM, RONALD + CINDY	10.5
101	14.05	ERNEST GARTON RD	WILBRAHAM, RONALD C + CINDY R	2
101	15	COBBS MILL RD	COBB, WILLIAM R	37.86
101	16	168 COBBS MILL RD	COBB, JAMES R + REBECCA A	5
101	24	COBBS MILL RD	PARAVE, JAMES C JR + ELICIA M	8.03
102	1	COHANSEY-FRIESBURG RD	SCHEESE, DONALD H & JOAN A	175.9
102	1.03	ALLOWAY-FRIESBURG RD	LANCE, DORRANCE B + PATRICIA J	4.75
102	2	ALLOWAY-FRIESBURG RD	SCHEESE, DONALD H & JOAN A	83.58
103	2	COHANSEY-FRIESBURG RD	SLOAT ROBERT K	5.36
103	2.01	BEAL RD	SLOAT, ROBERT K	12.9
103	3	BEAL RD	SCHEESE, DONALD H + JOAN	22.64
103	4	BEAL RD	HITCHNER, GRANT J	8.18
103	7	BEAL RD	LONG LANE NURSERY LLC	123.8
103	7.04	BEAL RD	MEHAFFEY, ROBINSON D	8.5
103	8	BEAL & WATSONS CANHSE RD	STITES, ROBERT JR	18.5
103	10	CANHOUSE RD	STITES, ROBERT JR	33.34
103	11	273 CANHOUSE RD	MEHAFFEY, CARL J JR	52.18
103	13	FRIESBURG-DEERFIELD RD	SCHEESE, DONALD H + JOAN A	125.87
103	14	FRIESBURG-DEERFIELD RD	SCHEESE, DONALD H + JOAN A	45.32
103	15	FRIESBURG-DEERFIELD RD	MC ALLISTER, LAURA JUNE & L A	25.25
103	18	FRIESBURG-DEERFIELD RD	COLEMAN, W GRANT & TIMOTHY A	37.39
103	18.01	FRIESBURG-DRFLD RD	COLEMAN, W GRANT + TIMOTHY A	2
103	19	FRIESBURG-DEERFIELD RD	COBB, BRUCE & DONNA L	8.15
104	2	ALLOWAY-FRIESBURG RD	FUENTES, GILBERT R & D CIFICHELLO	9
104	2.04	ALLOWAY-FRIESBURG RD	MC ALLISTER, LESTER A SR & LAURA J	49.79

104	2.06	ALLOWAY-FRIESBURG RD	FILBEY, STEPHEN M + ELLEN J	9.84
104	3	ALWY-FRSBRG & COHNSY-ALDN	SCHEESE, DONALD H & JOAN A	40.14
104	4	THOMAS RD & MOORE'S LN	MCALLISTER, LESTER A JR	43.76
104	6	SWING-WEST RD	MC ALLISTER, LESTER A JR	15.28
104	7	COHANSEY-FRIESBURG RD	MC ALLISTER, LESTER A JR	78.55
104	8	SWING-WEST & COHNSY-ALDN	MC ALLISTER, LESTER A JR	5.82
105	1	ALWY-FRSBRG & COHNSY-ALDN	SCHEESE, DONALD H + JOAN A	38.51
105	3	FRIESBURG-DEERFIELD RD	MC ALLISTER, LAURA JUNE & L A	63.75
105	3.02	83 FRIESBURG-DEERFIELD RD	MCALLISTER, STEPHEN	5.12
105	5	FRIESBURG-DEERFIELD RD	COLEMAN, W GRANT & TIMOTHY A	52.73
105	5.01	BEALS MILL RD	HITCHNER, DANIEL R	24.5
105	6	150 BEALS MILL RD	SEEMAN, RONALD + MONICA GOLDACKER	6.35
105	7	169 FRIESBURG-DRFLD RD	TEDESCO JR, THOMAS J + PATRICIA	0.71
105	8	294 COHANSEY-FRIESBURG RD	MC ALLISTER, LESTER A JR	43.9
105	9	SWING-WEST RD	HITCHNER, DANIEL R	8.31
105	11	SWING-WEST RD	HITCHNER LAND HOLDINGS LLC	40.04
106	1	MOORE'S LN & THOMAS RD	ASH LANE FARMS, INC	7.21
106	2.01	THOMAS RD	HITCHNER, DAVID E & MARGARET E	65.33
106	3	MOORE'S LANE	ASH LANE FARMS INC.	5.98
106	4	SWING-WEST RD	HITCHNER, DAVID E & MARGARET P	36.58
106	5	SWING-WEST & COHNSY-ALDN	MC ALLISTER, LESTER A JR	27.7
106	6	ERNEST GARTON RD	SMITH, BRUCE R	9.48
106	6.02	THOMAS RD	KANE, CRAIG D + BONI L	2.4
106	6.03	THOMAS RD	SMITH, BRUCE R + DONNA M	1
106	6.04	THOMAS RD	SMITH, BRUCE R + DONNA M	1.01
106	7.01	ERNEST GARTON RD	HITCHNER, DAVID E & MARGARET E	27.21
106	8	COHANSEY-FRIESBURG RD	HITCHNER, DAVID E & MARGARET P	65.5
107	1	COHANSEY-FRIESBURG RD	HITCHNER, BARRY L SR + MICHELE D	68.08
107	2	SWING-WEST RD	HITCHNER, DANIEL R	45.4
107	3	SWING-WEST RD	HITCHNER LAND HOLDINGS LLC	33.17
108	1	BEALS MILL RD	HITCHNER, DANIEL R	23.53
108	1.01	BEALS MILL RD	PROBASCO, JAY A + TERRI L	4.61
108	1.02	BEALS MILL RD	HITCHNER, DANIEL R	16.41
108	3	BEALS MILL RD	GIFFORD BRIAN L	8.89
109	1	167 ERNEST GARTON RD	STOLTZFUS, AMOS + PRISCILLA	1.78
109	1.01	ERNEST GARTON RD	ROSS, MICHAEL J + DEBORAH	5
109	1.02	ERNEST GARTON RD	STOLTZFUS, AMOS + PRISCILLA	2.78
109	1.03	ERNEST GARTON RD	STOLTZFUS, AMOS + PRISCILLA	0.49
109	2	311 COBBS MILL RD	COONEY, DAVID J	5.09
109	2.01	191 ERNEST GARTON RD	MORRIS, TIMOTHY J & HEIDI	5
109	2.07	COBBS MILL RD	N&K VENTURES, LLC	6.47
109	3	HARMERSVILLE-COHANSEY RD	RIGGS HOLDINGS, LLC	15.72
109	3.01	PECKS CNR-COHANSEY RD	N&K VENTURES, LLC	17.51
110	2	ERNEST GARTON RD	MEHAFFEY JR, CARL	37.66
110	5	PECKS CORNER-COHANSEY RD	PESSOLANO, ROBERT R JR & ELIZABETH	8.32
110	5.01	PECKS CORNER-COHANSEY RD	MEHAFFEY, CARL J JR	62.75
110	5.03	EARNEST GARTON RD	WILSON, KEVIN + HOLLY	7.08
110	6.02	COBBS MILL RD	OWEN, CHARLES E + MARJORIE M	5.02
110	7	162 PECKS CNR COHANSEY RD	NELLING, THOMAS R & QUINA P	44.05

110	7.02	PECKS CORNER-COHANSEY RD	LOWE, JOHN L JR + CHERYL ANN	5
111	2	ERNEST GARTON RD	DEFEBO, JEFFREY W + KIM M	7.92
111	2.01	THOMAS RD	HITCHNER, RAYMOND L & SANDRA R	5.98
111	2.02	315 ERNEST GARTON RD	LOVELAND, BRADLEY D & KARI A BAILEY	5
111	2.03	THOMAS RD	HITCHNER, RAYMOND L + SANDRA R	1
111	2.04	THOMAS + ERNEST GARTON RD	HITCHNER, RAYMOND L + SANDRA R	1
111	3	ERNEST-GARTON RD	HITCHNER, BARRY L & MICHELLE L	26
111	4	ERNEST GRTN & COHNSY-ALDN	HITCHNER, BARRY L SR + MICHELE D	59.94
111	6	COHANSEY-FRIESBURG RD	HITCHNER, BARRY L SR + MICHELE D	34.92
111	7	COHANSEY-FRIESBURG RD	MEHAFFEY, CARL J JR	11.42
111	11	THOMAS RD	MEHAFFEY, CARL J JR	21.17
111	12	PECKS CORNER-COHANSEY RD	MEHAFFEY, CARL J JR + MICKELE A	56.86
112	1	COHANSEY-FRIESBURG RD	HITCHNER, BARRY L SR + MICHELE D	11.32
112	2	COHANSEY-FRIESBURG RD	GIFFORD BRIAN L	61.44
112	3	COHANSEY-FRIESBURG RD	ALE, KENNETH O + CAROL H	10.25
113	1	PECKS CNR-COHANSEY RD	ATANASIO, KAREN PATRICE	2.14
113	3	PECKS CORNER-COHANSEY RD	CHINNICI/COLEMAN, DOROTHY	14.19
113	3.02	STRETCH RD	MELENDEZ, DANIEL J & TERRIENNA	2.45
114	1.01	STRETCH RD	MCGHEE, MICHAEL J JR + CATHERINE P	5.28
114	1.04	PECKS CORNER-COHANSEY RD	HALTER, MICHAEL A	6.02
114	1.08	189 PECKS CR-COHANSEY RD	KILLMAIER, DIANE	5.06
114	2	PECKS CORNER-COHANSEY RD	MEHAFFEY JR, CARL J + MICHELE A	24.7
114	3	PECKS CORNER-COHANSEY RD	MEHAFFEY, CARL J JR + MICHELE A	49.36
114	5	STRETCH RD	UZDANOVICS, MICHAEL N + MARTY R	5.05
114	5.01	STRETCH RD	VAN METER, ALFRED & ALFRED JR	14.36
114	6	LAWRENCE RD	VAN METER, ALFRED C, ETALS	54
114	7	ROBERTS RD	ROBERTS, WILLIAM S	14.05
114	8	STRETCH RD	UZDANOVICS, ANDRIS & GERALDINE	1.14
		TOTAL ACREAGE		13424.55

Appendix F

Alloway Township - Cluster Development Ordinance

§ 75-48. Cluster development.

Editor's Note: Former § 75-48, Cluster developments, was deleted in its entirety 10-12-1989 by Ord. No. 259.

[Added 10-11-2001 by Ord. No. 342; amended 6-10-2004 by Ord. No. 375; 3-15-2007 by Ord. No. 398]

A. Purpose. It is the purpose of this section to fulfill the goals of the Master Plan by instituting land development measures in the A, Agricultural, RR, Rural Residential and LR, Low Residential zones which will:

(1) Preserve, on a permanent basis, agricultural lands, open space, and natural features and protect environmentally sensitive areas of development sites in accord with Alloway's Environmental Inventory;

(2) Encourage creative and flexible site design that is sensitive to the land's natural features and adapts to the natural topography;

(3) Preserve landowner's equity by providing equivalent development potential;

(4) Decrease nonpoint source water pollution impacts by reducing the amount of impervious surfaces in site development;

(5) Reduce erosion by retention of existing vegetation in site development;

(6) Promote cost savings in infrastructure installation and maintenance;

(7) Provide a variety of housing and development opportunities in order to accommodate diversity of income and ages within Alloway;

(8) Provide development standards which maintain residential values, preserve the natural beauty and enhance the rural character of the Township.

B. Applicability.

(1) All subdivisions or developments in the A, Agricultural and LR, Low Residential zoning districts and involving a gross acreage of more than four acres shall be subject to these clustering regulations.

(2) All subdivisions or developments in the RR, Rural Residential zone involving a gross acreage of more than six acres shall be subject to these clustering regulations.

C. Design standards.

(1) All site plans for cluster development shall meet the standards of § 75-67 in addition to specific standards enumerated here.

(2) The number of individual building lots created shall be no greater than shown on the Yield Plan as accepted by the Planning Board.

(3) Maximum lot size in a cluster development within the RR District shall be 1.5 acres and one acre in the A and LR Districts unless the density bonus for affordable housing is utilized.

(4) Maximum lot coverage, floor area ratios, and building height for the applicable zoning district shall apply to the cluster development. Maximum lot coverage and floor area ratios, however, shall be applied to the entire site rather than to any individual lot.

(5) Each lot shall have a minimum access of 20 feet to a public or private street. Access may be shared with other lots.

(6) No minimum lot width shall apply, but a minimum of 10 feet shall exist between all principal buildings.

(7) Setback requirements for new dwellings (if existing Township ordinance is greater, the greater distance shall apply, as in the Stream Corridor Ordinance *Editor's Note: See § 75-46.1, Stream corridor protection.*):

(a) From all external roadways: 150 feet.

(b) From off tract (not roadway, not farmland): 50 feet.

(c) From qualified farmland: 150 feet or as stipulated by the Agricultural Buffer Ordinance *Editor's Note: See § 75-46.2, Agricultural buffers.* standards.

(8) Landscaping, berms, and natural walls approved by the Planning Board shall be utilized to minimize views of houses from existing roads and adjacent properties.

(9) New dwellings shall be arranged to maximize views of open space.

(10) Greenways suitable for pedestrians and bicycles shall connect dwelling units with any open space accessible to the public.

(11) Open space standards and regulations.

(a) Not less than 50% of net buildable area shall be open space;

(b) The proposed use of the open space to be preserved shall be submitted to the Planning Board as part of the preliminary submission.

(c) Open space for property which is presently (or within the last five years) utilized for agriculture shall be deed restricted for agriculture unless the developer can establish the infeasibility of this to the Planning Board's satisfaction.

(d) Tracts not deed restricted for agriculture shall be deed restricted for recreation or conservation purposes or some combination of them to the satisfaction of the Planning Board.

(e) Nonfarmland open space shall be conveyed as follows:

[1] To a nonprofit organization whose principal purpose is the conservation of open space; or

[2] To a corporation, homeowner's association or trust owned or to be owned by the owners of lots or dwelling units within the residential cluster development.

(f) The instrument of conveyance shall be approved by the Township Solicitor.

(g) A deed restriction enforceable by Alloway Township shall be recorded that provides that the common open space shall:

[1] Be kept in the condition as authorized under the approved site plan; and

[2] Not be developed except as authorized in the approved site plan.

(12) Affordable housing density bonus.

(a) The Planning Board may approve an increase in density of up to 25% provided one unit of affordable housing is built on tract for every five units constructed.

(b) Duplexes and multifamily dwellings may be permitted for a cluster development that provides on-site affordable housing located in a residential zoning district that does not otherwise allow attached dwelling units.

D. General regulations.

(1) Individual lots, buildings, streets and parking areas shall be designed and situated to minimize the alteration of natural site features to be preserved.

(2) All principal and accessory uses authorized in the applicable residential zoning district(s) shall be allowed in the cluster development.

(3) Yield plan. Demonstration of potential number of units on net buildable area using conventional zoning requirements for district.

(a) A yield plan should be prepared as a conceptual layout. This is for informational purposes only to establish permitted density. Yield plans do not have to be sealed drawings as they are not for actual layout of development.

(b) Yield plans must be drawn to scale and include the following information for the tract and for properties within 200 feet:

[1] Block and lot and key map;

[2] Size and zoning of tract;

[3] Names of all adjoining property owners and use of adjacent properties;

[4] Existing roads, easements, utility lines;

[5] All streams and drainage within the tract;

[6] Floodplains, wetlands, slopes over 10%, ponds and depressions;

[7] State and local regulated wetland, stream and agricultural buffers;

[8] Environmentally sensitive areas designated in the Township's ERI and Open Space Inventory;

[9] Land in agricultural use presently or within the last five years; and

[10] Scenic views, tree groupings, historic structures, existing trails and landmarks.

(4) Infrastructure requirements must include at least 15% of the area remaining after Part B items are factored out.

(5) The yield plan should realistically present possible layout of houses on the net buildable area resulting after Parts B and C are factored out.

(6) Yield plan layout of houses shall meet the district requirements of Township schedule 1 for the district within which the tract lies.

(7) The final accepted number of units shall be subject to septic capability using a nitrate dilution model acceptable to NJDEP demonstrated on the reduced lot sizes proposed for the cluster subdivision plan.