Township of Elk

GLOUCESTER COUNTY

FARMLAND PRESERVATION PLAN

DRAFT

Delaware Valley Regional Planning Commission

December 2008

Township of Elk

GLOUCESTER COUNTY

FARMLAND PRESERVATION PLAN

DRAFT

Delaware Valley Regional Planning Commission

December 2008

DRAFT 12-08-08

The Delaware Valley Regional Planning Commission is dedicated to uniting the region's elected officials, planning professionals and the public with a common vision of making a great region even greater. Shaping the way we live, work and play, DVRPC builds consensus on improving transportation, promoting smart growth, protecting the environment and enhancing the economy. We serve a diverse region of nine counties: Bucks, Chester, Delaware, Montgomery, and Philadelphia in Pennsylvania; and Burlington, Camden, Gloucester, and Mercer in New Jersey. DVRPC is the federally designated Metropolitan Planning Organization for the Greater Philadelphia Region – leading the way to a better future.

The DVRPC logo is adapted from the official seal of the Commission and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole while the diagonal bar signifies the Delaware River flowing through it. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey. The logo combines these elements to depict the areas served by DVRPC.

DVRPC is funded by a variety of funding sources including federal grants from the U.S. Department of Transportation's Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) The Pennsylvania and New Jersey departments of transportation, as well as by DVRPC's state and local member governments. The authors, however, are solely responsible for this report's findings and conclusions, which may not represent the official views of policies of the funding agencies.

DVRPC fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. DVRPC's website may be translated into Spanish, Russian, and Traditional Chinese online by visiting www.dvrpc.org. Publications and other public documents can be made available in alternative languages or formats, if requested. For more information, please call (215) 238-2871.

This report was funded in part by the Association of New Jersey Environmental Commissions (ANJEC) Smart Growth Assistance Grant Program, which is supported by the Geraldine R. Dodge Foundation. Matching funds were provided by the Township of Elk and by the Delaware Valley Regional Planning Commission. The authors are solely responsible for the report's findings and conclusions, which may not represent the official views or policies of the non-township funding agencies.

Cover Photo Source: DVRPC

DRAFT 12-08-08

TABLE OF CONTENTS

ACKNOWLEDGEMENTS V

EXECUTIVE SUMMARY 1

1.0 ELK TOWNSHIP'S AGRICULTURAL LAND BASE 3
- 1.1 OVERVIEW 3
  - 1.1.1 Gloucester County 3
  - 1.1.2 Elk Township 5
- 1.2 SOILS 5
- 1.3 WATER RESOURCES 8

2.0 AGRICULTURAL INDUSTRY IN THE REGION 11
- 2.1 Gloucester County – Market Value of Agricultural Products Sold 11
  - 2.1.1 Agricultural Support Services and Related Businesses 11
- 2.2 Elk township - Crop And Production Trends 12

3.0 LAND USE PLANNING 15
- 3.1 STATE PLANNING 15
  - 3.1.1 New Jersey Development and Redevelopment Plan 15
  - 3.1.2 Agricultural Smart Growth Plan for New Jersey 16
- 3.2 REGIONAL PLANNING 16
  - 3.2.1 Delaware Valley Regional Planning Commission Destination 2030 Plan 16
- 3.3 COUNTY PLANNING 17
  - 3.3.1 Gloucester County Farmland Preservation Planning 17
- 3.4 ELK TOWNSHIP PLANNING 17
  - 3.4.1 Municipal Master Plan 17
- 3.5 ELK TOWNSHIP ZONING AND DEVELOPMENT REGULATIONS 18
  - 3.5.1 Zoning Overview 18
  - 3.5.2 Township Ordinances 19
  - 3.5.3 Other Planning and Zoning Techniques 19
  - 3.5.4 Transfer of Development Rights (TDR) 20
- 3.6 CURRENT LAND USE 22
- 3.7 WATER AND SEWER INFRASTRUCTURE 22
- 3.8 TOWNSHIP DEVELOPMENT PRESSURES 23

4.0 FARMLAND PRESERVATION IN ELK TOWNSHIP 25
- 4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA 25
- 4.2 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS 25
  - 4.2.1 Purchase of Development Easements 25
  - 4.2.2 Planning Incentive Grants 26
  - 4.2.3 Fee-Simple Acquisition 27
  - 4.2.4 Nonprofit Organizations 27
  - 4.2.5 Transfer of Development Rights (TDR) 28
  - 4.2.6 Installment Purchase 28
  - 4.2.7 Donation 28

4.3 CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT 29
4.4 EIGHT-YEAR FARMLAND PRESERVATION PROGRAM 29
4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS 30
4.6 PRESERVED FARMLAND IN ELK TOWNSHIP 30
4.7 FARMLAND PRESERVATION FUNDING IN ELK TOWNSHIP 33
4.8 MONITORING PRESERVED FARMLAND 34

5.0 FUTURE FARMLAND PRESERVATION PROGRAM 35
5.1 ELK TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES 35
5.1.1 Preservation Goals and Objectives 35
5.2 PROJECT AREAS 35
5.2.1 Project Area Summary 35
5.2.2 Project Areas – Descriptions 36
5.2.2 Project Areas – Summary and Goals 37
5.3 ELIGIBILITY CRITERIA 38
5.4 RANKING CRITERIA 38
5.5 MUNICIPAL AND COUNTY HOUSING POLICIES 38
5.5.1 Approval of Housing Opportunities 39
5.5.2 Approval of Exceptions and Division of the Premises 39
5.6 FUNDING PLAN 40
5.6.1 Municipal Funding 40
5.6.2 County Funding 42
5.6.3 Other Partners 42
5.7 FARMLAND PRESERVATION PROGRAM ADMINISTRATIVE RESOURCES 42
5.8 FARMLAND PRESERVATION PROGRAM LIMITATIONS 43

6.0 ECONOMIC DEVELOPMENT 49
6.1 CONSISTENCY WITH STATE AND COUNTY PLANNING EFFORTS 49
6.2 EXISTING PROGRAMS 49
6.2.1 Farmer Support 49
6.1.2 Agricultural Promotion, Markets, and Sales 51
6.2.3 Agricultural Support Businesses 55
6.2.4 Research and Innovation 55
6.3 ECONOMIC DEVELOPMENT STRATEGIES AND AGRICULTURAL TRENDS 56
6.3.1 Farmer Support 56
6.3.2 Direct Marketing 57
6.3.3 Identifying Emerging Trends 58
6.4 IMPLEMENTING ECONOMIC DEVELOPMENT INITIATIVES 59

7.0 NATURAL RESOURCE CONSERVATION 61
7.1 NATURAL RESOURCE PROTECTION COORDINATION 61
7.2 FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS 62
7.3 WATER RESOURCES 62
7.4 WASTE MANAGEMENT AND ENERGY CONSERVATION 63
7.4.1 Waste Management 63
7.4.2 Recycling 64
7.4.2 Energy Conservation 65
7.5 OUTREACH AND INCENTIVES 66

8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION 67
8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT 67
8.1.1 Right-to-Farm Ordinance 67
8.1.2 Agricultural Buffers 67
8.1.3 Farmland Assessment Act 67
8.2 OTHER STRATEGIES 67
8.2.1 Agricultural Vehicle Movement Routes 68
8.3 AGRICULTURE EDUCATION AND PROMOTION 68

9.0 SOURCES OF INFORMATION 69

APPENDICES 73
A. Inventory of All Farmland-Assessed Properties in Elk Township 2007
A-1 Farm Assessments 2007 – Breakdown of Farmland Uses
A-2 Farmland-Assessed Parcels – Crop Acreage and Animals
B. Farm Markets and Sales in the Elk Township Region
1. Farmers Markets in Gloucester, Salem, and Camden Counties
2. Roadside Markets in Gloucester County
3. Agritourism in Gloucester County
4. Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties
C. Agricultural Support and Service Businesses in the Elk Township Region
1. Agricultural Support Businesses in Cumberland, Gloucester and Salem Counties
2. Food Products Distributors and Brokers in Burlington, Camden, Cumberland, Gloucester, and Salem Counties
3. Cold Storage Warehouses in Atlantic, Camden, Cumberland, Gloucester, and Salem Counties
D. Elk Township Farmland Preservation Ranking Criteria
E. Federal and State Conservation Programs for Farmers
F. Elk Township Right-to-Farm Ordinance
G. "Is Your Town Farm Friendly?" Questionnaire

TABLES

Table 1: Gloucester County Farms 3
Table 2: Size of Gloucester County Farms 4
Table 3: Types of Farmland in Gloucester County 4
Table 4: Types of Farmland in Elk Township, 1984-2007 5
Table 5: Classification of Elk Township Soils 6
Table 6: Elk Township Soils 6
Table 7: Water Certifications and Registrations in Elk Township 9
Table 8: Livestock 14
Table 9: Permanently Preserved Farmland in Elk Township 31
Table 10: Cost and Funding to Date of Elk Township Preserved Land 33

Table 11: Target Farm Acreage in Project Areas 37
Table 12: Ten-year Costs and Funding 41
Table 13: Project Area 1 – Target Farms & Soil Classifications 44
Table 14: Project Area 2 – Target Farms & Soil Classifications 46
Table 15: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties 52
Table 16: Farms in or near Elk Township Participating in "Farm to Fork" 54
Table 17: Gloucester County Restaurants that Directly Buy from Local Farms 55

FIGURES

Figure 1: Agricultural Market Value ($1,000) in New Jersey, 2002 11
Figure 2: Acres of Crop Types in Elk Township, 1984-2007 12
Figure 3: Dominant Crops in Elk Township, 2007 13
Figure 4: Vegetable Crops, 2007

MAPS

1. Project Areas
2. Project Area 1
3. Project Area 2
4. 2005 Aerial Photo with Parcels
5. DVRPC Land Use (2005)
6. Soils
7. Project Areas & Soil Classifications
8. Landscape Project
9. Groundwater Recharge
10. Sewer Service Area
11. Zoning
12. NJ State Development & Redevelopment Plan – Preliminary Map III (June 20, 2007)
13. Protected Open Space & Preserved Farmland (2007)

DRAFT 12-08-08

ACKNOWLEDGEMENTS

Funding for this Plan is gratefully acknowledged. It was provided by:

- The Association of New Jersey Environmental Commissions (ANJEC) Smart Growth Assistance Grant Program, funded by the Geraldine R. Dodge Foundation.
- The Delaware Valley Regional Planning Commission
- The Township of Elk

This Farmland Preservation Plan was guided in its development by members of the Agricultural Advisory Committee, the township Joint Land Use Board, and the Elk Township Committee.

Agricultural Advisory Committee

George Dean, Chairman
Teal Jefferis
George Lucas
Richard Mood
Jim Visalli

Associate Members:
Patty Mood, Alternate
Don Brovero, Township Committee Liaison
Michael Pantaleo, Economic Development Committee Liaison

Elk Township Planning Board

Nicholas Yovnello, Chairman
Chuck Nicholson, Vice Chairman
Phil Barbaro, Mayor
Wayne Swanson, Twp Committee
William Carter, Member
Frank Goss, Member
David McCreery, Zoning Officer
Jeanne White, Member
Eugene Shoultz, Member
Ed Pearson, Alternate #1
Mike Laux, Alternate #2

Don Brovero and Teal Jefferis of the Agricultural Advisory Committee provided extensive information and assistance in developing the Plan and deserve special mention. Elk Township staff members also provided critical information. They include Anna Foley (Planning Board Secretary), Debbie Pine (Township Clerk), Darlene Campbell (Tax Assessor), and Billie Chambers. Thanks are due to them for all their efforts. Leah Furey of Bach Associates also provided helpful information.

Special thanks go to DVRPC intern Christina Arlt and Environmental Planner Amy Miller for their excellent work on the plan.

Source: DVRPC

The Haynicz Brothers Orchards in bloom.

DRAFT 12-08-08

EXECUTIVE SUMMARY

Elk has a large amount of active agricultural land that is highly productive, with farm-assessed land totaling 6,802 acres or 55% of all land area. Soils are very rich in Elk with high percentages of prime soils and soils of statewide importance located throughout the township. The majority of farmland consists of tillable acres, with horticultural crops, orchards, field crops, and some vegetable farming predominating.

Elk Township is rich in many aspects, not the least of which is its diverse agricultural products grown locally and sold both in the township and across the country. Elk Township may be best known for its orchards, but grows many other crops, such as apples, grapes, corn, tomatoes, asparagus, cantaloupes, strawberries, string beans, and peppers. Local honey and apple cider are also available from Elk Township farmers. Recently, Elk Township has moved into growing grapes, and its vineyards add to the township's agricultural diversity. The economy of Elk Township as a whole was historically noted for its lumbering, farming, basket making, and milling. It was particularly well known for its apple orchards. Indeed, the Lewis Mood Farm near Ferrell is credited with creating its own recognized variety of apple, the Mood apple, in 1922. This variation on the "Red Delicious" apple, later called the "Starking Delicious," was released on the market in 1975.

Elk Farmers and Growers provide more than just food crops. They have nurseries and green houses growing evergreen trees, deciduous trees, various bushes, ornamental plants, as well as beautiful flowers for local home owners, retailers, and landscapers. The township's extensive greenhouses serve a large market in the eastern U.S. and beyond.

Over half of Elk Township's farmland has been preserved through acquisition of development easements by Gloucester County or the State of New Jersey. Indeed, Elk Township has more acres of preserved farmland than any other municipality in Gloucester County. Almost 2,700 acres are permanently preserved, out of total agricultural acreage of 5,104 acres. These farms are closely clustered in the center of Elk, which helps to protect and enhance the township's farming industry. Much of Elk's forested land has also been preserved by the township, and this land adjoins and buffers the agricultural region. Section 4 of this Plan describes Elk Township's preserved land in detail.

Elk Township has been undergoing substantial change in recent decades. Its proximity to the Philadelphia metropolitan area and the presence of two exits from a major limited-access highway in and next to its borders has made it a target for development. There are many acres of land on the northeastern and eastern side of the township, near Route 55, that have approvals for large development projects, including over 2,000 units of residential housing and 820,000 square feet of commercial development. These will bring new residents to the township and will change the vistas and activity of the area.

To accommodate these expected changes and to increase the viability of its agricultural industry, Elk Township has been actively promoting farmland preservation to its farm landowners. The

township has also been examining programs to support and enhance the economics and environmental aspects of farming. This Plan is part of Elk's effort. The Agricultural Advisory Committee has designated two Project Areas covering 1,005 acres as the focus for preservation and has identified target farms within them. Those Areas are described in detail in Section 5 of the Plan, along with a ten-year funding plan that would utilize state Planning Incentive Grant money for municipalities, in combination with the township's Open Space and Farmland Preservation Trust Fund and financial support through Gloucester County's Open Space and Farmland Preservation Program. These Project Areas do not contain all the farmland that Elk would like to see preserved, but they do encompass those parcels that would complete a large contiguous area of farmland that is currently about 50% preserved.

The township is also examining its ordinances and land use more broadly to strengthen and protect farming activities within its boundaries. This Plan includes descriptions of options for preservation that are tools the township could utilize (Section 4), along with some local actions to enhance an understanding of agriculture by residents (Section 8). Sections 6 and 7 describe programs that add value to farming operations, support farming businesses, or enhance environmental protections on farmland. The Appendices also provide information on the region's agricultural and supporting industry resources.

Source: Kevin Costello

Elk Township Peach Orchard

DRAFT 12-08-08

ELK TOWNSHIP

COMPREHENSIVE FARMLAND PRESERVATION PLAN

1.0 ELK TOWNSHIP'S AGRICULTURAL LAND BASE

1.1 OVERVIEW

1.1.1 Gloucester County

Farm acreage and farming in Gloucester County and throughout New Jersey changed dramatically during the second half of the 20th century. Farm acreage trends from 1954 to 1997 show a loss of 50% of the state's agricultural land base. Most of that decline occurred between 1954 and 1974 when an average of 35,192 acres of farmland were lost each year. The rate of decline slowed after 1974, and from 1974 to 2002, farmland in the state declined in acreage at an average of 5,561 acres per year.

Gloucester County has followed the statewide trend of diminishing farmland. Between 1987 and 2002, the county lost 11,375 acres of farms, as seen below in ***Table 1: Gloucester County Farms***. This represents an 18% loss in farmland, during those years. Looking at recent changes between 1998 and 2002, the total number of farms in Gloucester County increased somewhat, although they have become smaller in size. The Census of Agriculture reports that in 2002 there were 692 farms in Gloucester County, up 6% from the 652 farms the county had in 1997. The average size of farms in 2002 was 73 acres, a decrease of 19% from its 1997 average of 90 acres. The median size of farms in the county in 2002 was 22 acres, the same as in 1997.

Table 1: Gloucester County Farms

	2002	1997	1992	1987
Number of farms	692	652	704	681
Land in farms (acres)	50,753	58,373	61,748	62,128
Average farm size (acres)	73	90	88	91
Median farm size (acres)	22	22	(N)	(N)
(N) Not available				

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

Of the 692 farms in Gloucester in 2002, 212 (31%) were 50 acres or greater in size, as seen below in ***Table 2: Size of Gloucester County Farms***. About 41% of farms in the county were between 10 and 49 acres in size, and another 28% covered less than nine acres.

Table 2: Size of Gloucester County Farms

	2002	1997	1992	1987
1-9 acres	197	191	199	134
10-49 acres	283	241	255	261
50-179 acres	151	139	168	196
180-499 acres	39	60	62	67
500 to 999 acres	15	12	14	19
1000 or more acres	7	9	6	4

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

According the 2002 Census of Agriculture, Gloucester County has 50,753 acres of farms, comprising about 24% of the county's total land area. The majority (74%) of farm acreage in the county consists of cropland, as shown in the table below.

Table 3: Types of Farmland in Gloucester County

Category			1997	2002
Total Cropland		farms	602	578
		acres	46,095	37,422
	Harvested Cropland	*farms*	*548*	*511*
		acres	*40,692*	*32,892*
	Cropland used only for pasture or grazing	*farms*	*190*	*161*
		acres	*2,142*	*2,667*
Total Woodland		farms	261	313
		acres	5,997	7,445
	Woodland pastured	*farms*	*46*	*93*
		acres	*454*	*1,276*
	Woodland not pastured	*farms*	*231*	*241*
		acres	*5,543*	*6,169*
Pastureland and rangeland (other than cropland and woodland)		farms	84	188
		acres	2,507	2,231

Source: USDA Census of Agriculture, 2002

The Census of Agriculture reports that the average age of farmers in Gloucester County was 54 in 2002, the same as in 1997. Of principal operators in 2002, 140 (20%) are female and 552 (80%) are male. About 53% of principal operators consider farming to be their primary occupation, with the remainder having employment other than farming. Individuals or families, rather than entities such as real estate companies, owned 89% (617) of all farms in Gloucester County in 2002.

1.1.2 Elk Township

Elk Township covers 12,366 acres of land, of which 7,139 acres (58%) were farmland-assessed in 2007. Farmland-assessed land includes cropland and pasture, as well as non-agricultural land such as farm buildings. This acreage is found throughout the township on a total of 268 lots, although some have been approved for development as of July 2007.

The majority of farmland-assessed property in Elk Township consists of tillable acres. Over the past two decades, the amount of agricultural land and total farm acreage in Elk Township has remained steady and has only decreased slightly, as shown in the table below.

Many acres of farmland are leased to the active farmers in Elk and adjoining townships. Some of this acreage has approvals for development. Some is owned by farmers who have retired fully or partly, or is held by the heirs of deceased farmers.

Table 4: Types of Farmland in Elk Township, 1984-2007

Category		Acreage					
		1984	**1991**	**2001**	**2005**	**2006**	**2007**
Total Cropland		5,351	5,747	5,861	5,411	5,615	5,429
	Harvested Cropland	*5,280*	*5,646*	*5,784*	*5,310*	*5,536*	*5,350*
	Cropland Pastured	*71*	*101*	*77*	*101*	*79*	*79*
Total Woodland		1,302	1,795	1,416	1,416	1,504	1,437
	Unattached Woodland	*(N)*	*325*	*240*	*464*	*384*	*490*
	Attached Woodland	*(N)*	*1,470*	*1,176*	*952*	*1,120*	*947*
Permanent Pasture		73	131	123	160	170	104
Total for Ag Use		6,723	7,671	7,409	7,019	7,295	6,988
Total Non-Ag		935	291	128	185	222	151
Total Farm Acreage		**7,657**	**7,961**	**7,537**	**7,204**	**7,517**	**7,139**
(N) Not available							

Source: NJDA, 1984-2007

1.2 SOILS

About three-quarters of Elk's land is rich, arable, and valuable soil. Elk Township's soils consist of 17 series types and 41 variations within those series as identified by the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS). See ***Table 5: Elk Township Soils*** for the acreage in each category and **Map 6**: **Soils.**

The majority of these township soils (41.2 %) are considered Prime Farmlands (P-1). Prime Farmlands are lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They can sustain high yields of crops when managed with correct farming methods. Prime Farmlands are not excessively erodible or saturated with water for long periods of time and do not flood frequently.

Thirty-four percent (34.4 %) of Elk's soils are classified as Farmlands of Statewide Importance (S-1). These soils are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed with favorable conditions.

Eleven percent (11%) of Elk's soil is considered Unique Farmlands of Local Importance (L-1), which are soils that can support the production of high value, regional crops such as certain horticultural crops or indigenous foods. See *Table 4* for a breakdown of Elk's acreage by soil classification.

Table 5: Classification of Elk Township Soils

Designation	Type	Area (in Acres)	%
P-1	Prime Farmland Soils	5,094.61	41.20%
S-1	Soils of Statewide Importance	4,251.14	34.38%
U-1	Soils of Local Importance	1,655.76	13.39%
NA	Water and Soils not classified for farmland use	1,364.57	11.03%
Total		**12,366.17**	**100.0%**

Source: USDA NRCS, 2004

These designations of soils within Elk Township are shown on **Map 7: Project Areas & Soil Classifications**, and the percentage of each classification within the Project Areas' target farms is described in ***Tables 12*** and *13**: Target Farms & Soil Classifications***, located in Section 5 of this Plan. A complete list of Elk soils is shown in the table below and all soils are shown on **Map 6: Soils**.

Table 6: Elk Township Soils

Soil Code	Soil Description	Acres	Percentage of all Acres	Designation	Hydric Soil
AtsAr	Atsion sand, 0 to 2 percent slopes, rarely flooded	126.32	1.02%	L-1	Y
AucB	Aura loamy sand, 0 to 5 percent slopes	86.62	0.70%	P-1	N
AugB	Aura sandy loam, 2 to 5 percent slopes	862.63	6.98%	P-1	N
AupB	Aura loam, 2 to 5 percent slopes	46.47	0.38%	P-1	N
AvsB	Aura-Sassafras loamy sands, 0 to 5 percent slopes	238.67	1.93%	P-1	N
AvsC	Aura-Sassafras loamy sands, 5 to 10 percent slopes	71.48	0.58%	S-1	N
AvtB	Aura-Sassafras sandy loams, 2 to 5 percent slopes	1587.51	12.84%	P-1	N
AvtC	Aura-Sassafras sandy loams, 5 to 10 percent slopes	60.26	0.49%	S-1	N
AvuB	Aura-Urban land complex, 0 to 5 percent slopes	37.90	0.31%	NA	N
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	479.43	3.88%	L-1	Y
BumA	Buddtown-Deptford complex, 0 to 2 percent slopes	81.91	0.66%	P-1	Y
DocB	Downer loamy sand, 0 to 5 percent slopes	2,554.81	20.66%	S-1	Y
DocC	Downer loamy sand, 5 to 10 percent slopes	58.65	0.47%	S-1	N
DoeA	Downer sandy loam, 0 to 2 percent slopes	196.38	1.59%	P-1	Y

Soil Code	Soil Description	Acres	Percentage of all Acres	Designation	Hydric Soil
DouB	Downer-Urban land complex, 0 to 5 percent slopes	177.87	1.44%	NA	N
EveB	Evesboro sand, 0 to 5 percent slopes	433.96	3.51%	NA	Y
FamA	Fallsington sandy loam, 0 to 2 percent slopes	738.32	5.97%	S-1	Y
FapA	Fallsington loam, 0 to 2 percent slopes	170.05	1.38%	S-1	Y
FauB	Fallsington-Urban land complex, 0 to 5 percent slopes	1.77	0.01%	NA	Y
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	205.57	1.66%	NA	Y
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	207.37	1.68%	S-1	Y
KemB	Keyport sandy loam, 2 to 5 percent slopes	29.98	0.24%	P-1	Y
KeoA	Keyport loam, 0 to 2 percent slopes	10.32	0.08%	P-1	Y
LenA	Lenni loam, 0 to 2 percent slopes	178.63	1.44%	S-1	Y
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	1,050.01	8.49%	L-1	Y
OTKA	Othello and Fallsington soils, 0 to 2 percent slopes	1.01	0.01%	S-1	Y
PEEAR	Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	76.90	0.62%	NA	Y
PHG	Pits, sand, and gravel	4.70	0.04%	NA	N
SabB	Sassafras loamy sand, 0 to 5 percent slopes	28.48	0.23%	S-1	N
SabC	Sassafras loamy sand, 5 to 10 percent slopes	59.97	0.48%	S-1	N
SabD	Sassafras loamy sand, 10 to 15 percent slopes	20.01	0.16%	NA	N
SabF	Sassafras loamy sand, 15 to 40 percent slopes	36.10	0.29%	NA	N
SacA	Sassafras sandy loam, 0 to 2 percent slopes	185.80	1.50%	P-1	Y
SacB	Sassafras sandy loam, 2 to 5 percent slopes	281.43	2.28%	P-1	Y
SacC	Sassafras sandy loam, 5 to 10 percent slopes	43.77	0.35%	S-1	N
UR	Urban land	216.51	1.75%	NA	N
WATER	Water	81.13	0.66%	NA	N
WeeB	Westphalia fine sandy loam, 2 to 5 percent slopes	132.07	1.07%	P-1	Y
WeeC	Westphalia fine sandy loam, 5 to 10 percent slopes	78.35	0.63%	S-1	N
WeeF	Westphalia fine sandy loam, 15 to 40 percent slopes	38.44	0.31%	NA	N
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	7.10	0.06%	P-1	Y
WoeB	Woodstown sandy loam, 2 to 5 percent slopes	15.72	0.13%	P-1	Y
WokA	Woodstown-Glassboro complex, 0 to 2 percent slopes	1,332.01	10.77%	P-1	Y
WooB	Woodstown-Urban land complex, 0 to 5 percent slopes	33.70	0.27%	NA	N
Total		**12,366.17**	**100.0%**		
Total Farmland Acreage		**11,001.52**	**88.97%**		
Total Non-Farmland Acreage		**1,364.57**	**11.03%**		

Source: USDA NRCS, 2004

1.3 WATER RESOURCES

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

Three major aquifers – the Kirkwood-Cohansey, the Wenonah-Mount Laurel, and the Vincentown – provide public and private drinking water for Elk residents, and some wells may draw water from the Upper Potomac-Raritan-Magothy formation. The aquifers are recharged directly by precipitation in outcrop areas, by vertical leakage through confining layers, and by seepage from surface water bodies. Elk Township lies entirely within the Kirkwood-Cohansey aquifer outcrop. Most farmers in Elk who irrigate land from wells are probably tapping the Kirkwood-Cohansey aquifer for their irrigation water, especially those in the center and eastern sides of the township.

A water pipeline from New Jersey American Water Company has been extended through Glassboro to the northern border of Elk Township, in preparation for serving the approved projects that are slated for that northeastern region – the Grande, Latham Park, and Silvergate developments. However, no water pipelines have yet been installed within Elk Township.

Irrigation

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

According to Albert Jarrett of Penn State University, irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires 3 to 7 gpm per acre. Farm ponds can lose 40% to 60% in volume through seepage and evaporation, so a farm pond requires roughly four acres of upland watershed to supply one acre-foot of usable water per year.

Water Allocation rules of the NJ DEP require that farmers must 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 water use certification, which lasts for five years. The forms for applying for these usages are submitted to the Rutgers Cooperative Agricultural Extension Service Agent in the County Extension office and are forwarded to NJ DEP 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.

The following table lists the water certifications and registrations for agricultural properties in Elk Township. These certifications and registrations do not reflect the number of wells or other water sources on a given farm, which may be multiple.

Table 7: Water Certifications and Registrations in Elk Township

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Expiration Date
GL0017	Aura Orchards II Inc	AGC040001	Agricultural Certification - Renewal	11/1/2005	10/31/2010
GL0005	Haynicz Orchards	AGC040001	Agricultural Certification - Modification	6/1/2005	5/31/2010
GL0138	Lucas Greenhouses	AGC030001	Agricultural Certification - Modification	9/1/2005	8/31/2010
GL0225	Dean Farm	AGC050001	Agricultural Certification - Renewal	4/1/2006	3/31/2011
GL0082	Deans Evergreens Inc	AGC060001	Agricultural Certification - Renewal	6/1/2007	5/31/2012
GL0137	Fruitwood Farms Inc	AGC030002	Agricultural Certification - Modification	8/1/2005	7/31/2010
GL233R	George C Lewis	AGR020001	Agricultural Registration - New	9/13/2004	
GL0186	Grasso Farm	AGC030001	Agricultural Certification - Renewal	6/1/2004	5/31/2009
GL0230	L C Acres Farm	AGC050001	Agricultural Certification - Renewal	8/1/2006	7/31/2011
GL0027	Mood Farm	AGC060001	Agricultural Certification - Renewal	8/1/2006	7/31/2011
GL237R	Richards Farm	AGR040001	Agricultural Registration - New	2/16/2005	
GL0191	Summit City Farms	AGC020001	Agricultural Certification - Modification	8/1/2005	7/31/2010
GL0115	Thomas Gant Farm	AGC060001	Agricultural Certification - Renewal	4/1/2007	3/31/2012
GL0224	Weiss Farm	AGC020002	Agricultural Certification - Renewal	11/1/2004	10/31/2009
GL0017	Aura Orchards II Inc	AGC040001	Agricultural Certification - Renewal	11/1/2005	10/31/2010
GL0005	Haynicz Orchards	AGC040001	Agricultural Certification - Modification	6/1/2005	5/31/2010
GL0138	Lucas Greenhouses	AGC030001	Agricultural Certification - Modification	9/1/2005	8/31/2010
GL0225	Dean Farm	AGC050001	Agricultural Certification - Renewal	4/1/2006	3/31/2011

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Expiration Date
GL0082	Deans Evergreens Inc	AGC060001	Agricultural Certification - Renewal	6/1/2007	5/31/2012
GL0137	Fruitwood Farms Inc	AGC030002	Agricultural Certification - Modification	8/1/2005	7/31/2010
GL233R	George C Lewis	AGR020001	Agricultural Registration - New	9/13/2004	
GL0186	Grasso Farm	AGC030001	Agricultural Certification - Renewal	6/1/2004	5/31/2009
GL0230	L C Acres Farm	AGC050001	Agricultural Certification - Renewal	8/1/2006	7/31/2011
GL0027	Mood Farm	AGC060001	Agricultural Certification - Renewal	8/1/2006	7/31/2011
GL237R	Richards Farm	AGR040001	Agricultural Registration - New	2/16/2005	

Source: NJDEP, 2007

Source: DVRPC

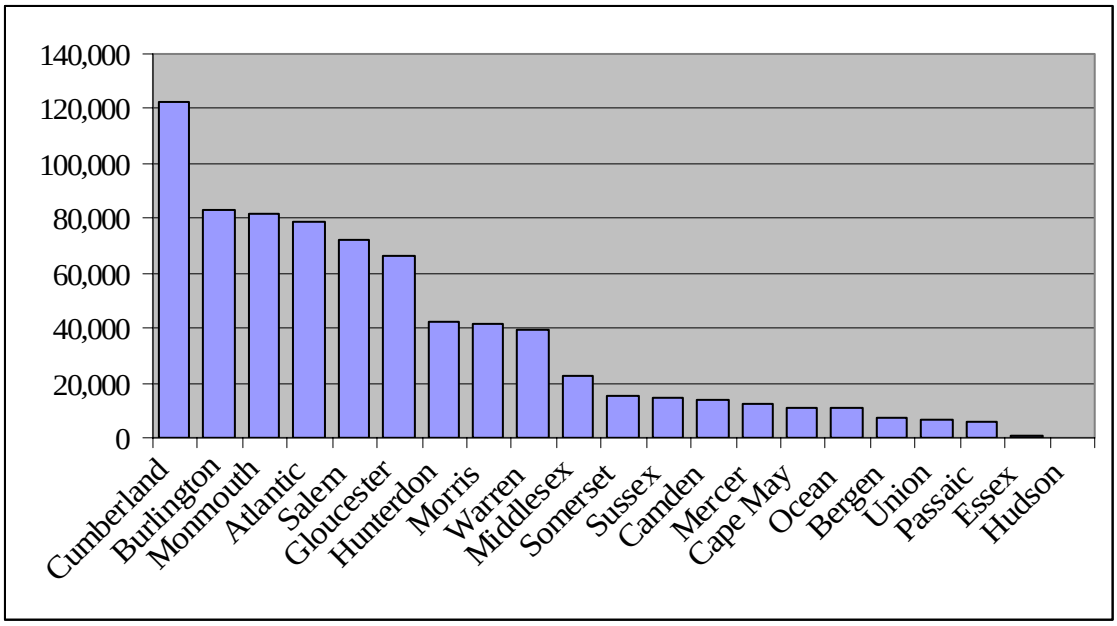
Grapes are an increasingly popular crop in New Jersey.

2.0 AGRICULTURAL INDUSTRY IN THE REGION

2.1 GLOUCESTER COUNTY – MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD

According to the 2002 US Census of Agriculture, Gloucester is sixth among New Jersey counties in the value of its agricultural products, with a total sales value of over $66 million.

Figure 1: Agricultural Market Value ($1,000) in New Jersey, 2002



Source: USDA Census of Agriculture, 2002

2.1.1 Agricultural Support Services and Related Businesses

The local agricultural industry is served by a number of businesses offering agricultural supplies and services in Gloucester County and adjacent Salem County, particularly in Elmer and Woodstown Boroughs, and in Cumberland County. Farmers depend upon these local concerns for farming equipment and supplies, seeds, fertilizer, animal feed, and irrigation systems.

There are many food distributors and brokers in the region surrounding Elk Township. Because of its strategic location between a number of major metropolitan areas, southern New Jersey has the greatest concentration of cold storage warehouses on the East Coast.

Residents of Gloucester County can purchase local produce, flowers, and other agricultural products at one of the 31 roadside markets in Gloucester County or one of the twelve farmers markets in Gloucester, Salem, or Camden Counties. These direct markets attract customers from the entire region interested in purchasing fresh, locally grown produce and are an important source of agritourism. Many of the roadside markets offer customers the opportunity to pick

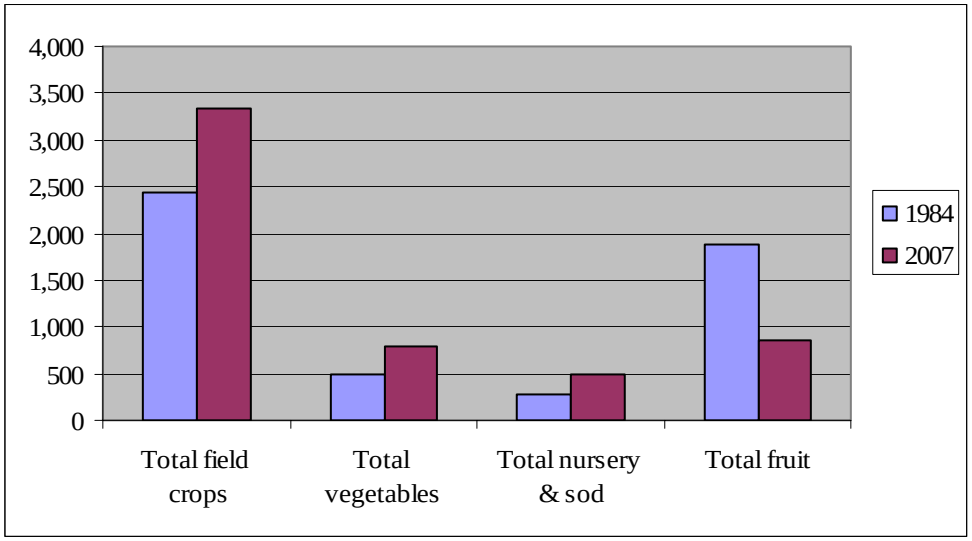
their own produce such as apples or pumpkins and may also include non-agricultural products such as cookbooks or baked goods.

See **Appendix B: Farm Markets and Sales in the Elk Township Region** and **Appendix C: Agricultural Support and Service Businesses in the Elk Township Region** for inventories of the many varied businesses that serve the agricultural and food industry.

2.2 ELK TOWNSHIP - CROP AND PRODUCTION TRENDS

According to farmland assessment data from 2007, field crops cover the greatest amount of acreage in the Elk Township by far. Over half of Elk Township's farmland assessed land is devoted to field crops, followed by fruit crops, vegetable crops, and ornamental crops. Over the past two decades, the land in field crops has increased 37% from 2,436 acres in 1984 to 3,339 acres in 2007. Vegetable crops have increased 62% in acreage from 485 acres to 787 acres. Nursery and sod crops have increased 76% from 285 acres to 501 acres. However, the amount of land dedicated to fruit has decreased by 55% during this time period from 1,876 acres in 1984 to 849 acres in 2007.

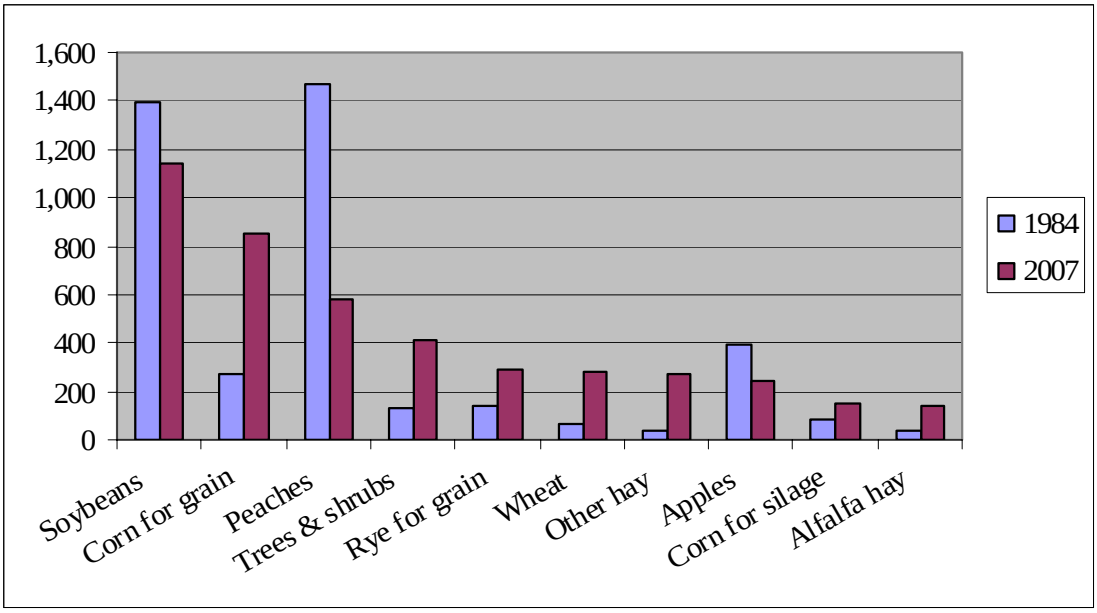
Figure 2: Acres of Crop Types in Elk Township, 1984 & 2007



Source: NJDA, 1984, 2007

Of the ten crops that cover the greatest number of acres in Elk Township, seven are field crops, two are fruits, and one is a nursery crop. Important field crops include soybeans, corn for grain, and wheat, while peaches are the predominant fruit crop. Five crops account for approximately three-quarters of all vegetable crop acres: corn, tomatoes, squash, peppers, and pumpkins. *Chart 3* below shows the top ten crops in Elk Township in 2007, as well as their corresponding acreage in 1984. The amount of land dedicated to growing corn for grain has more than tripled from 274 acres in 1984 to 848 acres in 2007. However, the amount of land on which peaches are grown has fallen 61% during this time period from 1,465 acres to 578 acres.

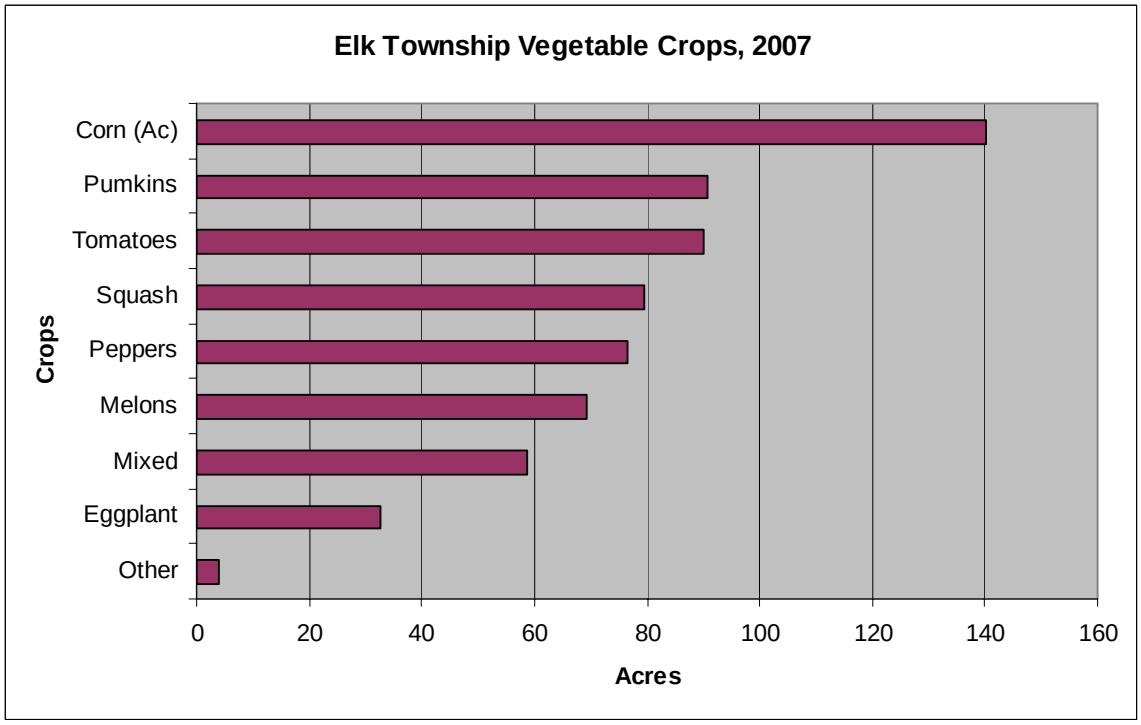
Figure 3: Dominant Crops in Elk Township, 1984 & 2007



Source: NJDA, 1984 and 2007

Woodlands in Elk Township produced 83 cords of fuel wood and 40,000 board feet of timber in 2007. See **Appendix A: Elk Township Farmland Assessed Land, 2007,** particularly **Appendix A-2,** for more details on Elk farm production and livestock holdings.

Figure 4: Vegetable Crops, 2007



Source: Elk Township Farmland Assessed Land 2007

Table 8: Livestock

Elk Township Livestock, 2007	
Dairy young	50
Cattle	39
Goats	34
Horses/Ponies	25
Sheep	10
Swine	10
Ducks	52
Geese	26
Chickens	22
Turkey	3

Source: Elk Township Farmland Assessed Land, 2007

Source: DVRPC

Apples are a major crop in Elk Township.

3.0 LAND USE PLANNING

3.1 STATE PLANNING

3.1.1 New Jersey Development and Redevelopment Plan

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

Elk Township lies within six planning areas of the State Plan. The land areas along the Route 55 corridor and another block of land on the eastern edge of the township are within the Suburban Planning Area (PA2). This is where most development is scheduled to occur and all of this land is within the currently approved sewer service area. The northwestern section of the township along the Raccoon Creek and south to Whig Lane is within the Fringe Planning Area (PA3), which is designated for less intense development, but is an area able to accommodate growth. The Rural Planning Area (PA4) occupies half of the western section of the township, northwest of Whig Lane and just below the PA3 area. All other agricultural land falls within the Environmentally Sensitive Rural Area (PA4B). Across all of the zones are large regions designated as Environmentally Sensitive Areas (PA5) because of the large amount of forested wetlands located in Elk Township. These areas are prevalent along and around stream corridors, including Raccoon Creek and its tributaries, Still Run and its tributaries, and Reed Branch.

The New Jersey Plan is currently undergoing revisions, based on a lengthy cross-acceptance process designed to reconcile differences between the state and the counties and their municipalities. The new plan has yet to be adopted, but there are some significant proposed changes to the plan map in Elk Township. The PA2 areas west of Route 55 are proposed to become PA4B areas, except for the region in the most southeast corner of the township. The large PA3 area on the northwest side of Elk is eliminated, except for a small area in the northwest corner of the township near the border with Harrison Township and north of Ewan Lake. All of the remaining land is proposed to be designated as PA4, PA4B, or PA5. See **Map 12: NJ State Development & Redevelopment Plan – Preliminary Map III (June 20, 2007)**.

In addition to planning areas, the State Plan has designated five types of Centers where growth should be concentrated. There five types of Centers in order of decreasing scale are Urban Centers, Regional Centers, Towns, Villages, and Hamlets. There are no Designated Centers within Gloucester County, although there are four Proposed Centers, none of which are in Elk Township. The Regional Center of Elk, however, has been listed on the much longer inventory of Identified Centers.

3.1.2 Agricultural Smart Growth Plan for New Jersey

The State issued an *Agricultural Smart Growth Plan for New Jersey* in April 2006 which applies the principles of smart growth planning to preserve and enhance agriculture in the state. The plan focuses on five components: farmland preservation, agricultural land use planning, economic development, natural resource conservation, and agricultural industry sustainability. Within these categories are a total of 13 specific objectives that are further broken down into specific strategies. The plan emphasizes a more streamlined and strategic process of farmland preservation as well as better coordination with local land use planning. In addition, the plan examines a number of ways to enhance the agricultural industry while protecting environmental quality to ensure a thriving future for farming in New Jersey.

3.2 REGIONAL PLANNING

3.2.1 Delaware Valley Regional Planning Commission Destination 2030 Plan

The Delaware Valley Regional Planning Commission (DVRPC) is the Metropolitan Planning Agency for the Delaware Valley and includes all of Gloucester County in its planning region. It is responsible for developing the long-range plan and vision for the nine counties of the Delaware Valley. This Plan, *Destination 2030*, addresses land use and transportation for the Delaware Valley and includes a large section about open space and farmland, natural resources, and recreation areas. These elements are indicated on the land use plan map, along with existing uses and related items. The land use plan map also identifies an interconnected open space network across the region, along with locations that should remain rural and agricultural in character.

The 2030 Conservation Focus Areas are agricultural and natural lands that possess a combination of unique physiographic, vegetative, and land use characteristics. These characteristics make each focus area unique and worthy of heightened preservation efforts by government organizations and nonprofit land trusts. The focus areas contain villages and scattered suburban development, but they remain comparatively un-fragmented and their integrity could be maintained through strategic acquisitions and easements, land management, and appropriate forms of growth. In addition to these Conservation Focus Areas, Rural Conservation lands are designated on the land use plan map. These areas are equally important to preserve, but are experiencing more development and are therefore becoming less intact than the Focus Areas. Both the Rural Conservation Lands and the Conservation Focus Areas are not “no-growth zones,” but instead are areas whose natural, agricultural, and recreational values should be protected, while allowing for limited growth that is in character with each region.

Since practically all of Elk Township is designated as being within either Conservation Focus Areas or Rural Conservation Lands, the township’s farmland preservation goals are consistent with the regional conservation agenda.

3.3 COUNTY PLANNING

3.3.1 Gloucester County Farmland Preservation Planning

Adopted by the Gloucester County Freeholders in 1997, the *Gloucester County Farmland Preservation, Open Space Protection, and Recreational Needs Study* was the official Gloucester County Farmland Preservation Plan and an implementing plan for the Open Space and Farmland Preservation Tax approved by referendum in 1993. The Plan provided data and recommendations for farmland preservation, open space protection, and recreational needs.

Gloucester County recently adopted a new farmland plan, the *Gloucester County Comprehensive Farmland Preservation Plan – 2008* in response to the new rules adopted by the State Agricultural Development Committee (SADC) in 2007 (N.J.A.C. 2:76-6.3 through 2:76-17A.17). This plan qualifies the county for Planning Incentive Grant (PIG) funding and enables it to accept and act upon farmland preservation applications throughout the year, as compared to the limited once/year application round that existed previously. State funding of $2 million per year from the SADC to the County will be in the form of PIG funding. Additional monies in Competitive Grant funds will be open to any county that has expended its PIG monies. In FY 2009, the Competitive Grant funding is $15 million.

The Gloucester County Plan's goals are to preserve blocks of contiguous farmland and to support and enhance the farming industry in the county. Eleven Project Areas and target farms within those Areas have been identified and a more limited Agricultural Development Area (ADA) than the entire county (of the previous Plan) has been delineated. All of Elk Township is within the Still Run Project Area, along with some small areas in Clayton and Glassboro. All of Elk is also within the new ADA. Other specific requirements of the Gloucester County Plan, such as minimum eligibility requirements, accord with SADC guidelines and recommendations. They have also been incorporated into this Farmland Preservation Plan for Elk Township.

The *Comprehensive Farmland Preservation Plan – 2008* was approved by the County Agricultural Development Board, which will also administer it, with staff support from the Gloucester County Farmland Preservation Program. The County is agreeable to cost sharing with municipalities that adopt Preservation Plans and apply for PIG funding at the municipal level, in addition to direct county funding of farm preservation projects.

3.4 ELK TOWNSHIP PLANNING

3.4.1 Municipal Master Plan

Elk Township's last fully revised Master Plan was adopted in 1978. In 1989, the Master Plan was updated and included a Community Facilities Plan and a Recreation Plan. Elk Township's 1978 Master Plan had several goals, including:

- Provision of a balanced land use development pattern which can be effectively serviced by the transportation, the utility, and the community facilities systems of the Township.
- Provision of a broad range of housing types for permanent residents
- Provision of more efficient movement of people and goods through the improvement of the Township transportation system
- Promote the orderly development of utility services to satisfy the needs of the township population
- Encourage the continued diversification of a viable Township economic base
- Provision for a comprehensive system of public recreation facilities to serve all segments of the population
- Protection of natural and environmental resources

The goals have not changed in subsequent re-examinations, which occurred in 1999, 2002, 2004, and 2006.

Some of the objectives under these goals address environmental issues, but do not specifically mention farmland preservation or the town's current and future agricultural economic viability.

Regarding agriculture specifically, the Land Use Element of the 1978 Master Plan states, "Agricultural use areas are not specifically designated on the Land Use Plan; however, they are included in the area designated as AR – Agricultural/Residential, and total 44 percent of the land area of the Township and 59 percent of the AR use. Because of the nature of the land in Elk Township and its regional location, the best possible use for the majority of the western portion of the Township is Agricultural use. This recommendation also is consistent with both the County and State master plans. Some residential uses and other types of development are inevitable and Elk Township should take all the measures possible to ensure that the agricultural areas of the Township are protected from undesirable and incompatible uses. Residential uses should be limited to reasonably compact areas owing to the industrial nature of modern farming techniques. Additionally, buffer areas should be required between areas of housing and agricultural areas to help eliminate possible conflicts."

3.5 ELK TOWNSHIP ZONING AND DEVELOPMENT REGULATIONS

3.5.1 Zoning Overview

Elk Township's zoning is shown on **Map 11: Zoning.** The majority of currently active farms in Elk are located in either the Rural Environmental (RE) zone or the Rural (R) districts, but there are a number of farm parcels located in the Residential Low Density (LD) area in the northwest corner of the township. The eastern side of the township, east of Route 55, has been zoned for a Residential Medium Density (MD), along with an area to the west of Route 55 in the southeast corner of the township. These areas are where most of the approved and constructed development is located.

The majority of land within the two agricultural Project Areas in Elk Township is zoned Rural Environmental (RE). The three exceptions are: a small area zoned C-1 in Project Area 1 near

Aura, the land zoned Rural (R) between Aura Road and Route 55 in Project Area 3, and an area in Project Area 4 southwest of the intersection of Elk Road and Buck Road/Route 553, which is zoned Highway Commercial (C2).

Agricultural uses and buildings are permitted in the following zoning districts in Elk Township: Moderate Density (MD), Low Density (LD), Rural Residential (R), and Rural Environmental (RE). Agricultural buildings and uses are also permitted under certain restrictions in Commercial Neighborhood (C-1) and Manufacturing Light (M-1) districts.

3.5.2 Township Ordinances

Some New Jersey municipalities have adopted an ordinance that allows them to reward farmers who preserve their land by paying some form of bonus payment, such as an additional pre-set dollar amount per acre, once the preservation has been accomplished.

In March 2007, Elk Township adopted Ordinance O-1-2007, which is officially entitled an Ordinance of the Township of Elk, County of Gloucester and the State of New Jersey Establishing a Farmland Preservation Program. This ordinance is a Farmland Preservation "Thank You" Program under which an owner is paid $500 per acre on the net preserved acres for which the county or the state acquires development easements. This ordinance may be amended to make it clear that the township is only paying the difference between the certified easement value and the highest appraisal per acre, or $500 per acre, whichever is lower.

3.5.3 Other Planning and Zoning Techniques

The following descriptions are intended to provide information to township leaders and the Agricultural Advisory Committee members so they may determine whether Elk Township wishes to utilize these techniques to provide additional protection to township farmland and the farming industry generally.

Cluster Zoning
A zoning ordinance may have a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space, or as farmland. 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.

Non-contiguous Cluster Zoning
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.

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

The Conservation Design process mandates that open space and farmland must be linked to contiguous open space or farmland, and that farm parcel lands maintain the integrity of a farming area in order to make farming operations easier. It also allows preservation of important scenic views, which in Elk are largely across beautiful farmland.

Elk Township may consider adopting a Conservation Design ordinance that preserves the maximum amount of farmland on farm parcels that are about to be developed and that links that preserved land to other farmland. Such a Conservation Design ordinance could be utilized for preserving farmland on those parcels that are in the process of development but are not yet approved, through active negotiation between the Planning Board and development applicants.

Lot Size Averaging
In lot size averaging, some lots in a subdivision are approved at less than the standard minimum lot size, while other lots are larger than the minimum and the subdivision as a whole conforms to the overall intent of the zoning regulations. 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. It is an especially useful tool in conjunction with Conservation Design Clustering.

3.5.4 Transfer of Development Rights (TDR)

Municipal Transfer of Development Rights (TDR)
In 2004, the New Jersey legislature authorized the establishment of TDR programs throughout the state. Prior to that, only Burlington County could preserve farmland through this market-

based program. Six municipalities were selected by the state to develop their own TDR programs as demonstration projects, including Woolwich Township in Gloucester County.

A TDR program has the distinct advantage of preserving land and containing sprawl development without any expenditure of public funds. It is complicated and expensive to establish, however, and does not reduce overall growth, although growth is directed to the most appropriate areas. For a town that has the proper infrastructure in place and a sufficiently sized, well-planned receiving area, a TDR program can generate significant land preservation and innovative development.

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

Elk Township's leadership has considered the possibility of establishing a TDR program and has concluded, for the present, that it would be a difficult and expensive option. It is also difficult to see where a viable Town Center could be established in the town, given the amount of already approved development in the most logical areas. Elk's environmentally sensitive land, both forested and farmland, further constrains identification of such a receiving area. As the New Jersey Development and Redevelopment Plan outlines, Planning Areas 4 (rural), 4B (rural environmentally sensitive) and 5 (environmentally sensitive) are not ideal regions for such growth, despite the existence of an approved sewer service area in the township.

Regional Transfer of Development Rights

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

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

because of their declining infrastructure or services, especially pertaining to schools. Conversely, the increased density benefits, if shared revenues were possible, might offset and actually improve these communities to a degree that would make regional transfer highly attractive.

3.6 CURRENT LAND USE

While Gloucester County lost harvested cropland between 1980 and 2001, Elk Township did not follow this trend. According to the 2003 New Jersey State Agriculture Development Committee *Strategic Targeting Project Report*, Elk Township actually increased its harvested cropland acreage. However, this trend is likely to be reversed in the near future. Since 2003, the pace of development on former farmland has rapidly increased throughout the township, with 947 units, mostly single family homes, granted approval between 2003 and 2008. (Subdivisions of more than 50 units require public sewer and water hookups, but Elk Township does not have these public utilities at this time.)

About 41.3% (5,104 acres) of land in Elk Township was agricultural as of 2002, based on land use data published by the New Jersey Department of Environmental Protection. Another 2,503 acres were categorized as woodland, and 2,682 acres were wetlands. Residential housing occupied 1,424 acres and another covered 446 acres were also classed as urban land. See **Map 5: DVRPC Land Use (2005)**.

3.7 WATER AND SEWER INFRASTRUCTURE

Water Supply

Most residential drinking water is drawn from local private wells that tap into the Kirkwood-Cohansey aquifer, as is agricultural water. There are, however, seven public wells in Elk. Those run by the Elk Township Municipal Utility Authority draw on the Kirkwood-Cohansey aquifer. The four wells that serve the Laux Lakeview Mobile Home Park tap the Vincentown and Mount Laurel-Wenonah aquifers. An extension is planned for the pipeline bringing treated Delaware River water from the New Jersey American Water Company Water Treatment Plant in Delran, Burlington County to Glassboro. This pipeline has been extended to the border of Elk Township but no pipes are yet laid within Elk Township.

Sewer Service

There is a large approved sewer service area in Elk Township that covers almost two-thirds of the land area. It is located in the eastern half of the township, on either side of Route 55 but extends as far west as Hardingville Road and south to Elk Rd. – Swedesboro Rd. This means that much of Elk's active agricultural area is within an approved sewer service area. Although some infrastructure is in place, no piping has been constructed in this area, primarily because Elk Township's current agreement with the Gloucester County Utility Authority is very limited (250,000 gallons per day). See **Map 10: Sewer Service Area** for the location of the currently approved sewer service area.

3.8 TOWNSHIP DEVELOPMENT PRESSURES

The proximity to northeast U.S. markets has helped Elk's farmers, but it has also brought attention that is going to change the community substantially in the next few years. Elk's proximity to the Philadelphia metropolitan area and accessibility to Route 55, a major limited-access highway, have made it a prime location for development.

Beginning in the late 1980s, several large projects were initiated on the northeast side of the township, spanning Route 55. These included projects that have evolved into the Latham Park and The Grande developments, along with the Planned Unit Development of Silvergate, which has seven phases of planned construction. Most of these phases involve development of both residential housing and commercial space. Altogether, over 2,200 units of housing and 824,000 square feet of commercial space are scheduled to be built. The construction at all these sites has been delayed by the lack of clarity as to where sewerage will be sent. This is an issue that must still be resolved.

The 1990 U.S. Census listed a population of 3,806 residents for Elk Township. By 2000, Elk's population had decreased by 7.6 percent to 3,514 residents. Since then, Elk's population has grown, with a 2005 population of 3,810 and an expected 2010 population of 4,210, based on population projections from the Delaware Valley Regional Planning Commission (DVRPC).

The anticipated increase in population corresponds with an anticipated increase in employment as well. DVRPC estimates that there will be a 121% increase in employment between 2005 and 2035.

According to information provided by the Elk Township municipal office, major subdivision approvals in recent years were as follows:

- 2003 Meadow Brook (39 single family homes)
- 2004 Silvergate Phase I (32 single family homes)
- 2004 Silvergate Phase III (162 single family homes)
- 2004 Hampton Hills (49 single family homes)
- 2005 Country Woods (19 single family homes)
- 2005 Silver Lake Estates (41 units of age restricted housing)
- 2006 The Grande at Elk (318 units of age restricted housing)
- 2006 Silvergate Phase II (230 single family homes)
- 2006 Twin Ponds (49 single family homes)
- 2007 Smith Land Co, LLC (10 lots)
- 2007 White Tail Estates (11 lots)
- 2007 Valley Del Sol (18 single family solar homes)

In addition, the steady growth of residential units along road frontage and the development of smaller subdivisions on farmland is a constant encroachment on farming operations and on the health of the farming industry in the township.

The list of all farms in the Project Areas is indicative of the development pressure on farmers to sell their land. The "Development Status" column within each of the Project Area tables shows that developments were approved for 13 parcels totaling approximately 190 acres in the Project Areas, a potential loss of farming in the township because of the size and location of these parcels. These have not yet all been built and there may be some potential for preservation of these properties.

Source: DVRPC

Elk Township produces many nursery plants used in landscaping.

4.0 FARMLAND PRESERVATION IN ELK TOWNSHIP

4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA

The Agricultural Development Area (ADA) within Gloucester County has always been equivalent to the boundaries of the county. Therefore, all land in Elk Township is within the County ADA as it is presently constituted. Gloucester County is currently working on a new Farmland Preservation Plan and will be altering the ADA boundaries but the proposed new ADA continues to include all of Elk Township.

4.2 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS

There are several programs and methods for preserving farmland in any community. In Elk Township some of these have been extensively used by the Gloucester County Farmland Preservation Program, while others have not been utilized at all, due mostly to lack of opportunity or funding. The following descriptions are intended to provide information to the Agricultural Advisory Committee and township leaders so they may develop a set of steps for additional protection of township farmland and the farming industry generally.

4.2.1 Purchase of Development Easements

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

Landowners may sell development easements through the Gloucester County program, which is administered by the County Agriculture Development Board (CADB), or directly to the State of New Jersey through the State Agriculture Development Committee (SADC). In both cases, the farmland is ranked on a number of criteria and high ranking farms are approved for purchase of development easements. An offer is made to the landowner who can accept or reject it. Development easements are the principal means of farmland preservation under county and municipal PIG programs, as well. All preserved farmland in Elk Township has been protected through acquisition of farmland easements.

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

by developers. In addition, development easement offers are for only part of the value of the land – the easement value.

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

4.2.2 Planning Incentive Grants

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

In order to be eligible for PIG funding, a municipality must adopt a farmland preservation plan element into their municipal Master Plan, appoint an Agricultural Advisory Committee (AAC), and delineate one or more Project Areas where farms are "targeted" for preservation if owners are interested. 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 of up to $1.5 million per year, and to promote preservation and farming within the community directly, as an addition to the state and county efforts. Targeted farms within the municipal Project Area are "pre-approved" 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, state-approved 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% state to 40% municipal and/or county, depending on land values. 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, using the dedicated funds for bond financing. However, the PIG funding is like a line of credit from the state – only when a municipal commitment is made for an easement or fee-simple purchase does the funding come into use. It is at that point that municipal and county funding is also required.

Overall, PIG funding increases farmland preservation in a community, but it does require additional effort and financing. For Elk Township, Gloucester County is in a position to fund at least half of the non-state share of any municipal PIG project, or up to 25% of the total cost. 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 use of other techniques that will support maintenance of agricultural lands and industry viability. A much larger percentage of state funding to counties will be made through county PIG programs. Gloucester County has developed a new Farmland Preservation Plan with delineated Project Areas and targeted farms, for this purpose. Other features of the new rules include a requirement that a given year's appropriation to a municipality must be spent within three years. In addition, nonprofit organizations can now obtain Planning Incentive Grants for farmland preservation, with the funding to be utilized within two years.

4.2.3 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 selling the development rights and then selling the preserved land to another farmer.

Fee-Simple acquisition is available through the Gloucester County Farmland Preservation program but has not been used due to limited financial resources, since it is more expensive than purchase of development rights. The State of New Jersey, through the SADC, does purchase farmland outright, especially in cases where there is a threat from imminent development. After severing the development rights, the State then re-sells the land to interested farmers through an auction.

4.2.4 Nonprofit Organizations

Some nonprofit land trusts are actively preserving farmland in southern New Jersey, either through fee-simple acquisition or purchase of development rights. Funding for nonprofit preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Elk Township. The South Jersey Land & Water Trust has a Green Acres PIG that covers the watersheds of Raccoon and Oldmans Creeks, in which part of Elk is located.

4.2.5 Transfer of Development Rights (TDR)

A Transfer of Development Rights (TDR) program is another method of farmland preservation, and was previously described in **Section 3.5.4: Transfer of Development Rights (TDR)**.

4.2.6 Installment Purchase

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

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

Where possible, installment purchases of farms, where payments will occur over a five-or six-year, or 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 or other reasons. Gloucester County is setting up an Installment Purchase program for farmland acquisitions. Elk may benefit from the county's experience in developing this approach.

4.2.7 Donation

Land, or the development rights to the land, can be donated by a landowner to a public entity or a nonprofit organization, either directly or by will. The contribution is tax-deductible and can be used effectively in estate planning. Such a donation will, of course, ensure that the land remains free from development. It can also have major rewards for the donor and donor's family through tax reductions and benefits of estate planning.

4.2.8 Agricultural Enterprise District

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

agreement during which time the farm is preserved through an agricultural easement and the program has right-of-first refusal if the owner chooses to sell the property.

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

4.3 CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT

The goals of the Strategic Targeting Project of the SADC are to protect large areas of reasonably contiguous, high-quality farmland that will promote the long-term economic viability of the agriculture industry through the Planning Incentive Grant (PIG) program. 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. Elk Township has satisfied all four requirements for the municipal PIG program.

The Elk Township Committee established an Agricultural Advisory Committee (AAC) in 2007 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. The Committee is composed of five members, including four farmers who farm land they own, and another member who is the Chairman of the Environmental Commission. A member of the Township Committee also serves as the liaison to this Committee and the Environmental Commission. See the *Acknowledgements* page for a list of members. All meetings of the AAC are open to the public and dates are published in a newspaper of record for the township, the *Gloucester County Times*. Currently, the AAC meets on the third Monday of every other month in the Municipal Building.

As will be discussed in **Section 5.3: Funding Plan**, Elk Township has a dedicated source of funding for farmland preservation from its Farmland Preservation and Open Space Trust Fund. As noted in **Section 3.4 Elk Township Planning**, the Master Plan of Elk Township highlights the importance of farmland preservation. The township also passed a new Right-to-Farm Ordinance which is included in **Appendix F**, thereby fulfilling all requirements for the SADC Strategic Targeting Project.

4.4 EIGHT-YEAR FARMLAND PRESERVATION PROGRAM

Farmers can participate in an Eight-Year Farmland Preservation Program to temporarily preserve their land for eight years. This program can serve as a trial period for farmers to see if

preservation is the right choice for them. There are two types of Eight-Year Farmland Preservation Programs, the State Eight-Year Program and the Municipal Eight-Year Program. Although this program offers no direct compensation, farmers are eligible to receive grants covering up to 75% of the cost of approved soil and water conservation projects. Participation in the Municipal Program can also offer greater protection for the farmer concerning nuisance complaints, eminent domain actions, and zoning changes, according to the Gloucester County Office of Land Preservation. There are no farms currently in the Eight-Year Program in Elk Township.

4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS

Elk Township began work on planning protection of its farmland and open space by mapping existing conditions in the township. This map was eye-opening in that Elk has substantial acreage that is in preservation, either through severance of development rights or by direct open space preservation. In particular, a large amount of land along Reed Branch, known as Elephant Swamp, has been preserved through a 2008 Conservation Easement by the Township. All this preservation occurred through assistance from the Gloucester County Land Preservation Program.

In 2007 the township received funding from the Association of Environmental Commissions (ANJEC) to prepare an Environmental Resource Inventory and a Farmland Preservation Plan. These projects are currently ongoing and will be completed shortly. The township also applied for funding to develop an Open Space & Recreation Plan but was not awarded that grant.

The Garden State Greenways project, produced by the New Jersey Conservation Foundation, the Landscape Project, produced by the Endangered and Nongame Species Program of NJDEP's Division of Fish & Wildlife, and the Heritage Priority Database were consulted in determining where farmland preservation will enhance open space protections, for this Farmland Preservation Plan. The descriptions of the Project Areas in this Plan incorporate information drawn from those sources. See **Map 8: Landscape Project** for a depiction of this particular resource. See Elk Township's *Environmental Resource Inventory* for a detailed explanation of the habitat categories and underlying methodology of this state mapping and database tool.

4.6 PRESERVED FARMLAND IN ELK TOWNSHIP

Farms have been preserved in Elk Township by either the purchase of development easements or fee-simple acquisition. Most preservation occurred through the Gloucester County Farmland Preservation Program, while some parcels were acquired by the SADC. See ***Table 8*** below for a list of permanently preserved farms. Elk's permanently preserved farms occupy 2,685.62 acres.

Table 9: Permanently Preserved Farmland in Elk Township

Block	Lot	Current Owner's Name	Location	Elk Acres	Preservation Type
172	9.01	Allan Dennis	47.4 ac total in Elk & Clayton	1.7	CTY EP
6	28.01	Amy & William Marple	Elk	250.21	CTY EP
10	10	Amy & William Marple			
56	2	Balkar & Bhupinder Saini	Elk	42.75	CTY EP
25	5	Ben Richards	Elk	47.83	CTY EP
34	1	Brian & Bridget Dean	Elk	239	SADC FS
35	1, 1.07, 1.08, 1.09	Brian & Bridget Dean			
37	2, 2.09	Brian & Bridget Dean	Elk	95	SADC FS
36	12	Carmen & Mary Visalli	Elk	19.3	CTY EP
36	2, 15, 17	Carmen & Mary Visalli	Elk	161	CTY EP
54	15, 16	Daniel & Elinor Haynicz	Elk	55.15	CTY EP
25	7	Donna & Leigh Weiss	Elk	129	SADC FS
54	3	Edythe & James Murphy	Elk	49.31	CTY EP
5	2	Ella Eachus	335 ac total in Elk, Harrison, Mantua & So. Harrison	52.14	CTY EP
54	4	Fletcher & Marcella Kerns	Elk	46.72	CTY EP
54	18	Fred & Joan DeClement	Elk	38.7	CTY EIP
176	7	Fred & Joan DeClement			
36	18, 20	George & Kathy Lewis	Elk	89.78	CTY EP
37	1	George & Kathy Lewis	Elk	35	CTY EP
54	22	Herman Wagner	Elk	137	CTY EP
43	5, 7, 8, 9	Holly Acres	Elk	193.59	SADC FS
43	1	Holly Acres LLC	Elk	140.96	SADC FS
35	2	J. Wilson Hughes	Elk	20	CTY EP
37	19	Jim Visalli	Elk	*	*
41	8	Steve & Cindy Hawk	Elk	18	CTY EP
33	1.01	John & Margaret Wagner	Elk	96.6	CTY EP
33	12.11, 12.12	LC Acres LLC (Eliz Wightman)	Elk	154	SADC FS
42	11	Lewis & Angela Kirkpatrick	Elk	25.6	CTY EP
27	4	Louis & Phyllis Gerlack	45.99 ac total in Elk & Glassboro	43.73	CTY EP
29	1	Louis & Phyllis Gerlack	Elk		
45	12	Myron & Darlene Hurff	218.71 ac total in Elk & Franklin	86.78	CTY EP
47	1	Myron & Darlene Hurff			
48	1, 2	Myron & Darlene Hurff			
49	1	Myron & Darlene Hurff			
37	12, 12.01	Paul & Joanne Cooper	Elk	45.77	CTY EP
5	11	Robert & Cindy Gaines	317 ac total in Elk & So. Harrison	99	CTY EP
19	4	Thomas & Mary Gant	Elk	219	CTY EP
39	1, 13	Thomas & Mary Gant			
24	17	Thomas & Mary Gant			
55	3	Thomas McCann	Elk	53	CTY EP

Block	Lot	Current Owner's Name	Location	Elk Acres	Preservation Type
40	18	Joseph Luccarella	Elk	82	CTY EP
TOTAL PERMANENTLY PRESERVED				**2767.62**	
Pending Preservation					
55	3.02	Thomas McCann	Elk	6	
Total Pending				**6**	
* Preserved as part of Carmen Visalli Block 36/Lots 2, 15, 17					

Source: Gloucester County Office of Land Preservation, 2007

Source: DVRPC

Lucas Nurseries are one of the largest greenhouse operations in New Jersey

4.7 FARMLAND PRESERVATION FUNDING IN ELK TOWNSHIP

In July 2002, The Elk Township Committee proposed a dedicated tax for the acquisition of open space and farmland. On November 5, 2002, township residents voted overwhelmingly in favor of the referendum question establishing an "Open Space and Farmland Trust Fund."

Ordinance O-2-2003 established a "Farmland Preservation and Open Space Trust Fund." The Trust as first approved was funded by an amount of one cent ($.01) per $100 of assessed value beginning in the budget year 2003. As of December 31, 2007 the Open Space Trust Fund in the Township had a balance of approximately $119,700.

Table 10: Cost and Funding, to date, of Elk Township Preserved Land

Farm	Acres	Total Cost	State Cost	County Cost	Per Acre Total Cost	State Cost Share	County Cost Share	Type of Acquisition	Purchase Date
1*	311	1,042,232.00	749,859.00	292,373.00	3,348.00	71.95%	28.05%	CTY EP	1999
2	46	114,150.00	84,471.00	29,679.00	2,500.00	74.00%	26.00%	CTY EP	1999
3	194	695,963.00	577,333.00	118,630.00	3,595.00	82.95%	17.05%	SADC FS	1999
4	157	486,390.00	354,594.00	131,796.00	3,100.00	72.90%	27.10%	CTY EP	1999
5	90	341,164.00	219,494.00	121,670.00	3,800.00	64.34%	35.66%	CTY EP	2001
6	48	179,363.00	105,319.00	74,043.00	3,750.00	58.72%	41.28%	CTY EP	2001
7	24	80,741.00	58,231.00	22,510.00	3,300.00	72.12%	27.88%	CTY EP	2002
8	53	158,310.00	95,485.00	62,825.00	3,000.00	60.32%	39.68%	CTY EP	2002
9	131	368,736.00	230,218.00	135,518.00	2,800.00	62.43%	36.75%	CTY EP	2002
10	212	1,081,659.00	530,225.00	551,434.00	5,100.00	49.02%	50.98%	CTY EP	2003
11*	46	167,210.00	107,138.00	60,073.00	3,635.00	64.07%	35.93%	CTY EP	2003
12	34	184,302.00	121,162.00	63,141.00	5,400.00	65.74%	34.26%	CTY EP	2003
13	37	130,114.00	84,388.00	45,726.00	3,485.00	64.86%	35.14%	CTY EP	2003
14	248	992,816.00	502,008.00	490,810.00	4,000.00	50.56%	49.44%	CTY EP	2003
15	44	108,875.00	80,575.00	28,300.00	2,500.00	74.01%	25.99%	CTY EP	2003
16	91	337,133.00	211,391.00	126,741.00	3,700.00	62.70%	37.59%	CTY EP	2003
17	17	141,778.00	55,674.00	86,104.00	6,200.00	39.27%	60.73%	CTY EP	2006
18*	47	582,651.00	349,590.00	233,081.00	12,300.00	60.00%	40.00%	CTY IEP	2007
19	20	98,000.00	0.00	98,000.00	5,000.00	0.00%	100.00%	CTY IEP	2007
20	55	612,165.00	306,083.00	306,083.00	11,100.00	50.00%	50.00%	CTY EP	2007

Farm	Acres	Total Cost	State Cost	County Cost	Per Acre Total Cost	State Cost Share	County Cost Share	Type of Acquisition	Purchase Date
21	20	455,906.00	276,000.00	179,706.00	23,000.00	60.54%	39.42%	CTY IEP	2008
22	141	484,057.00	484,057.00	0.00	3,434.00	100.00%	0.00%	SADC FS	2002
23	46	128,158.00	81,613.00	46,543.00	2,795.00	63.68%	36.32%	CTY EP	2001
24*	772	3,704,037.00	3,072,667.00	631,370.00	4,800.00	82.95%	17.05%	SADC FS	2000
TOTALS		**$12,675,910.00**	**$8,737,575.00**	**$3,936,156.00**		**68.93%**	**31.05%**		

Source: Gloucester County Office of Land Preservation, March 2008

Key to Table 10	
CTY EP = County-owned easement with SADC cost share grant	SADC EP = State Agriculture Development Committee easement purchase (direct)
CTY IEP = County-owned easement purchased independently, without SADC cost share	SADC FS = State Agriculture Development Committee purchase of farm in fee-simple
* = *Farm not entirely within Elk Township; portions in adjoining municipalities*	

4.8 MONITORING PRESERVED FARMLAND

Elk Township relies on the Gloucester County Farmland Preservation Program to conduct annual monitoring of preserved farmland through its regular monitoring 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 and viable agricultural operation. The Gloucester County Farmland Preservation Program is responsible for county-held easements, while the SADC is responsible for those that are state-held.

5.0 FUTURE FARMLAND PRESERVATION PROGRAM

5.1 ELK TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES

Tomatoes are grown on over 100 acres in Elk Township.

5. *Source: DVRPC* n Goals and Objectives

The Elk Township Agricultural Advisory Committee established the following Goal and Objectives for its Farmland Preservation Plan and Program:

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

Objectives:

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

5.2 PROJECT AREAS

5.2.1 Project Area Summary

The Agricultural Advisory Committee recommended the establishment of two Project Areas (PAs) in the township for its Farmland Preservation Plan and for a potential Planning Incentive Grant application. These Project Areas are contiguous with each other and are in the central section of the township. They are described here and depicted on **Map 1: Project Areas.**

Tables listing all targeted farms in each Project Area are at the end of Section 5. Included in each table is the acreage of prime soils and soils of statewide importance for each target farm, a list of preserved farmland within the Project Area, a list of township-owned land in the Project Area, where appropriate, and parcels of other farm-assessed land that are under ten acres in size.

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

5.2.2 Project Areas – Descriptions

Project Area 1:
This Project Area is located at the center of the township and is the larger of the two PAs, encompassing 2,239 acres on 166 parcels in all. It is bounded by Ewan-Aura Road on the north and Elk Road on the south. The eastern edge follows Railroad Ave. until that road bends. The Project Area extends across Hardingville Road on the west to encompass both preserved and unpreserved farmland east of the stream flowing to Lake Gilman. Assessed farmland within the Project Area comprises 1,651 acres on 45 parcels. **Map 2: Project Area 1** gives a closer view of this PA.

PA 1 has the greatest amount of preserved farmland – twelve farms encompassing 1,279.2 acres on 26 parcels are permanently protected, including one 20-acre parcel that just closed in early 2008. Another 149 acres of land within the PA are owned by the township and are part of the active recreation fields or are used for other municipal functions. As of June 1, 2007, 109.9 acres within PA 1 have been approved for development of which 99.64 acres are part of target farms.

There are sixteen target farms within this Project Area on a total of 544 acres. This land surrounds the huge central cluster of preserved farmland and almost every parcel is contiguous with preserved farmland or township open space. Target farm land is quite rich with 138 acres of prime farmland (24.9% of target farm acreage) and 305 acres made up of soils of statewide importance (55% of target farm acreage).

The Project Area is not only important for farming, but it is also very important in terms of its ecological importance. The Landscape Project, which was developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish and Wildlife, documents the value of different types of habitats throughout the state. It categorizes these habitats into one of five groups, according to their importance. Categories three through five are “critical” habitats that possess two exceptional characteristics: (1) a documented occurrence of one or more species on either the federal or the state threatened and endangered species lists, and (2) a sufficient amount of habitat type to sustain these species. These habitats are collectively known as “critical habitat.” The lower two tiers – Category one and two habitats – are labeled “suitable habitats.” Category two habitats have one or more occurrences of at least one non-listed state priority species, and category one habitat is deemed suitable for species that are included on the state or federal threatened and endangered species list but for which there are no documented occurrences or sightings.

The majority of this PA is “critical” grassland habitat. Along the edges there is also “suitable” grassland, “suitable” forested wetland, and “suitable” upland forest habitat.

Project Area 1 is also an important area for groundwater recharge. The central portion of Project Area 1 and the area west of Hardingville Road have some of the highest recharge rates in Elk Township. There are between 11 and 13 inches per acre per year of groundwater recharge in this area.

Project Area 2:
Project Area 2 is the smaller of the two project areas in Elk Township. It contains a total of 1,281 acres on 68 parcels, of which 21 lots covering 658.86 acres are farmland assessed. Currently, 527.375 acres of Project Area 2 are permanently preserved, 6.25 acres are pending preservation, and another 131.32 acres are Township-owned. See **Map 3: Project Area 2**.

Soils in Project Area 2 are of high quality. There are 350 acres of prime soils (76% of target farm acreage) and 57.6 acres containing soils of statewide importance (12.5% of target farm acreage).

The majority of Project Area 2, especially the area north of Elk Road, is classified as "critical" habitat according to the Landscape Project. There are two areas of "suitable" grassland habitat: the area on the south side of Elk Road and another area between Reed Branch and the Gloucester-Salem county line. The areas along the streams, such as the West Clayton Branch and the Reed Branch, are classed as "suitable" forested wetland habitat, and there are also several areas of "suitable" upland forest habitat. This Project Area has only a few scattered patches of "suitable" emergent wetland habitat.

The floodplains adjacent to the Reed Branch have low annual groundwater recharge rates, but the remainder of PA 2 has groundwater recharge rates of between 7 and 10 inches per acre per year. Some areas south of the West Clayton Branch and just south of Aura have 11-13 inches per acre per year.

5.2.2 Project Areas – Summary and Goals

Total acreage of unpreserved target farms within the two Project Areas is 1,004.90 acres, as shown in the table below. This is based on adding together actual "farms," which are defined as any parcel of farm-assessed land that is greater than 10 acres or more in size, or any cluster of parcels held by the same owner or related owners in the same vicinity that totals greater than 10 acres in size.

Table 11: Target Farm Acreage in Project Areas

Project Area	Acres
PA 1	544.20
PA 2	460.69
TOTAL	1,004.90
75% of Total	753.67

Source: DVRPC, 2007

Arriving at meaningful goals for municipal preservation efforts is difficult, given the entirely voluntary nature of farmland preservation programs. Looking at both Project Areas equally and estimating that 75 percent of the target farm acreage is probably the maximum achievable for preservation, generates a breakdown over 10 years into preservation goals that seem realistic. To

the degree that Elk Township can increase preservation in the earlier years above these goal levels, it can maximize the benefits of the Planning Incentive Grant funding,

Acreage Goals

One year goal = 75.367 acres total
Five year goal = 376.835 acres total
Ten year goal = 753.670 acres total

5.3 ELIGIBILITY CRITERIA

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

For lands greater than 10 acres in size:

- at least 50% of the land or a minimum of 25 acres, whichever is less, must be tillable;
- at least 50% 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.

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

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

5.4 RANKING CRITERIA

Elk Township has elected to use Gloucester County's ranking criteria as the basis for its own criteria but has modified the ranking system slightly to make it appropriate to the municipal situation. See **Appendix D: Elk Township Farmland Preservation Ranking Criteria.**

5.5 MUNICIPAL AND COUNTY HOUSING POLICIES

Elk Township policies pertaining to housing opportunities, division of premises, and approval of exceptions will be modeled on those of Gloucester County and will accord with all state requirements.

5.5.1 Approval of Housing Opportunities

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

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

5.5.2 Approval of Exceptions and Division of the Premises

Elk 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. The SADC's main objective in preserving land is to retain large masses of viable agricultural land; agricultural parcels become less viable if reduced in size. A landowner requesting a division of premises must answer a series of questions relating to the current and proposed lot lines of the parcel, the current and proposed agricultural use of the parcel, and future agricultural viability, such as access and soil quality, of the preserved parcel(s). If a landowner can satisfactorily demonstrate that the new parcels can support viable agricultural operations, the CADB and the SADC may approve the division.

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-severable 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 Elk Township will examine the merits of such a requirement over the course of the next few months. In the meantime, it will be guided by the County Agricultural Development Board's experience with exceptions.

5.6 FUNDING PLAN

5.6.1 Municipal Funding

Open Space and Farmland Preservation Tax
Many New Jersey communities have adopted a tax to support an Open Space and Farmland Preservation Trust Fund. Elk Township's dedicated tax is described in **Section 4.7: Farmland Preservation Funding in Elk Township**. The tax is now at $.01 per $100 of assessed value per year.

Trust funds are the source of matching dollars for most active recreation land acquisitions. 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 expenditure of preservation tax dollars for farmland preservation, the expenditure of the tax will always be substantially less.

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

In general, the amount of funding a municipality can generate is not enough to accomplish much direct preservation of land. Municipal preservation 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.

Total Cost to Achieve Goals
The actual cost per acre of land is difficult to estimate for Elk Township. State-certified offers based on 2006 appraisals were very high for lands with large tillable acreage and extensive road frontage. The real estate market in 2006 was at an all-time high and easement values ranged from $5,000 per acre for properties with a large percentage of woodlands up to a high of $20,000 for very developable land on prime tillable soils. The current downturn in the housing market is already having a negative impact on land values. The current average for Elk is probably somewhere between $10,000 and $12,000, according to the Gloucester County Farmland Preservation Office. Thus, an average value of $11,000 has been used to estimate total costs over the next few years.

The total cost of land over the next 10 years is also difficult to calculate. It is uncertain how long the market downturn will continue. Using a starting figure of $11,000 and increasing that amount over the ten-year period gives a total cost for 75 percent of the target farm acreage in both Project Areas as close to $21 million. For the sake of estimating cost over time, the easement purchase cost of $11,000 per acre was kept level for 2010 and 2011 and increased by $500 increments from 2012 through 2019.

The following table provides a breakdown of the costs and potential funding for Project Area target farm preservation over 10 years.

Table 12: Ten-year Costs and Funding

State Fiscal Year	Goals-acreage	Per acre price	Total Cost	State share	20% County Share	20% Municipal share
2010	75.367	$11,000	$829,037	$497,422	$165,807	$165,807
2011	75.367	$11,000	$829,037	$497,422	$165,807	$165,807
2012	75.367	$11,500	$866,721	$520,032	$173,344	$173,344
2013	75.367	$12,000	$904,404	$542,642	$180,881	$180,881
2014	75.367	$12,500	$942,088	$565,253	$188,418	$188,418
2015	75.367	$13,000	$979,771	$587,863	$195,954	$195,954
2016	75.367	$13,500	$1,017,455	$610,473	$203,491	$203,491
2017	75.367	$14,000	$1,055,138	$633,083	$211,028	$211,028
2018	75.367	$14,500	$1,092,822	$655,693	$218,564	$218,564
2019	75.367	$15,000	$1,130,505	$678,303	$226,101	$226,101
TOTAL	**753.67**		**$9,646,976**	**$5,788,186**	**$1,929,395**	**$1,929,395**

Source: DVRPC, 2007

Bonding

Elk Township has sufficient funding through its Open Space and Farmland Preservation Trust Fund to finance municipal bonds that can be used as a match for farmland preservation provided through the Planning Incentive Grant program.

Municipal bonding over a ten-year period will enable the municipality to achieve its direct farmland preservation goals. Funds can be used at the start to acquire those properties where time is an issue. However, to the degree that the township can utilize funds to acquire options for preservation, instead of moving to full easement acquisition immediately, it will maximize the use of the funding. The completion of sales can then occur at a pace that accords with the funding available each year and with the specific conditions and needs of landowners.

Assuming optimistically that the maximum amount will be available for most years, at least upon renewal and refunding of the Garden State Preservation Trust, the total amount that Elk could expect from the State would be a maximum of $1.5 million per year for a total of just over $12.6 million. ***Table 11*** outlines the cost of achieving Elk's one, five, and ten year goals, and the cost sharing that will be needed.

The township could generate these sums through a twenty-year municipal bond expended over the ten-year period and could use its Open Space and Farmland Preservation tax to finance the bond. It is possible that the municipal Trust Fund tax rate might need to increase over the same period, especially if there are to be adequate funds for other open space acquisitions. However, the acreage goals are achievable if sufficient Planning Incentive Grant (PIG) monies are available and if the County is able to contribute at the projected levels. Indeed, the County may

be able to contribute more per year to this financing, as the following section (5.6.2) suggests. The State share, which is based on the per-acre easement land value, would be at 60% for most acquisitions. The maximum Planning Incentive Grant allocation of $1.5 million would cover that percentage in all years.

5.6.2 County Funding

Gloucester County is strongly supportive of municipal efforts to preserve farmland and to obtain municipal Planning Incentive Grant funding. In 2007, the Board of Chosen Freeholders made a commitment to provide up to $500,000 per year from the County's Open Space, Farmland, and Historic Preservation Trust Fund for at least the next two years to the two townships that have Planning Incentive Grants – Woolwich and Franklin townships. Presumably, the county will be able to make such funding available to Elk Township as well. This funding could possibly begin in calendar 2009 and be used to match any allocation from the state for state fiscal year 2010 (ending June 30, 2010).

Some preservation of Elk farms could come directly through the county's Planning Incentive Grant (PIG) funding while the remainder would serve as a match to the Township's PIG funding. The county is also establishing an Installment Purchase Agreement form of funding, which Elk Township could perhaps emulate.

5.6.3 Other Partners

A nonprofit land trust that is protecting farmland in this part of South Jersey is the New Jersey Conservation Foundation (NJCF). Elk Township is included in NJCF's Tri-County Farm Belt SADC Project Area, which receives funding from the SADC nonprofit program and from the Federal Farmland Ranchland Preservation Program (FRRPP) and William Penn Foundation. NJCF also protects open space lands with funding from the New Jersey Green Acres program, and they can protect farmland that has important species or habitat on it with that funding, as well.

The South Jersey Land & Water Trust has a Green Acres Planning Incentive Grant that can fund open space and farmland through fee-simple acquisition. Currently, SJLWT's Green Acres PIG Project Area is for any lands within the Raccoon and Oldmans Creeks watersheds, which includes part of Elk Township.

5.7 FARMLAND PRESERVATION PROGRAM ADMINISTRATIVE RESOURCES

Elk Township will have to address the need for administrative assistance if it is awarded a Farmland Planning Incentive Grant. Members of the Agricultural Advisory Committee are willing to talk to farmers in the community but will require staff support for follow-up.

Both Franklin and Woolwich townships, both of which have Planning Incentive Grants, opted to utilize the services of a consulting Farmland Preservation Coordinator who works with local

farmers, assists with applications, arranges appraisals, and interacts with the SADC. These agreements have been in place since 2006 and have been less expensive and more effective than attempting to hire or train staff for this role.

Elk Township lacks direct GIS mapping capability by its staff at this time. For farmland mapping the township will rely on its Engineer and Planner. It also can utilize assistance from the Delaware Valley Regional Planning Commission (DVRPC), which provides some long-term technical help to municipalities with which it does planning projects. Elk is preparing its Environmental Resource Inventory and Farmland Preservation Plan with the help of DVRPC.

5.8 FARMLAND PRESERVATION PROGRAM LIMITATIONS

The primary limitations on any farmland preservation program are twofold: 1) Willingness of farmers to enter the program, especially if they do not feel the final appraisal values for an easement are reasonable; and 2) Adequate funding at state, county, and municipal levels.

Source: DVRPC

Rows and rows of hoop-houses.

DRAFT 12-08-08

Table 13: Project Area 1 – Target Farms & Soil Classifications

Farm #	Block	Lot	Owner Name	Area (Acres)	Parcel Address	Develop. Status	Preserv. Status 07	Prime Soils	& Prime Soils	State Imp. Soils	& State Imp Soils	Unique Soils	Not Prime Soils
Target Farms													
1	28	15.01	Deeugenio, Lewis J Jr	67.27	Elmer Barns Rd			29.97	5.38	36.91	6.63	0.00	0.39
	33	12.13	Deeugenio, Lewis J Jr	31.35	Whig Lane			4.14	0.74	27.21	4.89	0.00	0.00
2	38	2	Gant, Reba K C/O Louise Lucas	15.84	Elmer Barns Rd			0.72	0.13	15.13	2.72	0.00	0.00
	38	3	Gant, Reba K C/O Louise Lucas		Elmer Barns Rd				0.00		0.00		
3	33	12.03	Graves, Richard & Loric	25.47	Whig Lane Rd/Cr#619			25.47	4.57	0.00	0.00	0.00	0.00
4	33	3	Greisler, Nancy E	12.66	Unionville Road			2.18	0.39	10.48	1.88	0.00	0.00
5	33	12.12	Lc Acres LLC C/O Eliz Wightman	15.82	Whig Lane Rd/Cr#619			7.17	1.29	8.65	1.55	0.00	0.00
6	19	12	Lucas, M Louise	43.60	Whig Lane Rd/Cr#619			3.55	0.64	40.04	7.19	0.00	0.00
7	28	19.01	Stambaugh, Christine G	37.32	Unionville Rd/Cr#623			3.56	0.64	32.09	5.76	0.00	1.67
8	35	5	Vecchio, Daniel & Kathleen	35.64	Railroad Ave			11.63	2.09	0.73	0.13	23.28	0.00
9	28	13	Villone, Michael & Angela	42.78	Elmer Barns Rd	Approved Develop.		3.43	0.62	27.85	5.00	0.00	11.49
10	35	4	Wagner, Herman	13.53	Railroad Ave			7.56	1.36	0.00	0.00	5.97	0.00
11	33	6	Wood, Jean	27.13	Unionville Rd			9.77	1.75	17.35	3.12	0.00	0.00
12	28	10	Wright, Charles C & Norma	38.13	Hardingville Rd/Cr#609			9.25	1.66	5.73	1.03	0.00	23.15
	19	14	Wright, Gloria C	41.78	Hardingville Rd			0.99	0.18	40.79	7.32	0.00	0.00
	28	7	Wright, Raymond H & Wilma	12.16	Hardingville Rd			1.64	0.29	2.25	0.40	0.00	8.28
	28	9	Wright, Wesly H	13.23	Hardingville Rd/Cr#609			3.05	0.55	0.47	0.09	0.00	9.71
13	36	1		27.25		Approved Develop.		5.89	1.06	21.29	3.82	1.29	0.00
14	36	21		24.59		Approved Develop.		0.93	0.17	6.42	1.15	17.24	0.00
15	33	5		13.59				7.00	1.26	6.59	1.18	0.00	0.00
16	36	16		5.02		Approved Develop.		0.06	0.01	4.49	0.81	0.47	0.00
			Total	**544.17**				**137.97**	**24.90&**	**304.49**	**54.94 &**	**48.25**	**54.69**
Preserved Farmland Within Project Area 1													
	35	1	Dean, Brian S Sr & Bridget T	75.54	Whig Lane		Permanent						

DRAFT 12-08-08

Table 13: Project Area 1 – Target Farms & Soil Classifications

Farm #	Block	Lot	Owner Name	Area (Acres)	Parcel Address	Develop. Status	Preserv. Status 07	Prime Soils	& Prime Soils	State Imp. Soils	& State Imp Soils	Unique Soils	Not Prime Soils
	35	1.07	Dean, Brian S Sr & Bridget T	57.10	Railroad		Permanent						
	37	2.09	Dean, Brian S Sr & Bridget T	53.36	351 Whig Lane Rd/Cr#619		Permanent						
	34	1	Dean, Brian S Sr & Bridget T	50.85	Whig Lane Rd/Cr#619		Permanent						
	37	2	Dean, Brian S Sr & Bridget T	43.17	Whig Lane Rd		Permanent						
	35	1.08	Dean, Brian S Sr & Bridget T	32.41	Whig Lane		Permanent						
	35	1.09	Dean, Brian S Sr & Bridget T	27.27	Whig Lane		Permanent						
	24	17	Gant, Thomas F & Mary	53.67	Ellis Mill Rd		Permanent						
	19	4	Gant,Thomas F Jr, Mary & Et. al~~s~~	96.38	Rt 538		Permanent						
	33	12.12	Lc Acres LLC C/O Eliz Wightman	84.59	Whig Lane Rd/Cr#619		Permanent						
	37	1	Lewis, George & Katherine	34.60	Whig Lane Rd/Cr#619		Permanent						
	36	18, 20	Lewis, George C Jr & Kathy M	58.47	Whig Lane		Permanent						
	36	20	Lewis, George C Jr & Kathy M	35.71	Whig Lane		Permanent						
	25	5	Richards, Ben &D Richards	45.49	Hardingville Road		Permanent						
	33	12.11	Sadc/Gloucester Co. Co-Operative Farm 3	67.77			Permanent						
	37	12.01	Smith, Carl & Vonnie	29.11			Permanent						
	37	12	Smith, Carl & Vonnie	16.12			Permanent						
	36	17	Visalli, Carmen & Mary	29.99			Permanent						
	36	15	Visalli, Carmen & Mary	28.02	Elk Rd/Cr#538		Permanent						
	36	12	Visalli, Carmen & Mary	19.27	Railroad Avenue		Permanent						
	36	2	Visalli, Carmen & Mary	12.68	Elk Rd/Cr#538		Permanent						
	37	19	Visalli, James & Kellie	86.33	Elk Rd/Cr#538		Permanent						
	33	1.01	Wagner, John H & S Margaret	91.63	Unionville Rd/Cr#623		Permanent						
	25	7	Weiss, Leigh B & Donna T	129.32	Hardingville Rd		Permanent						
	35	2	Hughes, J. Wilson & Et. al~~s~~	20.32	Whig Lane Rd/Cr#619		Permanent						
			Total	**1,279.19**									
Township-Owned Open Space Within Project Area													
	28	24	Township Of Elk	83.76	S Of Ewan Aura Rd								
	28	25	Township Of Elk	34.63	Ewan Aura Rd								
	34	3	Township Of Elk	1.75	663 Whig Lane Rd/Cr#619								
	34	4	Township Of Elk	0.39	667 Whig Lane								

Table 13: Project Area 1 – Target Farms & Soil Classifications

Farm #	Block	Lot	Owner Name	Area (Acres)	Parcel Address	Develop. Status	Preserv. Status 07	Prime Soils	& Prime Soils	State Imp. Soils	& State Imp Soils	Unique Soils	Not Prime Soils
					Rd/Cr#619								
	34	1.03	Township Of Elk	0.49	667 Whig Lane Rd/Cr#619								
	34	1.04	Township Of Elk	0.49	667 Whig Lane Rd/Cr#619								
	34	1.05	Township Of Elk	16.83									
	35	6	Township Of Elk	0.10	Railroad Ave								
	54	36	Township Of Elk	11.03	Aura Rd/Cr#667								
	34	1.05	Township Of Elk	16.83									
			Total	**166.31**									
Farm-Assessed Land Under 10 Acres													
	36	8	Bradford, Robert & Jacqueline S	6.49	886 Elk Rd								
	36	9		6.43									
			Total	**12.92**									

Table 14: Project Area 2 – Target Farms & Soil Classifications

Farm #	Block	Lot	Owner Name	Area (Acres)	Parcel Address	Develop. Status	Preserv. Status 07	Prime Soils	% Prime Soils	State Imp. Soils	% State Imp Soils	Unique Soils	Not Prime Soil
Target Farms													
	42	5	Gardiner, Philip - Estate of:	10.63	Elk Rd			10.63	100.00%	0.00	0.00%	0.00	0.00
	176	3	Gassler, Tim E & Catherine	11.79	1189 Aura Rd			5.12	43.46%	4.52	38.34%	1.72	0.42
	54	17	Sullivan, James Michael & Sherry	13.99	Aura Rd			12.97	92.71%	0.00	0.00%	1.02	0.00
	42	2	Menszak, John P III	15.66	E Of Prsl			0.00	0.00%	13.44	85.87%	2.21	0.00
	54	21	Wagner, John H & S Margaret	19.73	Aura Rd			16.54	83.85%	3.12	15.82%	0.07	0.00
	55	1	Declement, Frederick & Joan Et. al	20.55	Cedar Lane			12.71	61.84%	7.43	36.13%	0.42	0.00
	54	6	Senatore, Joseph III	21.35	947 Elk Rd			21.35	100.00%	0.00	0.00%	0.00	0.00

DRAFT 12-08-08

Table 14: Project Area 2 – Target Farms & Soil Classifications

Farm #	Block	Lot	Owner Name	Area (Acres)	Parcel Address	Develop. Status	Preserv. Status 07	Prime Soils	% Prime Soils	State Imp. Soils	% State Imp Soils	Unique Soils	Not Prime Soil
	42	9	Grasso, Gaetano & Angelina	23.49	Elk Rd			18.79	79.98%	4.70	20.02%	0.00	0.00
	175	7	Haynicz, Daniel & Elinor	30.23	1092 Elk Rd			30.23	100.00%	0.00	0.00%	0.00	0.00
	175	1	Haynicz, Daniel & Elinor	31.48	Silver Lake Rd			31.12	98.86%	0.00	0.00%	0.00	0.36
	42	3	Gardiner, Philip - Estate of:	38.53	Elk Rd			18.06	46.86%	20.47	53.14%	0.00	0.00
	54	8	Haig, Amy Carol & Becker, Chas Thos	55.26	967 Elk Rd			55.18	99.85%	0.00	0.00%	0.08	0.00
	42	7	Grasso, Gaetano & Angelina	56.18	944 Elk Rd			56.03	99.73%	0.15	0.27%	0.00	0.00
	54	20	Haynicz, Peter & Michael & Daniel	111.82	Aura Rd			61.56	55.05%	3.77	3.37%	46.49	0.00
				460.70				**350.29**	**76.0%**	**57.6**	**12.5%**	**52.01**	**.78**
Preserved Farmland Within Project Area 2													
	55	3.02	Mccann, Thomas E	6.26	1065 Aura Rd		Pending	3.36	53.75%	0.00	0.00%	2.90	0.00
	42	11	Kirkpatrick, Lewis III & Angela	26.88	978 Elk Rd		Permanent	19.95	74.22%	6.93	25.78%	0.00	0.00
	43	1	Holly Acres LLC	142.19	E Of Prsl		Permanent	112.24	78.94%	10.52	7.40%	19.42	0.00
	43	3	Township Of Elk	2.91	Elk Rd		Permanent	0.83	28.71%	0.00	0.00%	2.07	0.00
	54	15	Haynicz, Daniel & Elinor	27.84	Silver Lake Road		Permanent	27.84	100.00%	0.00	0.00%	0.00	0.00
	54	16	Haynicz, Daniel & Elinor	30.38	Silver Lake Road		Permanent	30.32	99.78%	0.00	0.00%	0.07	0.00
	54	18	Declement, Frederick & Joan Et. al	10.45	Aura Rd		Permanent	0.00	0.00%	1.94	18.53%	8.51	0.00
	54	22	Wagner, Herman J	128.09	Aura Rd		Permanent	85.09	66.43%	3.15	2.46%	39.85	0.00
	54	3	Murphy, Edythe M & James	49.41	905 Elk Rd		Permanent	34.07	68.95%	0.56	1.13%	14.78	0.00
	54	4	Kerns, Marcella E	44.15	909 Elk Rd		Permanent	41.10	93.09%	0.00	0.00%	3.05	0.00
	55	3	Mccann, Thomas E,Sr	53.59	1049 Aura Rd		Permanent	18.10	33.78%	27.49	51.29%	8.01	0.00
	176	7	N-A	11.48	N-A		Permanent	0.00	0.00%	6.59	57.36%	4.89	0.00
				533.63									
Township Owned Land Within Project Area 2													
	42	1	Township Of Elk	50.35	667 Whig Lane Rd		Twp Owned	0.19	0.38%	5.56	11.05%	44.59	0.00
	42	14	Township Of Elk	25.44	667 Whig Lane Rd		Twp Owned	0.00	0.00%	4.27	16.79%	21.17	0.00
	42	15	Township Of Elk	27.08	667 Whig Lane Rd		Twp Owned	0.66	2.43%	18.99	70.11%	7.44	0.00
	42	19	Township Of Elk	6.73	667 Whig Lane Rd		Twp Owned	0.00	0.00%	5.98	88.84%	0.75	0.00
	42	16	Township Of Elk	7.67	667 Whig Lane Rd		Twp Owned	1.16	15.13%	6.49	84.58%	0.02	0.00

Table 14: Project Area 2 – Target Farms & Soil Classifications

Farm #	Block	Lot	Owner Name	Area (Acres)	Parcel Address	Develop. Status	Preserv. Status 07	Prime Soils	% Prime Soils	State Imp. Soils	% State Imp Soils	Unique Soils	Not Prime Soil
	42	17	Township Of Elk	6.98	667 Whig Lane Rd		Twp Owned	2.80	40.04%	4.19	59.96%	0.00	0.00
	42	20	Township Of Elk	14.59	667 Whig Lane Rd		Twp Owned	0.00	0.00%	10.82	74.13%	3.78	0.00
	54	24	Township Of Elk	21.74	667 Whig Lane Rd		Twp Owned	20.90	96.13%	0.02	0.10%	0.82	0.00
				160.58									
Farm-Assessed Land Under 10 Acres													
	42	4	Gardiner, Philip - Estate Of:	2.63	Elk Rd			2.63	100.00%	0.00	0.00%	0.00	0.00
	175	8	Freeman, Edith - Estate Of:	2.97	1198 Aura Rd			2.97	100.00%	0.00	0.00%	0.00	0.00
	175	9	Freeman, Edith - Estate Of:	4.82	1198 Aura Rd			3.56	73.82%	1.26	26.18%	0.00	0.00
	175	12.02	Gassler, Robert G	4.89	Aura Rd			4.81	98.35%	0.08	1.65%	0.00	0.00
	175	12.01	Maston, Karen Ruth	5.85	Aura Rd			3.80	64.84%	2.06	35.16%	0.00	0.00
	42	10	Lutz, John D & Bonnie L	6.27	968 Elk Rd			6.27	100.00%	0.00	0.00%	0.00	0.00
	175	13	Gassler, Robert G	6.72	Aura Rd			2.84	42.32%	0.00	0.00%	0.00	3.87
	42	18	Grasso, Gaetano & Angelina	7.12	S Of Elk Rd			6.52	91.62%	0.60	8.38%	0.00	0.00
	175	11	Barr, William C Jr & Debra A	7.47	1192 Aura Rd			5.28	70.69%	2.19	29.31%	0.00	0.00
	175	12	Bowers, Barbara	8.71	1188 Aura Rd			5.13	58.83%	3.59	41.17%	0.00	0.00
	42	4	Gardiner, Philip - Estate Of:	2.63	Elk Rd			2.63	100.00%	0.00	0.00%	0.00	0.00
				57.45									

6.0 ECONOMIC DEVELOPMENT

6.1 CONSISTENCY WITH STATE AND COUNTY PLANNING EFFORTS

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

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

6.2 EXISTING PROGRAMS

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

6.2.1 Farmer Support

Farm Link Program

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

New Farmers and Farmer Education

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

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

The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) is a nonprofit organization that promotes organic farming in the state. NOFA-NJ has certified agricultural products in the state since the 1990s, and received accreditation to certify to USDA standards in 2002. In addition to third-party organic certification, NOFA-NJ promotes sustainable agriculture through outreach, research and advocacy, and education and development programs. Some of the organization's outreach programs include promotional exhibits at agricultural and environmental events, the publication of the *Organic News* quarterly newsletter, media outreach, public tours of organic farms, a *Garden to Table* conference for gardeners and the general public, and their informational website available at www.nofanj.org. 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 (Hopewell Township, Cumberland County). 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, for example, has created the privately funded Local Producer Loan Program from which $10 million in low interest loans will be awarded to farmers producing food near Whole Foods stores throughout the country (http://www.wholefoodsmarket.com/).

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

6.1.2 Agricultural Promotion, Markets, and Sales

Jersey Fresh
The Jersey Fresh marketing campaign has existed for over twenty 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.

While Gloucester County has only one farmers' market, there are two in Salem County, three in Cumberland County, and six in Camden County as listed below in ***Table 14.***

Table 15: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties

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

Source: NJDA, 2007

Agritourism, Roadside Markets, and Farm Stores

Agritourism involves establishing farms as tourist destinations with educational, recreational, and commercial potential. Agritourism can take on many forms, from Monmouth County's Farmland/Scenic Preservation Tour Guide, which points out nurseries, orchards, farm markets,

preserved farmland, historic places, and scenic vistas on an approximate 60-mile route, to bed and breakfasts, U-pick farms, cider mills, corn mazes, hay rides, petting zoos, horseback riding, farm tours, wine tasting, and farm festivals. Agritourism benefits farmers by supplying an opportunity for additional income, particularly during slower periods between harvests. Agritourism also serves to reinforce the agricultural identity and rural character of a place. Through agritourism, schoolchildren as well as adults can learn about the process of food production and the importance of protecting their local food resources. 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 **Appendices B-1, B-2,** and **B-3** for lists of roadside markets, farm stores, and farms participating in agritourism in Gloucester and surrounding counties.

Source: DVRPC

There are 31 roadside markets in Gloucester County.

Direct Sales to Supermarkets

Several supermarket chains with stores in Gloucester County promote local produce, though 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" promotion has prevented higher profits from being passed on to the producers.

Direct to Restaurant Sales

The Jersey Fresh program also links interested restaurants with local farmers through its Hospitality Industry Program (NJDA *Economic Development Strategies 2007*). The South

Jersey Independent Restaurant Association, SJ Hot Chefs, promotes restaurants working with local farmers. This organization showcases local farmers working with restaurants to create unique dishes in the annual "Farm to Fork" event. ***Table 15*** is a list of Gloucester County Farmers who sell directly to independent restaurants in South Jersey. ***Table 16*** is a list of Gloucester County Restaurants who regularly buy from local farms. Even more Gloucester County restaurants take the opportunity to work directly with local farmers to create special menus for the "Farm to Fork" event.

Table 16: Farms In or Near Elk Township Participating in "Farm to Fork"

Farm	Location
Adi Farms Joseph Lin	210 Fork Bridge Road Pittsgrove, NJ 08318
Banscher Farms, John Banscher	426 Democrat Road, Gibbstown, NJ 08027
Cassaday Farms, LLC George Cassaday, Jr.	145 Glassboro Road Monroeville, NJ 08348
Dan Graiff Farms LLC, Dan Graiff	106 Yegla Lane, Newfield, NJ 08344
DeHarts Farm Fresh Produce, William DeHart	355 Jessup Rd, Thorofare, NJ 08086
Duffield's Farm Market, Farmers Dave & Mary Duffield	280 Chapel Heights Rd., Sewell, NJ 08080
Fruitwood Farms	419 Elk Road, Rt. 538 Monroeville, NJ 08343
Heritage Station	480 Mullica Hill Rd (rt. 322), PO Box 26 Richwood, NJ 08074
Heritage Tree Fruit LLC, Penni Heritage	124 Richwood Rd, Richwood, NJ 08074
Jersey Fruit Cooperative, Philip Neary	800 Ellis Mill Street, Glassboro, NJ 08028
Mood's Farm Market	901 Bridgeton Pike (Rt. 77), Mullica Hill, NJ 08062
Mt. Pleasant Orchards, Bud Reuter, Jr	160 Richwood Road, Richwood, NJ 08074
Muth Family Farm, Farmer Bob Muth	1639 Pitman-Downer Rd., Williamstown, NJ 08094
Orchardview Farm Market	Rt. 553 and 538 Monroeville, NJ
Rowands Farms, Stephen Rowand	625 Willow Court, Glassboro, NJ 08028
Royal Acres Farm	2084 Winslow Rd, Williamstown, NJ 08094
Schaub Farms	166 E. Cohawhin Road Clarksboro, NJ 08020
Sorbello's	359 Kings Highway, Mickleton, NJ 08056
Zimmerman Farms, Charles, Carol, Robin, and Charles III	425 Salina Rd, Sewell, NJ 08080

Source: South Jersey Independent Restaurant Association, 2008

Table 17: Gloucester County Restaurants That Directly Buy from Local Farms

Restaurant	Location
Barnsboro Inn	699 Main Street, Sewell, NJ 08080
Blue Plate Restaurant	47 South Main Street, Mullica Hill, NJ 08062
Booto's Italian Line Restaurant	1411 Kings Highway, Swedesboro, NJ 08085
Carrabbas Italian Grill	4650 Route 42, Turnersville, NJ 08012
Charlie Brown's Steakhouse	111 North Broad Street, Woodbury, NJ 08096
Masso's Caterers & Deli	210 Delsea Drive S, Glassboro, NJ 08028
Spyros Pizzeria	11 Village Center Drive, Swedesboro, NJ 08085

Source: NJDA, 2007

Institutional Purchasing Programs

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

6.2.3 Agricultural Support Businesses

Southern New Jersey is well-served by agricultural support businesses such as farm supply stores, product distributors, and processors, as discussed in **Section 2.3: Agricultural Support Services and Related Businesses**. Indeed, the number of businesses in Gloucester and adjoining counties that rely on agriculture or serve agricultural needs is quite astounding. Some of the economic value of these operations has been compiled by the federal and state Departments of Agriculture and the US Census, but most information pertains to employment 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. Directories of these businesses are included here in **Appendices B** and **C**.

6.2.4 Research and Innovation

Rutgers New Jersey Agricultural Experiment Station

The New Jersey Agricultural Experiment Station (NJAES) is an institute of Rutgers, which is New Jersey's Land Grant College. NJAES works to enhance the state's agriculture, environment, food safety, public health, and community and youth development. At its

Agricultural Research and Extension Center, such as the one in Upper Deerfield Township, Cumberland County, researchers do trial plantings and other investigations on plant varieties, pest control, and many other agricultural management practices.

The Cooperative Extension Program of NJAES is the branch that serves as the educational resource for the agricultural industry and the public. The Rutgers Cooperative Extension program has offices in each of New Jersey's 21 counties that support the local agricultural industry through agricultural agents, along with staff that assist homeowners and the general public. The Gloucester County Cooperative Extension office is located in Clayton and provides a wide array of services to farmers. Currently, there are 18 staff members, though agents with specialized expertise share services across the offices. One Agent specializes in nursery stock, and another Agent's specialty is agricultural and resource management. The Cooperative Extension office also has staff members that run the County's 4-H Program and the Family and Community Health Program which provides gardening and lawn care assistance to homeowners and others.

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

6.3 ECONOMIC DEVELOPMENT STRATEGIES AND AGRICULTURAL TRENDS

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

6.3.1 Farmer Support

Agricultural Innovation Fund
According to the NJDA *Agricultural Smart Growth Plan for New Jersey*, the Agricultural Development Initiative implemented by the New Jersey Department of Agriculture proposes the creation of an Agricultural Innovation Fund that "could be used for the marketing and development of the food and agricultural industry to ensure that it survives and grows in the rapidly changing marketplace, with participation in the fund tied to a commitment to continuing agricultural operations." 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.

Tax Incentives for New Farmers
To make it easier for individuals to enter the agricultural industry, financial incentives and tax policies at the local level could be altered. For example, young farmers could be helped by tax incentives given to retiring farmers for the conveyance of land or farm equipment. Also, agricultural tax reform to address inflated land value and rental rates could help beginning farmers with limited financial means. Some states, such as Nebraska and Iowa, offer tax incentives to landowners who rent to beginning farmers or ranchers. The township can also 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 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. The Elk Township Economic Development Committee is thinking about ways to assist township farmers with a festival.

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

Farmer Buying Cooperatives
The formation of farmer cooperatives has been useful in many places to increase financial security for farmers. According to the National Council of Farmer Cooperatives, "farmer cooperatives handle, process, and market almost every type of agricultural commodity; furnish farm supplies; and provide credit and related financial services, including export financing. Earnings from these activities are returned to their farmer members on a patronage basis, helping improve their income from the marketplace."

6.3.2 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. These innovations could be examined or expanded through coordination with the Rutgers Cooperative Extension.

Value-added Products
The development or expansion of value-added specialty goods such as cheeses, cultured or heirloom vegetables, wine, micro-brewed beer, soap, woven goods, or other niche products can be promoted to local markets in New Jersey and the surrounding metropolitan areas. The NJDA also recommends the evaluation of CO_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 pre-pay, 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.

Gloucester County has two CSA farms: the Muth Family Farms and Red Oak Ranch. Muth Family Farms, located in Monroe Township, has about 250 members in its CSA program, with 150 people on a waiting list. The Red Oak Ranch, owned by Ronald and Gloria Emerson, is a small farm in Newfield Township. Other nearby CSAs are located in Monroeville (Philly Chile Company Farm) and Pittsgrove (Adi Farms), both in Salem County.

6.3.3 Identifying Emerging Trends

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

Incorporate Agricultural Land in Recycling of Organic Material
Agricultural land can be used appropriately for the recycling of non-farm generated biodegradable and organic materials. Using these nutrient-rich materials on farmland prevents them 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 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 (NJDA *Economic Development Strategies 2007*). The USDA regulates the certification of organic products, and farms in New Jersey may receive USDA organic certification through NOFA-NJ. There are federal funds available through the USDA to help farmers offset the cost of certification by up to 75 percent. For farmers in the process of switching to organic methods but who have not completed the three-year qualifying period for certification, the NJDA offers a state program that can label products "transitional sustainable" so farmers can begin benefiting from the higher market value of organic foods. According to NOFA-NJ, only two farms in Gloucester County had organic certification as of October 2007. They were the Chiulli Farms in South Harrison Township and the Muth Family Farm in Monroe Township, mentioned in the ***Community Supported Agriculture*** section above.

Alternative Energy
The NJDA's Agriculture Development Initiative encourages the production of alternative fuel sources such as ethanol, bio-diesel, bio-gas and bio-mass. 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 bio-diesel production facility, which would open major markets for corn and soybean production and increase the selling price for these commodities (NJDA *Economic Development Strategies 2007*). The potential for wind or solar energy production on agricultural land could also be explored.

6.4 IMPLEMENTING ECONOMIC DEVELOPMENT INITIATIVES

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

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

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. The presence of farmers on the Township Economic Development Committee could help promote the importance of agriculture for Elk's economic base.

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.

Source: DVRPC

Wind power is one form of alternative energy used on farms.

7.0 NATURAL RESOURCE CONSERVATION

7.1 NATURAL RESOURCE PROTECTION COORDINATION

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

7.1.1 Natural Resources Conservation Service

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

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

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

7.1.2 Soil Conservation District

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

The role of the Soil Conservation District in Gloucester County is to preserve the "natural resources for the citizens of the South Jersey region, and be recognized leaders in resource conservation by providing technical assistance, conservation education, watershed planning, and effective regulatory enforcement." Within this role, the organization regulates certain construction activities by reviewing and certifying plans for soil erosion control on residential and commercial construction sites and for grading and demolition and other projects that disturb more then 5000 square feet of soil. Districts conduct inspections and have various regulatory and enforcement powers to ensure that these sites are maintained in compliance with the certified erosion control plan.

7.2 FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

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

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

Many of the conservation programs were funded under the 2002 Farm Bill. It is uncertain if they will retain funding in some cases under the proposed 2007 Farm Bill. At this time the fate of the 2007 Farm Bill itself is in question. If not ratified by Congress, funding may continue under the 2002 Farm Bill's guidelines, or under another structure. See **Appendix E: Federal and State Conservation Programs for Farmers** for a complete listing and descriptions of these programs.

7.3 WATER RESOURCES

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

• Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides so as to lessen impacts to groundwater. Likewise, practicing appropriate timing of chemical application can minimize its runoff into water bodies.

• Providing riparian buffers along bodies of surface water, so as to protect surface water bodies from synthetic chemicals, organic byproducts, and from soil erosion. These buffers ideally take the form of a line of trees and shrubs, followed by a strip of native grass.

• Practicing water conservation techniques, such as drip irrigation and the reuse of water for certain farming types where it's viable, such as smaller scale vegetable and fruit operations.

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

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

7.4 WASTE MANAGEMENT AND ENERGY CONSERVATION

7.4.1 Waste Management

The management of livestock waste has serious implications for the quality of ground and surface waters. Unrestricted, these wastes can cause serious water quality problems by spreading harmful microorganisms into water sources, to the detriment 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 non-dairy cattle, 700 dairy cattle, 2,500 swine, 500 horses or other animal populations. An AFO operation, even if it doesn't reach this size threshold, can also be considered a CAFO if it discharges waste into state waters or ecologically sensitive areas. CAFOs are more likely to cause water pollution then 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.

7.4.2 Recycling

Recycling is an important part of resource conservation for virtually any industry, agriculture included. Recycling saves natural resources, and also saves farmers money through reuse. The traditional model of the farm was one where animal waste and crop residue were reused to fertilize farm fields, making the farm a partly closed system. Recycling agricultural products may reduce waste disposal costs and the negative ecological effects that farms can have on the surrounding area. Some recycling programs of benefit to farmers, specifically to nurseries and horticultural operations, are described below.

Nursery and Mulch Film
The New Jersey Department of Agriculture administers a nursery and greenhouse film recycling program. Film is accepted at two regional collection sites, which each have their own tipping fees. Film is accepted year round at the Cumberland County Solid Waste Complex in Deerfield, and the Occupational Training Center in Mt. Holly, Burlington County.

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

Nursery Pot/Plug Trays/Flat Recycling
A program exists that enables farmers to recycle nursery pots, plastic flats, trays, and cell packs. The cost of disposing of HDPE #2 nursery pots can be up to $580 per 20,000 pounds at a landfill. Plastics recyclers are looking for these materials and offering to pay for the plastic scrap. The program is open to all commercial nurseries and growers in Maryland, Virginia, North Carolina, Delaware, Pennsylvania, New Jersey, West Virginia, and Ohio. Material is shipped via truck to centers in Ohio and Delaware.

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

Currently, non-refillable, high-density polyethylene #2 (HDPE #2) containers used by agricultural, professional, and commercial pesticide applicators are accepted at the collection sites. Containers must be no larger than 55 gallons and properly rinsed. The program is open to anyone who holds a New Jersey Department of Environmental Protection pesticide license and to state, county, and municipal government agencies. Participants must follow the processing guide or material will be rejected.

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

7.4.2 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 may become available to help make these alternatives more mainstream.

Among the technologies emerging for New Jersey farms is that of solar power, for which a variety of farm-related programs exist. The ***Environmental Quality Incentives Program (EQIP)*** includes cost sharing for conservation practices including Solar Energy. Grants and technical assistance can also be found via the U.S. Department of Energy's ***Solar Energy Technology Program***, and the New Jersey Board of Utilities' ***Solar Energy for New Jersey Agriculture*** program.

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

Bio-mass Research and Development Initiative Grants are provided by the U.S. Department of Agriculture. These grants seek to foster research, development and demonstrations of bio-based products, bio-fuels, and bio-energy under the aesthesis of making bio-mass a more competitive energy source.

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

The ***New Jersey SmartStart Buildings Program*** is a statewide energy efficiency program approved by the New Jersey Board of Public Utilities (BPU) and administered in a joint effort by several of New Jersey's electric and gas utilities. It includes incentives, technical assistance, and other services. The incentives are available to qualified agricultural and other customers in the state who are planning to construct, expand, renovate, or remodel a facility, or replace electric or gas equipment. Projects located on property where electricity is provided by a municipal utility are eligible for those portions of the program that address the energy efficiency of natural gas equipment. Customers planning to construct a building are eligible for services under this program if constructing within a designated smart growth area.

7.5 OUTREACH AND INCENTIVES

The township will work on promoting to farmers the conservation enhancement programs that are available through the Natural Resource Conservation Service and the New Jersey Agriculture Department, including the Conservation Reserve Enhancement Program (CREP) and the Wildlife Habitat Incentives Program (WHIP). The latter could be highly beneficial on farmland with bog turtle habitat. It is important that Elk farmers understand what benefits they can derive from these programs. Such programs will link township environmental protection goals to those of its farming community.

Source: DVRPC

Signs help promote the importance of farmland preservation.

8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION

8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT

8.1.1 Right-to-Farm Ordinance

The NJDA's Agriculture Development Initiative proposes that agencies should "develop and continually revise a series of Right-to-farm Agricultural Management Practices (AMPs) that encourage, support, and protect agricultural innovations and provide the agricultural community with exemptions to laws or regulations that fail to consider the unique realities of commercial agricultural management and thereby unduly harm the producer's bottom line."

Elk Township has a Right-to Farm ordinance but recently decided to adopt a new version that follows the State Agriculture Development Committee model. It is also considering other ordinances and ordinance provisions that are designed to protect farming operations from undue constraint. The new Right-to-Farm ordinance was discussed in August 2008, introduced by Township Committee in September 2008, and adopted in October 2008. The ordinance is included here in ***Appendix F*.**

8.1.2 Agricultural Buffers

There is currently no requirement for buffering between agricultural lands and nonagricultural uses in Elk Township. An ordinance to establish such buffers is under discussion and should be adopted by the end of 2008. Buffer requirements in neighboring townships are being considered. The required buffers between farmland and residential uses in Franklin Township, for example, are 100 feet rear and 50 feet side for minor subdivisions. For major subdivisions, Franklin's buffers between residential uses and farmland are required to be 200 feet on all sides.

8.1.3 Farmland Assessment Act

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

8.2 OTHER STRATEGIES

Township leaders are also reviewing other ordinances with the Agricultural Advisory Committee (AAC) to eliminate any barriers to farming and to add measures that make farm operations easier

and farm preservation more amenable. **Appendix G** is a sample assessment tool, "Is Your Town Farm Friendly?" to facilitate this review.

8.2.1 Agricultural Vehicle Movement Routes

To promote awareness among neighbors and out-of-town drivers and protect slow-moving agricultural vehicles and drivers, agricultural vehicle movement routes can be established and identified with highly noticeable road markers. Some New Jersey towns have developed such routes and signage and they are common in Pennsylvania. Most farm vehicles, like harvesters and tractors, do not travel faster than 40 miles per hour. Like wildlife crossings or school zones, vehicular movement route signs can signify to drivers to drive slower or pass with care. Such signage also helps to alert drivers that they are traveling in an agricultural area.

8.3 AGRICULTURE EDUCATION AND PROMOTION

The AAC has determined, thus far, that one of the best means of enhancing and supporting the farm industry in the township is to provide education to residents about farming and its importance to the community. This would help to prevent potential conflicts and would lay the groundwork for possible marketing enhancements and economic supports.

Education to the public would include development of literature about the role of farming in Elk and its importance in the history of the township. A pamphlet, aimed especially at new residents, will promote the recognition that Elk is a farming community and address some of the coexistence issues that are most difficult for farmers. The pamphlet and a statement of recognition of the Right-to-Farm for new residential purchasers to sign would be distributed when home sales occur, along with the certificate of occupancy. Other educational approaches might include publication in the township newsletter and in the local newspaper of periodic articles on farming topics and on "sharing" the community with farmers. The Right-to-Farm ordinance should also be posted on the township website.

Although 4-H programs are strong in Gloucester County, the Future Farmers of America program no longer exists in the regional high school and is unlikely to be re-established, although there is a strong horticultural program at Delsea Regional High School, which serves Elk Township. Township educational efforts could involve encouragement of farming-related programs within the elementary school along with demonstrations at community events of farm equipment and operations. A community-sponsored farm festival is another option.

An important step that the township will take is to incorporate farming industry promotion into its economic planning. There may be actions that the township could take that would improve marketing or operations of current or future farmers. The recognition of a responsibility to the industry, and to its success, is an important part of township planning.

9.0 SOURCES OF INFORMATION

Agricultural Marketing Resource Center. Accessed November 2007. http://www.agmrc.org.

Brown/Sullivan, Associates. Master Plan Elk Township Gloucester County, New Jersey. Elk Township, New Jersey: Brown/Sullivan Associates, 1978.

Cumberland County [PA] Planning Commission. "Land Partnerships: A Countywide Strategy for Open Space Preservation and Smart Growth." April 2006.

Delaware Valley Regional Planning Commission. "Analytical Data Report #14: Regional, County, and Municipal Population and Employment Forecasts, 2005-2035." August 2007.
–. *Destination 2030*. June 2006.

First Pioneer Farm Credit. Accessed October 2007. http://www.firstpioneer.com.

Geauga County [OH] Planning Commission and Farmland Task Force. "Geauga County, Ohio Farmland Preservation Plan 1999."

Gloucester County Office of Land Preservation. "Understanding Farmland Preservation." http://www.co.gloucester.nj.us/Pdf/LandPres/CountyGuide.pdf.

Grzyboski, Lisa. "Farmers Adapting to Changing Times." Courier-Post 29 June 2007.

Gurney, Kaitlin. "Weatherby's Water Trouble Seems Solved." Philadelphia Inquirer 13 February 2003: B1.

Hobbs, Erika. "Developers Win Approval to Draw Some Water in Elk Twp." Philadelphia Inquirer 28 March 2001: B3.
–. "Rural Growth Putting N.J. in Hot Water Fears of Depleting an Aquifer Led to Permit Delays in Salem and Gloucester Counties. Builders are Upset." Philadelphia Inquirer 21 August 2000: B1.

Hopewell Township [Mercer County, NJ] Planning Board and Hopewell Township Agricultural Advisory Committee with the assistance of Banisch Associates, Inc. "Farmland Preservation Plan Element." May 2003.

Idaho State Department of Agriculture. Accessed October 2007. http://www.agri.state.id.us/Categories/Marketing/indexMarketing.php.

Jarrett, Albert. "Agricultural Water Needs and Sources Water Supply." 2002. Penn State College of Agricultural Sciences Cooperative Extension.

Kansas Department of Agriculture, Governor's Rural Life Task Force. Accessed October, 2007. http://www.ksda.gov/kansas_agriculture/cid/441.

Lancaster County [PA} Planning Commission. "Heritage: The Cultural Heritage Element: A Strategy for Preserving Our Sense of Place." April 2006.

Lehigh Valley [PA} Planning Commission. "Comprehensive Plan: The Lehigh Valley... 2030." April 2005.

Licking County [PA} Farmland Task Force. "Agriculture for Tomorrow: The Licking County Farmland Preservation Plan." May 2002.

Monmouth County [NJ} Planning Board. "Monmouth County Farmland Preservation Plan: The Comprehensive Plan." August 2000.

Morris Land Conservancy for the Somerset County Agricultural Development Board Planning Board. "County of Somerset [NJ] Comprehensive Farmland Preservation Plan Update - Draft." August 2007.

National Council of Farmer Cooperatives (NCFC). Accessed October 2007. http://www.ncfc.org/.

New Farm, The. Accessed October 2007. http://www.newfarm.org/.

New Jersey Department of Agriculture (NJDA).
–. Agricultural Development Initiative. Accessed October 2007. http://www.state.nj.us/agriculture/conventions/2006/agdevinitres.html.
–. *Agricultural Smart Growth Plan for New Jersey*. April 2006. http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf.
–. *Agricultural Smart Growth Planners Toolkit*. Accessed October 2007. http://www.state.nj.us/agriculture/toolkit.htm.
–. *Economic Development Strategies 2007*. Accessed October 2007. http://www.nj.gov/agriculture/conventions/2007/strategies.html.
–. Farmland Assessment County Summary. 1983, 1990, 2000, and 2004.
–. Grants, Financial Assistance, and Services. Accessed October 2007. http://www.state.nj.us/agriculture/financialassistance.htm
–. Jersey Fresh website. Accessed October 2007. http://www.state.nj.us/jerseyfresh/index.html.
–. Water Allocation website: Accessed November 2007. http://www.nj.gov/dep/watersupply/statut_58.1A-1.pdf

New Jersey Department of Environmental Protection (NJDEP). "Water Supply Management Act." 1981.

New Jersey Farmland Preservation Summit. "Planning for Agriculture in the Garden State: Retaining Our Farms and Farmers." Power point presentation. 3 March 2006. Presented at New Jersey Farmland Preservation Summit, Cook College Campus Center, New Brunswick.

New Jersey State Agriculture Development Committee (SADC) New Jersey Farm Link Program. http://www.state.nj.us/agriculture/sadc/farmlink.htm.
–. "Transferring the Family Farm: What Worked, What Didn't for 10 New Jersey Families." December 2004. http://www.state.nj.us/agriculture/sadc/transferprofilesbooklet.pdf.

New Jersey State Planning Commission. *New Jersey State Development and Redevelopment Plan*. 1 March 2001.

Northeast Organic Farming Association of New Jersey (NOFA-NJ). Accessed October 2007. http://www.nofanj.org.

Rutgers New Jersey Agricultural Experiment Station (NJAES) Cooperative Extension. Accessed October 2007. http://njaes.rutgers.edu/extension.
–. Rutgers Cooperative Extension of Gloucester County. Agriculture and Resource Management. Accessed October 2007. http://gloucester.rce.rutgers.edu/ag/index.html.
–. Rutgers Cooperative Extension of Gloucester County. Family and Community Health Services. *Guide to Gloucester County Farm Products*. 2007.

Schilling, Brian J., Lucas J. Marxen, Helen H. Heinrich, and Fran J. A. Brooks. "The Opportunity for Agritourism Development in New Jersey." A Report Prepared for the New Jersey Department of Agriculture. October 2006.

Thomas J. Scangarello and Associates, P.A. 1989 Master Plan Update: Elk Township: Gloucester County, New Jersey. Medford, New Jersey: Thomas J. Scangarello and Associates, 1989.

United States Department of Agriculture (USDA). Farm Service Agency (FSA). Accessed October 2007. http://www.fsa.usda.gov.
–. National Agricultural Statistics Service (NASS). *The Census of Agriculture, 1987, 1992, 1997,* and *2002*.
–. Natural Resources Conservation Service (NRCS). National Cooperative Soil Survey, 2007.
–. Rural Development Housing and Community Facilities Programs. Accessed October 2007. http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_flh.htm.

United States Geological Survey (USGS). "Aquifer and Well Characteristic in New Jersey." Accessed November 2007. http://nj.usgs.gov/gw/table_1.html.
–. "A Hydrologic Primer for New Jersey Watershed Management, Water Resources Investigations Report 00-4140." U. S. Department of the Interior, 2000.

Whole Foods Market. Local Producer Loan Program. Accessed October 2007. http://www.wholefoodsmarket.com/products/locallygrown/lplp/index.html.

Source: Teal Jefferis

A flourishing vineyard in Elk Township

DRAFT 12-08-08

APPENDICES

A. Inventory of All Farmland-Assessed Properties in Elk Township 2007

A-1 Farm Assessments 2007 – Breakdown of Farmland Uses

A-2 Farmland-Assessed Parcels – Crop Acreage and Animals

B. Farm Markets and Sales in the Elk Township Region

1. Farmers Markets in Gloucester, Salem, and Camden Counties
2. Roadside Markets in Gloucester County
3. Agritourism in Gloucester County
4. Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties

C. Agricultural Support and Service Businesses in the Elk Township Region

1. Agricultural Support Businesses in Cumberland, Gloucester, and Salem Counties
2. Food Products Distributors and Brokers in Burlington, Camden, Cumberland, Gloucester, and Salem Counties
3. Cold Storage Warehouses in Atlantic, Camden, Cumberland, Gloucester, and Salem Counties

D. Elk Township Farmland Preservation Ranking Criteria

E. Federal and State Conservation Programs for Farmers

F. Elk Township Right-to-Farm Ordinance

G. "Is Your Town Farm Friendly?" Questionnaire

This page left blank intentionally.

DRAFT 12-08-08

APPENDIX A-1: FARM-ASSESSMENTS 2007 – BREAKDOWN OF FARMLAND USES

Identification Information					Breakdown of Farmland Uses											
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab-Training	Connection with Farm House	Dovoted to Agricultural use	Not Devoted to Agric. Use
2	2.03, 2.05, 2.06	Lanza, Noreen D	Bridgeton Pike		1		7.74	6.74							6.74	1.00
2	9	Spivak, Tara W and Barbara C	Ewan Road	1			8.32				6.22			1.00		1.00
5	1	Bill, Frank and Verna	Bridgeton Pike		1		33.00	32.00						1.00		
5	2,3,4	Eachus, Ella	Bridgeton Pike		1		52.14	42.00				9.14		1.00		
5	7	Lloyd, Willaim and Karen	Bridgeton Pike	?	?	?	10.77							1	9.77	1
5	9	Marple, Wm. and Amy Mood	501 Bridgeton Pike	?	?	?	8.63	6.00			1lumb stor	1.64				
5	11	Gaines, Robert and Cindy	530 Bridgeton Pike	?	?	?	101.38	54.38				47.00				
6	13	Lloyd, W. Glenn	Ewan Road	?	?	?	6	5						1	5	6
6	14	Bersani, Pauline	450 Ewan Road	?	?	?	11.34	11.34							11.34	
6	15	Giacobbe, Louis	466 Ewan Road	?	?	?	11.31	11.31							11.31	
6	21, 22, 23, 24, 25, 26, 27	Lochman, John	361 Bridgeton Pke and Rt 77	1			14.61	10		3.61				1	13.61	
6	28.01	Maarple, Amy and William	423 Bridgeton Pk and Rt 77	?	?	?	139.8	130				9.8				
6	39	Wilson, Ruth	Moods Road	?	?	?	5.56									
7	1	Diocese of Camden	641 Bridgeton Pike		1		27.95	27.95							27.95	
8	6.01, 6.02, 6.03	Laux Lakeview Park Inc	768 Bridgeton Pike/Rt 77	?	?	?	13.79								13.79	
9	3	Laux, Joseph and Michael	735 Bridgeton Pike	?	?	?	20.68							1	20.68	
9	7.01, 7.02	Vasta, Paul	203 Harrisonville Way		1		16.48	16.48							16.48	
9	7.05	HKS Asset Management LLC	217 Harrisonville Way		1		6.86	5.86						1	5.86	
10	10,27	Marple,Amy and William	130 Moods Rd	?	?	?	134.43	60			70.63	3.8				
10	11.01	Sorbello, Rosario and Mary	603 Bridgeton Pike/Rt77	?	?	?	35.5	34.5						1	34.5	

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	**Lot**	**Owner**	**Land Location**	**Farmed Solely By Owner**	**Rented To Farmer**	**Farmed By Owner And Tenet**	**Total Acres Of All Land**	**Cropland Harvested**	**Cropland Pastured**	**Permanent Pasture**	**Non-Appurt. Woodland**	**Appurt. Woodland**	**Boarding - Rehab-Training**	**Connection with Farm House**	**Dovoted to Agricultural use**	**Not Devoted to Agric. Use**
10	26	Fogg, Estate of Bertha E.	1474 Ferrel Rd	?	?	?	43.14	1			41.14				42.14	1
11	2,6,7	Mood, Richard and Joyce	Lincoln Rd	1			46.6	15				30.5		1.1		
11	5	Ivans, Larry & Cornatzer, Edward	Bridgeton Pk/Rt 77	?	?	?	5.4		5.4						5.5	
11	10	Lochman, Wade and Rose	834 Bridgeton Pike	?	?	?	9	7.8			2			1	8	1
11	11	Ziennker, Elaine and William	822 Bridgeton Pike	?	?	?	5.95	5.95							5.95	
11	12	Brown, David	816 Bridgetn Pike		1		9.95	8.95						1	8.95	
11	14	Jess, Martha and Etals	Harrisonville Way	?	?	?	25.96	25.96							25.96	
11	17	Doughty, Albert and Eliz	810 Bridgeton Pk adj to lot 14	?	?	?	8.3					8.3			8.3	
11	18	Camp, Camp	Bridgeton Pike	1			0.36				0.36				0.36	
12	1, 7, 8, 10	Mood, Richard	Rt 77	1			43.83	43.83							43.83	
15	3, 4, 5, 1, 2, 12, 13	Mood, Richard	Bridgeton Pike/Rt 77	?	?	?	121.63	100.29				21.24			121.63	
15	9	Laux, Michael & Etals	Laux Rd	?	?	?	24.6								24.6	
17	1	Pino, Angela	1481 Ferrel Rd/cr641	?	?	?	16.89	15.89				1			16.89	
17	6.01	Cavallo Ellva May	146 Ferrel Rd/Cr # 641		1		23.08	20				3.08			23.08	
17	18	Metcalf Hardy Jr	337 Elk Rd/Cr #538	1			11.08							1	10.08	1
17	20	Michels, Rebecca	341 Elk Rd/Cr #538	?	?	?	9.12			6		2.12		1	8.12	1
18	7	Laux, Micahael and Joseph	145 Laux Rd	?	?	?	51.72	50.72						1	50.72	
18	14,24	Laux, Michael & Etals	Laux Rd	?	?	?	60.83	60.83							60.83	
18	28	Lucas, George And Louise	Whig Lane Rd/619	1			24.62	24.62							24.62	
18	29, 30.01	Lucas, George	Whig Lane Rd/619	1			30	26				3		1	29	
18	31	Toms, Kenneth	224 Whig Ln/619		1		12.35	11.35						1	11.35	
18	46,47, 48	Lucas, George and Louise	Rt 538	1			7	5						2	5	
19	1	Wright, Gloria	Rt 538	?	?	?	56.88	55.88						1	55.88	

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farme r	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab-Training	Connection with Farm House	Dovoted to Agricultural use	Not Devoted to Agric. Use
19	4	Gant, Thomas and Mary Gant	Rt 538			1	99	98						1	98	
19	12	Lucas, Goerge and Louise	298 Whig Lane/619	?	?	?	42.3	39.3				2		1	41.3	
19	14	Wright, Gloria	Hardingville Rd	?	?	?	44.04	44.04							44.04	
24	4	Pino, Nathan	1449 Ferrel Rd/641	?	?	?	13.28	6			4		2.28	1	12.28	
24	4.01	Pino, Nathan	1447 Ferrel Rd/641	?	?	?	12.29	1.5			4		5.78	1	11.29	
24	6	Sottile, Brenda	1443 Ferrel Rd/641		1		8.53	5				2.53		1	7.53	
24	14	Richards, Ben and D	S of Ellis Mill		1		56.21	40				15.21		1	55.21	
25	5	Richards, Ben and D	S of Ellis Mill													
24	17	Gant, Thomas and Mary	Ellis Mill Rd			1	52.64	38				14.64			52.64	
25	7	Weiss, Donna and Leigh	600 Hardingville Rd	?	?	?	129.49	71.5				57		1	128.49	
27	1.01	Galyean, Joanne	391 Unionville Rd/623	1			11.83	8.83			2			1	10.83	
27	2	Longley, Edward Jr	Ewan/AurA Rd		1		17.04	12	2			2.04		1	16.04	
27	3.01	Vahey, George and Mary Ciocca	355 unionville Rd/Cr # 623		1		6.64	5				0.64		1	5	
27	3.02	Terres, Allen and Eliz	Uninville Rd	?	?	?	6.87	5				0.87		1	5.87	
27	4	Gerlack, Louis and Phyllis	329 Unionville Rd/623		1		56.1	25					21.1	1.055	46.1	
29	7	Wright, Raymond and William	569 Hardingville Rd	1			12.34				11.34			1	11.34	
28	9	Wright, Wesley	Hardingville Rd/609			1	10.99	10						0.99	10	
28	10	Wright, Charles and Norma	Hardingville Rd/609	?	?	?	40	27				13			40	
28	13	Villone, Michael and Angela	Elmar Barnes Rd		1		41.8	21.8				20				
28	15.01	De Eugenio, Lewis	Elmar Barnes Rd	1			63.1	63.1							63.1	
28	19.01	Stambaugh, Christine	366 Unionville Rd/623			1	37.9	16.9			20			1	36.9	
29	4	Hawkins, George /c/o Cheryl Bose	287 Unionville Rd	?	?	?	13.4	8				4.4		1	12.4	
29	5,15	Reuter Enterprises	279 Unionville Rd/623	1			36.42	36.42							36.42	
29	11	Mick, Edward	239 Unionville Rd	1			8.03	5.95	0.75				0.53	1	7.03	
29	18	Harris, Marilyn Trustee Adjacent to Glassboro										4.6				

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab-Training	Connection with Farm House	Dovoted to Agricultural use	Not Devoted to Agric. Use
		block 197 lot9														
29	20	Dimarcan LLC	641 Aura Rd /Rt667		1		108.68	60				48.68			208.68	
29	24, 28, 29	Orleans at Elk Township	Aura Rd /667	?	?	?	122.09								122.09	
30	3	Harris , Marilyn	816 NJ Ave	?	?	?	9.39					9.39			9.39	
31	2.01	Bruck, Walter	Aura Rd /667		1		4.31	4.31							4.31	
31	2.02, 5.01, 7	Orleans at Elk LLC	Aura Rd /667	?	?	?	103.6									
31	8	DeEugenio, Lewis (Jr and Sr)	Aura Rd /667	1			99.95	98.95						1	98.95	
31	14	Rambo, James	606 aura Rd/667 adj Glass 196.01	?	?	?	22.2	17.2				4		1	21.2	
31	22	Orleans at Elk LLC	Aura Rd /667	?	?	?	39.85									
32	1, 3, 4, 5, 6	Orleans at Elk LLC	Aura Rd /667	?	?	?	166.49									
32	16.01	Tumminia, Chris	cr623	1			5.57				5			0.57	5	
33	1.01	Wagner, John and Margaret	Unionville Rd/623	1			95.9	65				30.9			95.9	
33	3	Greisle, Nancyr	Unionville Rd	1			12.61	1.3			10.3			1	11.6	1
33	6	Wood, Jean	Unionville Rd			1	27.28	8.5			9.28	8.5		1	26.28	1
33	12.01	Gaglianone, James	628 whig lane Rd/619		1		7.02	5.02						2	5.02	
33	12.03	Graves, Richard and Loric	616 Whig Lane Rd/619	1			60	60							60	
33	12.11	LC Acres LLC co Eliz Wightman	528 Whig Lane Rd/619				154.28	128.28				25		1	153.28	1
	12.12	LC AcresLLC co Eliz Wightman														
33	12.13	De Eugenio, Lewis	Whig Lane Rd/619	1			46.97	46.97							46.97	
33	12.14	Sparks, James	144 Unionville Rd/623		1		6.619	6.19						1	6.619	
34	1	Dean, Brian and Bridget	Whig Lane Rd/619	1			48.46								48.46	
35	1, 1.07, 1.08, 1.09	Dean, Brian and Bridget	Whig Lane Rd/619	1			189.64								189.64	
35	2	Hughes, Wilson &Etals	591 Whig Lane Rd/619	?	?	?	20.36	16						4.36	16	

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	**Lot**	**Owner**	**Land Location**	**Farmed Solely By Owner**	**Rented To Farmer**	**Farmed By Owner And Tenet**	**Total Acres Of All Land**	**Cropland Harvested**	**Cropland Pastured**	**Permanent Pasture**	**Non-Appurt. Woodland**	**Appurt. Woodland**	**Boarding - Rehab-Training**	**Connection with Farm House**	**Dovoted to Agricultural use**	**Not Devoted to Agric. Use**
35	4	Wagner, Herman	Railroad Ave	1			13.79				13.79				13.79	
36	1.04, 1.05, 1.06	Giangrante, George and Susan	111 Pond View Court	?	?	?	41.21	28.21				12		1	41.21	
36	2, 12, 15	Visalli, Carmen and Mary	Elk Rd/538	1			61.34	60		1.34				1	60	
36	7	Francis, John and Delores	859 Elk Rd		1		11.04	11.04							11.04	
36	8	Bradford, Robert and Jacqueline	886 Elk Rd/538		1		6.09	5						1.09	5	
36	18	Lewis, George and Kathy	Whig Lane Rd/619	?	?	?	94.63	94.63				30		1	94.63	
37	1	Lewis, George and Kathy	577 Whig Lane Rd/619	?	?	?	?	34.3							?	
37	2	Dean, Brian and Bridget	Whig Lane Rd/619	1			94.87								94.87	
37	2.09	Dean, Brian and Bridget														
37	8	Fisher, Michael and Linda	751 Hardingville Rd		1		10.37	5.37				4		1	9.37	1
37	12.01	Cooper, Paul and Joanne	641 Elk Rd/538	?	?	?	46.77	23		2.77		21			46.77	
37	19	Visalli, James	?	?	?	?	?	60				65		5		
38	2	Lucas, Reba Gant and Louise	Elmer Barns Rd		1		18.02	18.02						1		
39	1	Gant, Thomas	Rt 538			1	20.33	20.33								
39	301	Dean, George	Elk Rd/538	1			52.53							1	51.53	
38	5, 6	Dean, George														
39	2, 3, 5, 6	Dean, George														
39	11	Dean, Brian and Bridget	Elmer Barns Rd	1			12.55								12.55	
39	13	Gant, Thomas and Mary	Whig Lane Rd/619			1	48.8	10				38.8			48.8	
39	14, 14.01	Gindhart, Ike and Jeanne	Whig Land and Hardingville Rd	1			8				7			1	7	
40	1	DeEugenio, Lewis and Leila	Elmer Barns Rd	1			128	127						1	127	
40	8	Brovero, Donald and Margaret	835 Hardingville Rd	?	?	?	9.19	2.44		5			0.75	1	8.19	
40	14	Mitchell, Albert and Cheryl	Elk Rd/538	1			12.98				12.98				12.98	

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab-Training	Connection with Farm House	Dovoted to Agricultural use	Not Devoted to Agric. Use
40	16	Lucarella, Phil	Rt 538	?	?	?	15.84					15.84				
40	18	Lucaerlla, Estate of Philip	Rt 538	?	?	?	?	36.01				41		2		5.44
40	22	DeEugenio, Lewis and Leila	W of Elmer Barnes Rd	1			9.26	9.26							9.26	
41	1,28	Demaris, Richard and Kathleen	w of PRSL	?	?	?	15.75	15.75			15.75				15.75	
41	2	Foote, Charles	274 Richwood Rd	?	?	?	20.38	20.38							20.38	
41	8	Hawk, Stephen and Cynthia	Elk Rd/538		1		18.309	7						1	7	
41	10	E Webber, Charles, E	Elk Rd/538	?	?	?	9.21	8.21						1		
41	14	O'Donnell, Deborah	796 Elk Rd/538	?	?	?	15.74	13				1		1	14	
41	15.01	Luccarella, Phil	Elk Rd/538	?	?	?	7.96	7.96								
41	16	Lucarella , Phillip and Catherine	Elk Rd/538 adj to15.01	?	?	?	2.91								2.91	
41	17	Del Borrello, Angela	760 Elk Rd/538	?	?	?	19	10		8				1	18	
41	27	Foote, Charles	274 Richwood Rd	?	?	?	50.25	20.38				14.06		1	49.25	
42	2	Menszak, John	East of RR	1			15.75	8				7.75			15.75	
42	3	Gardiner, Philip Estate	Elk Rd/538		1		53.19	53.19							53.19	
42	10	Lutz, John and Bonnie	968 Elk Rd	?	?	?	6.41	5.75						0.56	5.75	
42	11	Kirkpatrick, Lewis and Angela	978 Elk Rd/538	1			25.836	4.22	7.116	4.5		10			25.836	
42	12	Vandergrift, Carl and Dawn	986 Elk Rd/538	1			20.16	4.48			13.81			1.87	18.29	1.87
42	18	Grasso, Gaetano and Angelina	S of 538		1		88.98	57.95				30		1.03	?	
42	7	Grasso, Gaetano and Angelina														
42	9	Grasso, Gaetano and Angelina														
43	1	Holly Acres LLC	E of Prsl	?	?	?	143.23	109				34.23			?	
43	2	Dare, David B	Upper Pitts Twp/Salem City	?	?	?	17.74	16.74						1	16.74	
43	4	Holly Acres LLC	Land Locked/buck Rd	?	?	?	124.45	51			73.45				?	
43	5	Ackerman Family/Holly Acres LLC	Monroeville Rd	?	?	?	?	100				88.59			?	

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab-Training	Connection with Farm House	Dovoted to Agricultural use	Not Devoted to Agric. Use
44	6	Haynicz, Daniel and Elinor	1092 Elk Rd	1			56.71					6		1	?	
44	8	Mcgaha, Bob	Rt 538		1		11.75	10.75	10.75					1	10.75	
44	13	Haynicz, Daniel and Elinor	1092 Elk Rd	1			8.4					8.4				
44	14	Haynicz, Daniel and Elinor	adj to 44.6	?	?	?	14					14				
45	12,15	Hurff, Myron and Darlene	Dutch Row Rd/611	1			31.3	28.3				3			31.3	
45	16	Unger, Charles and Margaret	106 Dutch Row Rd/611		1		12.83	10						2	10	
45	22	Roberts, Malcom and Margaret	Monroeville Rd		1		28.79	27.79						1	27.79	
45	23	Knorr, Howard Executor	Monroeville Rd/604	?	?	?	31.7	31.7							31.7	
46	7	Roberts, Malcom and Margaret	Monroeville Rd/604		1		34.78	33.78						1	33.78	1
46	8	Hurff, Myron and Darlene	Dutch Row Rd/611adj45/12&15	1			36.85	28.85				6		2	34.85	
47	1	Hurff, Myron and Darlene														
48	1	Hurff, Myron and Darlene														
49	1	Hurff, Myron and Darlene														
49	3	Rodomonte, Rudolph	831 Buck Rd/553	1			10.25	5				4		1	9	
49	5	Mason, Valerie	815 Buck Rd/553	1			10			4		1	3	1	8	1
49	7	Lanadowhe, Frederickr application denied	801 Buck Rd													
50	4	Streit, Streit	1866 Willow Grove Rd	1			47.1				46.1			1	46.1	1
50	11	Arble, Robert	1834 Willow Grove Rd	1			11.25								9.672	
50	19	Oehlers, Edward	1872 Willow Grove Rd	1			19.25	6.4			12.85				19.25	
51	4	Barbaro,Philip and Carole	Elk Rd/538	?	?	?	13.09	8				4.09		1	12.09	1
51	2	Oehlers, Edward	Rt 538	1			15.06	11				4.06			15.06	
51	5	Mancini, Geraldine	Rt/538		1		36.7	27				9.7			36.7	

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab-Training	Connection with Farm House	Dovoted to Agricultural use	Not Devoted to Agric. Use
52	1.01	Metzger,Robert and Miriam	426 Cedar Bridge Rd	?	?	?	5.53								5.53	
52	7	Oehlers, Edward	Elk Rd/538	1			7.64							1	6.64	
52	12.02	Silvergate Assoc	1129 Elk Rd/538		1		9.4	9.4							9.4	
54	3	Murphy, Edythe and james	905 Elk Rd/538	1			43.62	35				8.62			43.62	
54	4	Kerns, Fletcher and Marcella	909 Elk Rd/538		1		46.06	45.06						1		
54	6	Senatore. Joseph	947 Elk Rd	?	?	?	10.29						3	1	9.5	
54	6.01	Gugietti, Anthony	959 Elk Rd/538	?	?	?	10.71	6		3.7				1	9.7	
54	6.02	Kohler, Charles and Frances	961 Elk Rd	1			10.03	9.03						1		
54	6.03	Walter, Edward and Junita	949 Elk Rd/538	?	?	?	10.38						3	1	9.5	
54	8	Haig, Amy Caro & Becker, Chas	967 Elk Rd/538	1			54.4	25		2		8.5			1	53.5
54	15	Haynicz, Daniel and Elinor	Siver Lake Rd	1			?	50			0.56				50.56	
54	17	Sullican, James and Mary	Aura Rd/667		1		14.27	13.27						1	13.27	
54	18	Declement, Frederick and Joan etal	Aura Rd/667		1		11.7	4				7.7			?	
54	20	Haynicz,Peter, Michael & Daniel	Aura Rd/667	1			?					28		1	70	
54	21	Wagner, John and Margaret	Aura Rd/667	1			19.12	18						1.12	18	
54	22	Wagner, Herman	Aura Rd/667		1		137.5	70				66.5		1	136.5	
55	1	Declement, Frederick and Joan et. al	Cedar Lane		1		20									
55	3	McCann, Thomas E Sr	1049 Aura Rd/667	1			53.1	42				11.1				
55	3.02	McCann, Thomas E Sr	1065 Aura Rd/667	?	?	?	5.25		2.23					1		
55	5	Silvergate Assoc	Aura Rd/667		1		69.55	69.55							69.55	
55	18.02	Humphreys, Helen	753 Whig Lane/619	?	?	?	9.54	9.54							9.54	
56	2	Saini, Balkar, Bhupinder	E of Aura Rd		1		38.87	25				13.87			38.87	
56	2.01	McCann, John and Nancy	554 Buck Rd		1		7	6						1	6	
58	1	Orleans at Elk	740 Whig Lane Rd				20.94	20.94							20.94	

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	Lot	Owner	Land Location	Farmed Solely By Owner	Rented To Farmer	Farmed By Owner And Tenet	Total Acres Of All Land	Cropland Harvested	Cropland Pastured	Permanent Pasture	Non-Appurt. Woodland	Appurt. Woodland	Boarding - Rehab-Training	Connection with Farm House	Dovoted to Agricultural use	Not Devoted to Agric. Use
		Township	/619													
59	13	Smith Nominee Trust	West of RRSL	?	?	?	11.15					11.15			11.15	
62	3	Silvergate Assoc	340 Buck Rd/553		1		65.73	65.73							65.73	
62	17	Swanson, Mrs. Artie	110 Stanger Ave		1		7.76	5	0.5	0.26		1		1	6.76	1
63	2	Silvergate Assoc	240 Buck Rd		1		93.09	93.09							93.09	
65	4.02	Silvergate Assoc	670 Fairview Rd/637		1		10.3	10.3							10.3	
65	5	Silvergate Assoc	Buck Rd		1		69.39	69.39							69.39	
67	19	Nelke, Paul	1024 Whig Lane Rd/619	1			19			19					19	
67	21, 22	Cordetti, David	1044 Whig Lane Rd/619	1			21.03	8	5.02		6.01			2	19.03	
67	44	Harris, Marilyn	Aura Rd/667	?	?	?	11.13					11.13				
67	45	Bruck, Walter	Aura Rd		1		8.65	8.65							8.65	
31	45	Bruck, Walter	?													
68	8	Morrison, Jerome and Margaret	1039 Whig Lane/619	?	?	?	10			8						
68	10	DeEugenio, Lewis, Jr	128 Buck Rd	1			64.12	63.12						1	63.12	
170	14	Silvergate Assoc	Fairview Rd		1		44.75	44.75							44.75	
170	17	French, Ronald and Barbara	209 Clayton/Aura Rd		1		7.3	5		1				1.3	6	
170	18	Silvergate Assoc	249 Clayton/Aura Rd		1		33.92	33.92							33.92	
171	24	Kozachyn, Stephan and Lisa	Fairview Rd adj to 1901-7&8	1			2.07	2.07							2.07	
172	1.01	Ferguson, Richard	Clayton Aura Rd	?	?	?	6.89	5.89						1	5.89	
172	4	Gloucester City buildings & Grounds	Buck Rd	?	?	?	101.45	70							70	31.45
172	6	Carnitsky, Daniel and Patricia	274 Clayton Aura Rd	?	?	?	13.94		10			5.4			15.4	
172	7	Camden Diocese	?			1	26.86	8			18.85				26.85	
172	9.01	Dennis, Alan B et. al	Clayton Aura Rd	1			1.71	1.71					1.71		1.71	
174	1	Silvergate Assoc	Buck Rd	1			47.08	47.08							47.08	
175	1, 7	Haynicz, Daniel and Elinor	Silver Lake Rd	?	?	?	56.49							1		
175	8	Freeman, Edith Estate	1198 Aura Rd/667			1	7.6	6.6						1	6.6	1

DRAFT 12-08-08

Identification Information					Breakdown of Farmland Uses											
Block	**Lot**	**Owner**	**Land Location**	**Farmed Solely By Owner**	**Rented To Farmer**	**Farmed By Owner And Tenet**	**Total Acres Of All Land**	**Cropland Harvested**	**Cropland Pastured**	**Permanent Pasture**	**Non-Appurt. Woodland**	**Appurt. Woodland**	**Boarding - Rehab-Training**	**Connection with Farm House**	**Dovoted to Agricultural use**	**Not Devoted to Agric. Use**
		of														
175	11	Barr, William and Debra	1192 Aura Rd/667	1			7.28	3.28		3.28				1	6.28	1
175	12	Bowers, Barbara	Aura Rd/667		1		8.8	3.3			4.5			1	7.8	
175	12.01	Maston, Karen Ruth	Aura Rd/667		1		5.84	5.84							5.84	
175	12.02, 13	Gassler, Robert G	Aura Rd/667		1		11.62	8.62			2			1	10.62	
176	3	Gassler, Tim and Katherine	1189 Aura Rd/667	?	?	?	10.8	9.8						1	9.8	
176	7	Declement, Frederick and Joan et. al	Aura Rd/667		1		11.7	6				5.7			11.7	
177	2.02	Declement, Stacey	Cedar Lane		1		7.15	6.15			1					
178	1	Silvergate Assoc	Silver Lake Rd	1			39.88				34.88			5	34.88	
172	10, 11	Silvergate Assoc	Silver Lake Rd													
215	1	Silvergate Assoc	Silver Lake Rd													
178	18	Poisker, Edward JR	245 Clayton Rd/608	?	?	?	9	7.3						1.7	7.3	
187	22	Silvergate Assoc	259 Clayton Ave/608 adj to 178,11-172,10,172,11		1		2.9				2.9				2.9	
217	1	Erdwein, John	1265 Elk Rd/538	1			44.17	40						1	40	4.17
			Totals	**61.00**	**55.00**	**9.00**	**6,802.21**	**4,421.26**	**43.77**	**72.46**	**452.70**	**1,056.21**	**41.15**	**120.75**	**5,193.63**	**120.43**

APPENDIX A-2: FARMLAND-ASSESSED PARCELS – CROP ACREAGE AND ANIMALS

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
2	2.03, 2.05, 2.06	Lanza, Noreen D	Bridgeton Pike											
2	9	Spivak, Tara W and Barbara C	Ewan Road									1.10 boarding		
5	1	Bill, Frank and Verna	Bridgeton Pike		32.00								6.00	
5	2,3,4	Eachus, Ella	Bridgeton Pike		28.00							50 dairy young		
5	7	Lloyd, Willaim and Karen	Bridgeton Pike		9.77									
5	9	Marple, Wm. and Amy Mood	501 Bridgeton Pike	1.00	5.64									
5	11	Gaines, Robert and Cindy	530 Bridgeton Pike		50.38						4.00			
6	13	Lloyd, W. Glenn	Ewan Road											
6	14	Bersani, Pauline	450 Ewan Road		11.34									
6	15	Giacobbe, Louis	466 Ewan Road		11.31									
6	21, 22, 23, 24, 25, 26, 27	Lochman, John	361 Bridgeton Pke and Rt 77											
6	28.01	Maarple, Amy and William	423 Bridgeton Pk and Rt 77		130.00									
6	39	Wilson, Ruth	Moods Road		5.56									
7	1	Diocese of Camden	641 Bridgeton Pike						16.95					
8	6.01, 6.02, 6.03	Laux Lakeview Park Inc	768 Bridgeton Pike/Rt77		13.79									
9	3	Laux, Joseph and Michael	735 Bridgeton Pike		20.68									
9	7.01, 7.02	Vasta, Paul	203 Harrisonville Way		16.48									
9	7.05	HKS Asset Management LLC	217 Harrisonville Way		5.86									
10	10,27	Marple,Amy and William	130 Moods Rd		29.00		5.00		27					

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
10	11.01	Sorbello, Rosario and Mary	603 Bridgeton Pike/Rt77				34.50							
10	26	Fogg, Estate of Bertha E.	1474 Ferrel Rd											
11	2,6,7	Mood, Richard and Joyce	Lincoln Rd			15.00								
11	5	Ivans, Larry & Cornatzer, Edward	Bridgeton Pk/Rt 77						5.4					
11	10	Lochman, Wade and Rose	834 Bridgeton Pike		7.80									
11	11	Ziennker, Elaine and William	822 Bridgeton Pike		5.95									
11	12	Brown, David	816 Bridgetn Pike		8.95									
11	14	Jess, Martha and Etals	Harrisonville Way		25.96									
11	17	Doughty, Albert and Eliz	810 Bridgeton Pk adj to lot14											
11	18	Camp, Camp	Bridgeton Pike										5	adj to South Harrison 2l.08
12	1, 7, 8, 10	Mood, Richard	Rt 77											
15	3, 4, 5, 1, 2, 12, 13	Mood, Richard	Bridgeton Pike/Rt 77				85.70							
15	9	Laux, Michael & Etals	Laux Rd		24.60									
17	1	Pino, Angela	1481 Ferrel Rd/Cr # 641		15.89									
17	6.01	Cavallo Ellva May	146 Ferrel Rd/Cr # 641		20.00									
17	18	Metcalf Hardy Jr	337 Elk Rd/Cr # 538									4 horses/ponies		
17	20	Michels, Rebecca	341 Elk Rd/Cr # 538									4 horses/ponies		
18	7	Laux, Micahael and Joseph	145 Laux Rd						50.72					
18	14,24	Laux, Michael & Et.al	Laux Rd						35					
18	28	Lucas, George And Louise	Whig Lane Rd/619	24.62	24.62									
18	29, 30.01	Lucas, George	Whig Lane Rd/619	29										
18	31	Toms, Kenneth	224 Whig Ln/619	11.35										
18	46,47, 48	Lucas, George and Louise	Rt 538	5										
19	1	Wright, Gloria	Rt 538				33.00		16					

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
19	4	Gant, Thomas and Mary Gant	Rt 538		98.00									
19	12	Lucas, Goerge and Louise	298 Whig Lane/619	15	15.00	5.00	5.00			19.3				
19	14	Wright, Gloria	Hardingville Rd				42.00							
24	4	Pino, Nathan	1449 Ferrel Rd/641		5.50				0.5					
24	4.01	Pino, Nathan	1447 Ferrel Rd/641		1.00									
24	6	Sottile, Brenda	1443 Ferrel Rd/641		5.00									
24	14	Richards, Ben and D	S of Ellis Mill				40.00							
25	5	Richards, Ben and D	S of Ellis Mill											
24	17	Gant, Thomas and Mary	Ellis Mill Rd		38.00									
25	7	Weiss, Donna and Leigh	600 Hardingville Rd		64.60		4.00							
27	1.01	Galyean, Joanne	391 Unionville Rd/623		8.83						2			
27	2	Longley, Edward Jr	Ewan/AurA Rd		12.00									
27	3.01	Vahey, George and Mary Ciocca	355 unionville Rd/Cr # 623		10.00									
27	3.02	Terres, Allen and Eliz	Uninville Rd		10.00									
27	4	Gerlack, Louis and Phyllis	329 Unionville Rd/623		25.00									
29	7	Wright, Raymond and William	569 Hardingville Rd											
28	9	Wright, Wesley	Hardingville Rd/609		4.00				6					
28	10	Wright, Charles and Norma	Hardingville Rd/609		27.00									
28	13	Villone, Michael and Angela	Elmar Barnes Rd		21.80									
28	15.01	De Eugenio, Lewis	Elmar Barnes Rd				63.10							
28	19.01	Stambaugh, Christine	366 Unionville Rd/623		16.90									
29	4	Hawkins, George /c/o Cheryl Bose	287 Unionville Rd											
29	5,15	Reuter Enterprises	279 Unionville Rd/623		30.00		6.40							
29	11	Mick, Edward	239 Unionville Rd								5.75		6	
29	18	Harris, Marilyn Trustee	Adjacent to Glassboro block 197 lot 9											
29	20	Dimarcan LLC	641 Aura Rd /Rt667						60					
29	24, 28, 29	Orleans at Elk Township	Aura Rd /667		122.09									

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
30	3	Harris , Marilyn	816 NJ Ave											
31	2.01	Bruck, Walter	Aura Rd /667											
31	2.02, 5.01, 7	Orleans at Elk LLC	Aura Rd /667		103.60									
31	8	DeEugenio, Lewis (Jr and Sr)	Aura Rd /667				98.95							
31	14	Rambo, James	606 aura Rd/667 adj Glass 196.01		17.20									
31	22	Orleans at Elk LLC	Aura Rd /667						39.85					
32	1, 3, 4, 5, 6	Orleans at Elk LLC	Aura Rd /667		157.49									
32	16.01	Tumminia, Chris	Cr # 623										3	
33	1.01	Wagner, John and Margaret	Unionville Rd/623		65.00									
33	3	Greisle, Nancyr	Unionville Rd										9	
33	6	Wood, Jean	Unionville Rd		5.00								3	
33	12.01	Gaglianone, James	628 Whig lane Rd/619		5.02									
33	12.03	Graves, Richard and Loric	616 Whig Lane Rd/619						50					
33	12.11	LC Acres LLC co Eliz Wightman	528 Whig Lane Rd/619		57.28			128.28	70				10	
	12.12	LC Acres LLC co Eliz Wightman												
33	12.13	De Eugenio, Lewis	Whig Lane Rd/619				46.97							
33	12.14	Sparks, James	144 Unionville Rd/623		6.62									
34	1	Dean, Brian and Bridget	Whig Lane Rd/619							48.46	48.46			
35	1, 1.07, 1.08, 1.09	Dean, Brian and Bridget	Whig Lane Rd/619							189.64	189.65			
35	2	Hughes, Wilson et al	591 Whig Lane Rd/619		16.00									
35	4	Wagner, Herman	Railroad Ave											
36	1.04, 1.05, 1.06	Giangrante, George and Susan	111 Pond View Court		28.21									
36	2, 12, 15	Visalli, Carmen and Mary	Elk Rd/538		60.00									
36	7	Francis, John and Delores	859 Elk Rd		11.04									

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
36	8	Bradford, Robert and Jacqueline	886 Elk Rd/538		5.00									
36	18	Lewis, George and Kathy	Whig Lane Rd/619		64.60									
37	1	Lewis, George and Kathy	577 Whig Lane Rd/619		34.30									
37	2	Dean, Brian and Bridget	Whig Lane Rd/619							94.87	94.87			
37	2.09	Dean, Brian and Bridget												
37	8	Fisher, Michael and Linda	751 Hardingville Rd		10.80									
37	12.01	Cooper, Paul and Joanne	641 Elk Rd/538		23.00									
37	19	Visalli, James	?		45.00				11		5			
38	2	Lucas, Reba Gant and Louise	Elmer Barns Rd		16.02						2			
39	1	Gant, Thomas	Rt 538		20.33									
39	301	Dean, George	Elk Rd/538							51.53	51.53			
38	5, 6	Dean, George												
39	2, 3, 5, 6	Dean, George												
39	11	Dean, Brian and Bridget	Elmer Barns Rd							12.55	12.55			
39	13	Gant, Thomas and Mary	Whig Lane Rd/619		10.00									
39	14, 14.01	Gindhart, Ike and Jeanne	Whig Land and Hardingville Rd											
40	1	DeEugenio, Lewis and Leila	Elmer Barns Rd				127.00							
40	8	Brovero, Donald and Margaret	835 Hardingville Rd		2.44							8 hrses/ponies		
40	14	Mitchell, Albert and Cheryl	Elk Rd/538											
40	16	Lucarella, Phil	Rt 538											
40	18	Lucaerlla, Estate of Philip	Rt 538		9.00				19		5			
40	22	DeEugenio, Lewis and Leila	W of Elmer Barnes Rd				9.26							
41	1,28	Demaris, Richard and Kathleen	W of PRSL										6	
41	2	Foote, Charles	274 Richwood Rd		20.38							6cattle,1 hrse,4sheep		
41	8	Hawk, Stephen and Cynthia	Elk Rd/538		7.00									
41	10	E Webber, Charles, E	Elk Rd/538		8.21									
41	14	O'Donnell, Deborah	796 Elk Rd/538		14.00									
41	15.01	Luccarella, Phil	Elk Rd/538		2.96				5					

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
41	16	Lucarella , Phillip and Catherine	Elk Rd/538 adj to15.01		2.91									
41	17	Del Borrello, Angela	760 Elk Rd/538		10.00									
41	27	Foote, Charles	274 Richwood Rd		18.00									
42	2	Menszak, John	East of RR								5			
42	3	Gardiner, Philip Estate	Elk Rd/538		53.19									
42	10	Lutz, John and Bonnie	968 Elk Rd		5.75									
42	11	Kirkpatrick, Lewis and Angela	978 Elk Rd/538						1.37		2	50 ducks-15 geese		
42	12	Vandergrift, Carl and Dawn	986 Elk Rd/538								4		5	
42	18	Grasso, Gaetano and Angelina	S of 538		57.95									
42	7	Grasso, Gaetano and Angelina												
42	9	Grasso, Gaetano and Angelina												
43	1	Holly Acres LLC	E of Prsl		109.00									
43	2	Dare, David B	Upper Pitts Twp/Salem City		16.74									
43	4	Holly Acres LLC	Land Locked/buck rd		51.00									
43	5	Ackerman Family/Holly Acres LLC	Monroeville Rd		100.00									
44	6	Haynicz, Daniel and Elinor	1092 Elk Rd				48.00							
44	8	Mcgaha, Bob	Rt 538		10.75									
44	13	Haynicz, Daniel and Elinor	1092 Elk Rd											
44	14	Haynicz, Daniel and Elinor	adj to 44.6											
45	12,15	Hurff, Myron and Darlene	Dutch Row Rd/611				28.30							
45	16	Unger, Charles and Margaret	106 Dutch Row Rd/611		10.00									
45	22	Roberts, Malcom and Margaret	Monroeville Rd				27.79							
45	23	Knorr, Howard Executor	Monroeville Rd/604											
46	7	Roberts, Malcom and Margaret	Monroeville Rd/604				33.78							
46	8	Hurff, Myron and Darlene	Dutch Row Rd/611adj 45/12&15				28.85							
47	1	Hurff, Myron and Darlene												
48	1	Hurff, Myron and Darlene												

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
49	1	Hurff, Myron and Darlene												
49	3	Rodomonte, Rudolph	831 Buck Rd/553		5.00									
49	5	Mason, Valerie	815 Buck Rd/553									6 hor,2 shp,9gts,12chks		
49	7	Lanadowhe, Frederickr application denied	801 Buck Rd											
50	4	Streit, Streit	1866 Willow Grove Rd										1.5 see wd1	
50	11	Arble, Robert	1834 Willow Grove Rd								9.672		5	
50	19	Oehlers, Edward	1872 Willow Grove Rd		6.40									
51	4	Barbaro,Philip and Carole	Elk Rd/538		8.00									
51	2	Oehlers, Edward	Rt 538		11.00									
51	5	Mancini, Geraldine	Rt 538		27.00									
52	1.01	Metzger,Robert and Miriam	426 Cedar Bridge Rd		5.53									
52	7	Oehlers, Edward	Elk Rd/538		6.64				0.34					
52	12.02	Silvergate Assoc	1129 Elk Rd/538		9.40									
54	3	Murphy, Edythe and James	905 Elk Rd/538		35.00									
54	4	Kerns, Fletcher and Marcella	909 Elk Rd/538						45.06					
54	6	Senatore. Joseph	947 Elk Rd		6.50									
54	6.01	Gugietti, Anthony	959 Elk Rd/538		6.00									
54	6.02	Kohler, Charles and Frances	961 Elk Rd		9.00				0.03					
54	6.03	Walter Edward and Junita	949 Elk Rd/538		6.50									
54	8	Haig, Amy Caro & Becker, Chas	967 Elk Rd/538		27.00							3 hor, 1 swine		
54	15	Haynicz, Daniel and Elinor	Silver Lake Rd	50			50.00							
54	17	Sullican, James and Mary	Aura Rd/667		13.27									
54	18	Declement, Frederick and Joan et. al	Aura Rd/667		4.00									
54	20	Haynicz,Peter, Michael & Daniel	Aura Rd/667	70	65.00		5.00							
54	21	Wagner, John and Margaret	Aura Rd/667		18.00									
54	22	Wagner, Herman	Aura Rd/667		3.00			67	67					
55	1	Declement, Frederick and Joan	Cedar Lane		20.00									

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
		et. al												
55	3	McCann, Thomas E Sr	1049 Aura Rd/667		37.50		0.75		4					
55	3.02	McCann, Thomas E Sr	1065 Aura Rd/667		0.25		0.50		3.25			1 hor,16 goats		
55	5	Silvergate Assoc	Aura Rd/667		69.55									
55	18.02	Humphreys, Helen	753 Whig Lane/619		9.54									
56	2	Saini, Balkar, Bhupinder	E of Aura Rd						25				5	
56	2.01	McCann, John and Nancy	554 Buck Rd		6.00									
58	1	Orleans at Elk Township	740 Whig Lane Rd /619						20.94					
59	13	Smith Nominee Trust	West of RRSL											
62	3	Silvergate Assoc	340 Buck Rd/553		65.73									
62	17	Swanson, Mrs. Artie	110 Stanger Ave		5.00									
63	2	Silvergate Assoc	240 Buck Rd		93.09									
65	4.02	Silvergate Assoc	670 Fairview Rd/637		10.30									
65	5	Silvergate Assoc	Buck Rd		69.39									
67	19	Nelke, Paul	1024 Whig Lane Rd/619									4cattle,1hor,2ducks		
67	21	Cordetti, David	1044 Whig Lane Rd/619									14cattle,7swi,7chik,3turk		
67	22													
67	44	Harris, Marilyn	Aura Rd/667											
67	45	Bruck, Walter	Aura Rd						8.65					
31	45	Bruck, Walter	?											
68	8	Morrison, Jerome and Margaret	1039 Whig Lane/619									15cattle,9goats,3chik,11geese		
68	10	DeEugenio, Lewis, JR	128 Buck Rd				63.12							
170	14	Silvergate Assoc	Fairview Rd		44.75									
170	17	French, Ronald and Barbara	209 Clayton/Aura Rd		5.00									
170	18	Silvergate Assoc	249 Clayton/Aura Rd		33.92									
171	24	Kozachyn, Stephan and Lisa	Fairview Rd adj to 1901-7&8								2.07			
172	1.01	Ferguson, Richard	Clayton Aura Rd		5.89									

DRAFT 12-08-08

IDENT. INFORMATION				FIELD CROPS		FRUIT CROPS		VEGETABLE		ORNAMENTAL		LIVESTOCK	WOODLAND	
Block	Lot	Owner	Land Location	Irrigated Acres	Field Crops	Irrigated Acres	Fruit Crops	Irrigated Acres	Vegetable Crops	Irrigated Acres	Ornamental Crops	Animals - No. and type	Fuelwood (Cords)	Timber (Bd. Ft.)
172	4	Gloucester City buildings & Grounds	Buck Rd		70.00									
172	6	Carnitsky, Daniel and Patricia	274 Clayton Aura Rd		10.00									
172	7	Camden Diocese	?		8.00									
172	9.01	Dennis, Alan B et. al	Clayton Aura Rd		1.71									
174	1	Silvergate Assoc	Buck Rd		47.08									
175	1	Haynicz, Daniel and Elinor	Silver Lake Rd	6			50.00							
175	7													
175	8	Freeman, Edith Estate of	1198 Aura Rd/667		6.60									
175	11	Barr, William and Debra	1192 Aura Rd/667						3.28			4sheep,3swi,		
175	12	Bowers, Barbara	Aura Rd/667		3.30									
175	12.01	Maston, Karen Ruth	Aura Rd/667		5.84									
175	12.02, 13	Gassler, Robert G	Aura Rd/667		5.13									
176	3	Gassler, Tim and Katherine	1189 Aura Rd/667		9.80									
176	7	Declement, Frederick and Joan etal	Aura Rd/667		6.00									
177	2.02	Declement, Stacey	Cedar Lane		12.30									
178	1	Silvergate Assoc	Silver Lake Rd										20	
172	10, 11	Silvergate Assoc	Silver Lake Rd											
215	1	Silvergate Assoc	Silver Lake Rd											
178	18	Poisker, Edward JR	245 Clayton Rd/608		7.30									
187	22	Silvergate Assoc	259 Clayton Ave/608 adj to 178,11-172,10,172,11											
217	1	Erdwein, John	1265 Elk Rd/538						50.5					
			Totals	**211.97**	**3,230.0**	**20.00**	**946.97**	**195.28**	**641.84**	**416.35**	**443.55**	**14 farms**	**83.00**	**0.00**

This page left blank intentionally.

DRAFT 12-08-08

APPENDIX B: Farm Markets and Sales in the Elk Township Region

Appendix B-1: Farmers Markets in Gloucester, Salem, and Camden Counties

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

Source: NJDA, 2007.

Appendix B-2: Roadside Markets in Gloucester County

Market	Address	Phone	Open	Products
A. L. Gaventa & Son	192 Repaupo Rd., Logan Twp	(856) 467-3550		Strawberries, pumpkins
Alfio Patane Farms	100 Democrat Rd., Gibbstown	(856) 423-2726	July 1 - Oct. 20, 7 AM - 6 PM	Vegetables, Melons, Peaches, Apples, Yams
Arrowhead Acres	352 Swedesboro Rd., Franklinville	(856) 694-0299		Hay & straw
Banscher Farm	426 Democrat Rd., Gibbstown	(856) 423-3404	April - November, Daily 8 am - 5 pm	Asparagus, strawberries, blueberries, tomatoes, peppers, plum tomatoes, eggplants, melons, pumpkins, apples, peaches, and much more
Bellone's Nursery	491 Harding Hwy., Franklinville	(856) 697-4351		Trees & shrubs
Bloomers Home & Garden Center	Huffily Cross Keys & Fish Pond Rd., Sewell	(856) 589-0200	Mon - Sat, 9 am - 8 pm, Sun 9 am - 6 pm	Trees & shrubs, flowers & herbs, bedding plants

DRAFT 12-08-08

Market	Address	Phone	Open	Products
Bonicini Nursery	4628 S. Black Horse Pk., Williamstown	(856) 629-7721	March - Thanksgiving, 8 am - 5 pm	Trees & shrubs
Catalano Farm Market	161 Bridgeton Pike, Mullica Hill	(856) 478-2472	May thru Nov, 9 AM - 6 PM	Fruits, Vegetables
Cousin's Garden Center	355 Center St., Sewell	(856) 468-8241		Trees & shrubs, flowers & herbs
Creamy Acres Farm	448 Lincoln Mill Rd., Mullica Hill	(856) 223-1669	Mar-Oct, Closed Sun, Oct. 5-10, May 8-8	Bedding plants, eggs & dairy, hay & straw
Dehart Farm Fresh Produce	355 Jessup Rd., Thorofare	(856) 848-0079	Mid -May - October 31., Daily, Monday - Friday 9 am - 6 pm, Saturday & Sunday 9 am - 5 pm	Strawberries, corn, tomatoes, peppers, cucumbers, melons, eggplant, zucchini, peaches, plums, nectarines, blueberries, grapes, lettuce, cabbage, potatoes, onions, pumpkins, broccoli, cauliflower, honey, corn stalks, straw
Dougherty's Home & Garden	3086 Delsea Dr., Franklinville	(856) 694-1216		Trees & shrubs, flowers and herbs, beddings plants
Duffield's Farm Market	Greentree & Chapel Heights Rds., Sewell	(856) 589-7090	Year round, Monday - Saturday, closed Sunday	Fruits, vegetables
Engblom Farm	33 Whiskey Mill Rd., Clarksboro	(856) 423-1141	Year round, Daily 7 am - 6 pm	Eggs, lumber
Exley's Nursery	1535 Tanyard Rd., Sewell	(856) 468-5945		Trees & shrubs
F & R Grasso	353 Wolfert Station Rd., Mullica Hill	(856) 478-2854	Jun - Sept., daily	Vegetables, fruits
Farmer Frank's Farm Market	165 Mantua Rd., Mt. Royal	(856) 468-0860		Variety of fruits and vegetables
Fazzio Garden Center	541 Bridgeton Pike, Mullica Hill	(856) 223-1004		Trees & shrubs, flowers & herbs
Fehlauer Farm	631 Swedesboro Rd., Gibbstown	(856) 224-1792		Fruits
Frank Hogbins Nursery	4566 S. Black Horse Pk., Williamstown	(856) 629-2810	Seasonal	Trees & shrubs
Fruit Haven Farms	610 Monroeville Rd., Monroeville	(856) 358-0728	July 10 - Nov. 10, 6 days a week, Self-service	Apples
Fruit Valley Farm Market	233 Franklinville Rd., Mullica Hill	(856) 467-3315	June - Oct, 9 am - 9 pm	Vegetables, fruits, flowers & herbs
Fruitwood Farms	419 Elk Road / Rt. 538, Monroeville	(856) 881-7748	May - November 15, closed Sun.; self-service 24 hrs.	Apples, strawberries, cherries, cantaloupes, peaches, pears, tomatoes, watermelon, honey dew, pumpkins, honey

DRAFT 12-08-08

Market	Address	Phone	Open	Products
Gant's Greenhouses	425 Elk Rd., Monroeville	(856) 881-0582	Year round	Fall: Pumpkins, Corn Stalks, Mums, Flowering Kale & Cabbage, Small Designer Straw Bales; Christmas: Wreaths, Grave Blankets, Cut Trees, Decorated Log Boxes; Year-round: Straw, Cedar Log Boxes, Cedar Crosses; Wholesale & Retail
Green Planet Nursery	1022 Monroeville Rd., Mullica Hill	(856) 769-8010	Mon - Sat, 8 am - 5 pm	Trees & shrubs
Groff's Mill Pond Nursery	1350 N. Delsea Dr., Pitman	(856) 589-8397	Year round, Mon-Fri 8 am - 7 pm, Sat 8 am - 6 pm, Sun 9 am - 5 pm	Trees & shrubs, flowers & herbs, bedding plants
Harry T Hatz & Sons	718 Dutch Mill Rd., Malaga	(856) 694-1598	July - Oct., Monday - Saturday, Daylight Hours	In Season - Tomatoes, Peppers, Sweet Corn, Cantaloupes, Watermelon, Fall Broccoli & Cauliflower. Also, Alfalfa & Timothy Hay
Harvey Jones Nursery	4531 S. Black Horse Pk., Williamstown	(856) 629-7160		Trees & shrubs
Heilig Orchards	211 Heilig Rd., Richwood	(856) 589-0241	September - October, Daily, 8 am - 6 pm	Peaches (including white-fleshed peaches), apples, cider, pumpkins
Henry Schaub Farms	166 E. Cohawkin Rd, Clarksboro	(856) 423-3625	April - October, Daily, 9am - 5 pm	Vegetables, flowers & herbs, bedding plants
Heritage Station and Winery	480 Mullica Hill Rd. (Rt. 322), Richwood	(856) 589-4474	Year round, Daily, 8 am - 6 pm	Fruits, vegetables, flowers, eggs & dairy
Hillcrest Nursery	123 Thies Rd., Sewell	(856) 589-3696	April-June and Sep-Oct, 10 am - 9 pm	Trees & shrubs, bedding plants
Hogbins Nursery & Landscape Co.	4415 Black Horse Pk., Williamstown	(856) 629-1185	March - Dec., Mon-Sat 8 am - 5 pm, Sun 9 am - 5 pm	Trees & shrubs
Holtzhauser Farms	74 Woodland Ave, Mullica Hill	(856) 478-6691		Fruits
JerZee Fresh Market	708 Mullica Hill Rd., Richwood	(856) 589-3891	July - Oct., 9 am - 6 pm	Fruits
Joan's Farm Market	850 Kings Hwy, Mickleton	(856) 241-1961		Vegetables, fruits, trees & shrubs, flowers & herbs, bedding plants
Jones Nursery	4223 S. Black Horse Pk., Williamstown	(856) 629-7160	April - Dec, 8 am - 5 pm	Trees & shrubs, bedding plants

DRAFT 12-08-08

Market	Address	Phone	Open	Products
Maccherone's Farm	770 Bridgeton Pike, Sewell	(856) 478-2155	Daily, Apr. - Dec., 8 AM - 6 PM	Asparagus, Tomatoes, Plum Tomatoes, Cherry Tomatoes, Cucumbers, Peppers (bell, cherry, long hot, jalapeno), Cantaloupes, Watermelons, Seedless Watermelons, Sugar babies, Peaches (yellow, white), Nectarines, Eggplant, Squash, Corn, Pumpkins, Potatoes, Yams
Mantua Creek Nursery	1089 Kings Hwy., Thorofare	(856) 845-9294		Trees & shrubs, flowers & herbs
McCloskey's Nursery	419 E. High St., Williamstown	(856) 307-9652	March - June, Aug - Christmas, 9 am - 8 pm	Trees & shrubs, bedding plants
Mood's Farm Market	901 Bridgeton Pike (Rt. 77), Mullica Hill	(856) 478-2500	June - Thanksgiving, closed Sundays, Summer: 8 am - 8 pm; Fall: 8 am - 5 pm	Apples; pumpkins; all vegetables
Moore's Farm & Greenhouses	976 Kings Hwy., Thorofare	(856) 845-6849		Beddings plants
Mt. Pleasant Orchards	160 Richwood Rd. (Rt. 609), Richwood	(856) 589-4407	Daily, July - December; Pasteurized Cider October 1 - December 31, 7 am - 5 pm	Peaches, apples, cider
Mullica Hill Floral Co.	19 South Main St., Mullica Hill	(856) 478-6662		Flowers & herbs, bedding plants
Neale's Orchards	690 Mullica Hill Rd., Glassboro	(856) 589-1374	July - Oct., Monday - Saturday, 10 AM - 6 PM	Apples, Peaches, Tomatoes, Sweet Corn
Olde Farm Gardens	731 Lambs Rd., Pitman	(856) 256-0700		Flowers & herbs, bedding plants
Orchardview Farm Market & Greenhouse	Rt 553 & 538, Monroeville	(856) 881-1004	April 1 - Easter, May, July - December, Monday - Friday 9 am - 5:30 pm, Saturday 9 am - 5 pm, Sunday 10 am - 5 pm	Tomatoes, peppers, squash, eggplant, broccoli, cabbage, yams, onions, peaches, apples, flowers, shrubs
Peplowski Fruit Farm	575 Monroeville Rd., Swedesboro	(856) 478-4929		Fruits
Petrini's Farm Market	Rt. 40, Newfield	(856) 697-4539	Summer: Daily 8 AM - 8 PM, Winter: Monday - Saturday 9 AM - 6 PM	Fruits & Vegetables, Baked Goods, Flowers, Preserves, Pasta, Sauces
Piney Hollow Nursery	3653 Dutch Mill Rd., Newfield	(856) 697-8299		Bedding plants

DRAFT 12-08-08

Market	Address	Phone	Open	Products
Plant Place, The	514 E. Academy Rd, Clayton	(856) 881-8000		Trees & shrubs
Platt's Farm Market	70 W. Cohawkin Rd., Clarksboro	(856) 423-7995	March - Dec. 7 am - dark	Vegetables, fruits, trees & shrubs, flowers & herbs, bedding plants, eggs & dairy, hay & straw
Potted Paradise	2494 S. Blackhorse Pike, Williamstown	(856) 875-0500	April - Nov., Tuesday - Saturday 9 AM - 7 PM; Sunday 10 AM - 7 PM	Fruits, Vegetables, Flowers
Prickett Nursery	50 E. Sussex Ave., Sewell	(856) 468-0654		Trees & shrubs, flowers & herbs
Puglia Farm Market	935 N. Delsea Dr., Clayton	(856) 881-1087	Year round, May - November 8 am - 7 pm, December - April 8 am - 6 pm	Complete line of Jersey Fresh fruits & vegetables in season and from other area out of season. Also, flowers and bedding plants, jams, eggs, and more.
R & J Greenhouse & Country Market	3697 S. Black Horse Pk., Williamstown	(856) 629-6073		Trees & shrubs
Racite Farms	1586 Center Square Road, Logan Twp.	(856) 467-0882	Tuesday - Sunday	Local produce only - squash, peppers, melons, tomatoes, corn, peaches, nectarines, apples, eggplant. Also flowers.
Red Oak Ranch	3315 Dutch Mill Road, Newfield	(856) 982-3671	July - October, Sat. 9am - 12pm, Sun. 12pm - 5pm; during week by appointment only	Organic cabbage, sweet corn, green beans, potatoes, peaches, blueberries, tomatoes, squash, onions and many other tasty vegetables. Also free range chickens.
Rick's Country Produce	185 Richwood Rd, Monroeville	(856) 358-7450	May - Nov. 8 am - 8 pm	Vegetables, fruit, bedding plants
Robert's Nursery	279 Greentree Rd., Sewell	(856) 582-9211	Mon-Sat 9 am - 5 pm	Trees & shrubs, bedding plants
Rode's Greenhouses	41 Paulsboro Rd., Woolwich Twp	(856) 467-1300		Flowers & herbs, bedding plants
Rosie's Farm Market	317 Swedesboro Rd., Mullica Hill	(856) 223-9252	7 am - 7 pm	Variety of fruits and vegetables
Rowand's Farm Market	Dalton Dr. & Greentree Rd., Glassboro, NJ	(856) 589-9234	June - Oct, 9 am - 6 pm	Vegetables, fruits
Royal Acres Farm	2084 Winslow Rd., Williamstown	(856) 728-9358	May - Sept., Monday - Saturday 9 am - 6:30 pm	Okra; tomatoes; greens; collards; chowder peas; beans (string, butter, green); strawberries. Also straw and beef.
Scattered Acres	759 Elk Rd., Rt. 538, Monroeville	(856) 881-5339		Vegetables, fruit, flowers & herbs, bedding plants

DRAFT 12-08-08

Market	Address	Phone	Open	Products
Seeds to Success Youth Farmstand	East High St between Glass Museum and Fire Dept, Glassboro	(856) 307-6450	July - Aug, Tue - Thu 10 am - 5 pm	Vegetables, fruit, flowers & herbs
Seeds to Success Youth Farmstand	545 West Broad St., Paulsboro	(856) 307-6450	July - Aug, Tue - Thu 10 am - 5 pm	Vegetables, fruit, flowers & herbs
Seeds to Success Youth Farmstand	25 North Broad St., Woodbury	(856) 307-6450	July - Aug, Tue - Thu 10 am - 5 pm	Vegetables, fruit, flowers & herbs
Sorbello Girls Farm Market	Route 77 South, Bridgeton Pike, Mullica Hill	(856) 478-9616	May - October, daily, 8 am - 6 pm	A variety of farm fresh fruits & vegetables, including asparagus, strawberries, tomatoes, zucchini, peppers, blueberries, peaches, eggplant, watermelon, cantaloupe, string beans, apples, cucumbers, spring bedding plants, flowers, & more
Sorbello's	359 Kings Highway, Mickleton	(856) 467-4786	May - October, Daily, Monday - Friday 9 am - 6 pm, Saturday 8 am - 6 pm, Sunday 10 am - 5 pm	Strawberries, blueberries, nectarines, apples, peaches, pears, asparagus, lettuce, collards, peas, snap beans, squash, broccoli, onions, sweet corn, peppers, tomatoes, eggplant, lima beans, potatoes, okra, pumpkins, herbs, cantaloupes, watermelons, cucumbers, pickles
Stecher's Country Store	1024 Township Line Rd., Woolwich Twp	(856) 467-2208		Trees & shrubs, bedding plants, hay & straw
Stratton Hall Sheep and Herb Farm	538 Kings Hwy, Woolwich Twp	(856) 467-2889	Year round, by appointment	Flowers & herbs, eggs & dairy, hay & straw
Timber Hill Nursery & Garden	1214 Ellis Mill Rd., Mullica Hill	(856) 881-3336	Spring, Fall, & Christmas, 9 am - 5 pm	Trees & shrubs, flowers & herbs, bedding plants
Triple Oaks Nursery & Herbs	2359 Delsea Dr., Franklinville	(856) 694-4272	Jan - Feb, 9 am - 5 pm; Mar - Dec, 9 am - 8 pm (Sun 10 am - 5 pm)	Trees & shrubs, flowers & herbs, bedding plants
Victor's Garden World	1491 Hurffville Rd, Deptford	(856) 401-8475		Trees & shrubs, flowers and herbs, fruits
Visalli's Farm Market	140 Swedesboro Rd., Mullica Hill	(856) 478-2989	Daily, Apr. thru Oct., 8 AM - 7:30 PM	Fruits & Vegetables, Sweet Corn, Strawberries, Asparagus, Beddings Plants
Wm. Schober Sons, Inc.	1125 Monroeville Rd., Monroeville	(856) 694-1212	July - December, Monday - Saturday, 8 am - 5 pm	Apples, peaches, nectarines, tomatoes, peppers, white potatoes, yams, cabbage, broccoli, cauliflower, cantaloupes, watermelons, eggplants, sugar corn, pumpkins
Zee Orchards	708 Mullica Hill Rd., Glassboro	(856) 589-3891	Daily, July - October, 9 am - 6 pm	Apples, peaches, nectarines, plums

Market	Address	Phone	Open	Products
Zielke's Greenhouses, Inc.	292 Radix Rd., Williamstown	(856) 629-7233		Bedding plants
Zimmerman Farm	425 Salina Rd., Sewell	(856) 468-1611	Daily, Apr. - Dec 24; Jan. - Mar. Saturday & Sunday, 8 AM - 7 PM	Produce (June - Oct.), Pumpkins, Corn Stalks, Flowers, Preserves, Baked Goods

Source: NJDA 2007, Rutgers Cooperative Extension of Gloucester County 2007

Appendix B-3: Agritourism in Gloucester County

Market	Location	Activities
Creamy Acres Farm	448 Lincoln Mill Road, Mullica Hill	On-Farm Activities, Farm Market Products, Events & Activities by Arrangement
Dorsett Farms	169 Russell Mill Road, Woolwich	On-Farm Activities, Events & Activities by Arrangement
Duffield's Farm Market	Greentree Rd. & Chapel Heights Rd., Sewell	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement
Farmer Frank's Farm Market	165 Mantua Rd., Mt. Royal	Farm Market Products
Fehlauer Farm	631 Swedesboro Rd., Gibbstown	Pick Your Own
Fruitwood Farms	419 Elk Rd., Monroeville	Pick Your Own, Farm Market Products
Heritage Station	480 Mullica Hill Rd. & Route 322, Richwood	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement
Mood's Farm Market	901 Bridgeton Pike, Mullica Hill	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement
Savoie Organic Farm	990 East Malaga Road, Williamstown	Farm Market Products
Wm. Schober Sons, Inc.	1125 Monroeville Rd., Monroeville	Farm Market Products

Source: NJDA, 2007

DRAFT 12-08-08

Appendix B-4.: Fruit and Vegetable Wholesalers in Atlantic, Burlington, Camden, Cumberland, Gloucester, and Salem Counties

Name	Location	County	Phone
Amazon Produce Network	809 Kings Croft, Cherry Hill	Camden	(856) 321-3400
Atlantic County Provision Buena Vista	789 Harding Hwy, Newfield	Gloucester	(856) 697-1840
B & B Produce Inc	11 Seth Dr, Hammonton	Atlantic	(609) 561-8835
B & B Produce Incorporated	1008 N Main Rd, Vineland	Cumberland	(856) 691-0721
B & B Produce Incorporated	935 11th St, Hammonton	Atlantic	(609) 561-8835
B F Mazzeo	601 New Rd, Northfield	Atlantic	(609) 641-6608
Bacigalupo R Trucking	1850 E Oak Rd, Vineland	Cumberland	(856) 692-1440
Bassetti Joe	1088 N Main Rd, Vineland	Cumberland	(856) 691-7006
Bifulco Farms Inc	1145 N Main Rd, Vineland	Cumberland	(856) 696-9392
Bramante Farms	509 Sicklerville Rd, Sicklerville	Camden	(856) 629-7698
Buy It Fresh	105 W Broad St, Gibbstown	Gloucester	(856) 224-0005
Catalano Farms	11 Pointers Auburn Rd, Swedesboro	Gloucester	(856) 769-3249
Cherry Hot Shots Incorporated	215 N Mill Rd, Vineland	Cumberland	(856) 696-0940
Consalo Wm & Sons	1269 N Main Rd, Vineland	Cumberland	(856) 692-4414
D Spina & Sons	165 Haines Neck Rd, Salem	Salem	(856) 299-1940
Diamond Blueberry Incorporated	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-3661
Don A Lynn Prod Incorporated	114 S Main Rd, Vineland	Cumberland	(856) 691-3711
Donald Myers Produce Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 692-4084
Donio Trucking Company	692 N Egg Harbor Rd, Hammonton	Atlantic	(609) 561-2466
Formisano Farms Produce & Seeds	313 Plymouth St, Buena	Atlantic	(856) 697-0909
Fresh Ware LLC	1404 E Oak Rd, Vineland	Cumberland	(856) 794-1408
Fruitwood Orchards Honey	419 Elk Rd, Monroeville	Salem	(856) 881-7748
G A Restuccio Incorporated	392 S Egg Harbor Rd, Hammonton	Atlantic	(609) 561-5205
Garden State Produce Distribution	598 10th St, Hammonton	Atlantic	(856) 691-3711
Garrison C & D	981 Burlington Rd, Elmer	Salem	(856) 358-3889
Ginos Wholesale Fruit & Produce	373 S White Horse Pike, Hammonton	Atlantic	(609) 561-8199
Gloucester County Packing Company	535 Glassboro Rd, Woodbury Heights	Gloucester	(856) 845-0195
Heritage Treefruit LLC	124 Richwood Rd, Mullica Hill	Gloucester	(856) 589-6090
Kopke William H Jr Incorporated	701 N Broadway, Gloucester City	Camden	(856) 456-2203
Krichmar Produce Co Inc	1850 E Oak Rd, Vineland	Cumberland	(856) 563-0040
Krichmar Produce Company Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 563-0059
Leone Alfred S Produce Incorporated	1145 N Main Rd, Vineland	Cumberland	(856) 794-2794
Maple Run Farms	55 Main St, Cedarville	Cumberland	(856) 447-5233
Metzler Systems Incorporated	535 Glassboro Rd, Woodbury Heights	Gloucester	(856) 845-8883
Midlantic Sweetener Co Inc	1249 Mays Landing Rd, Hammonton	Atlantic	(609) 704-7577

Name	Location	County	Phone
Millbridge Farms Incorporated	1831 Vine Rd, Vineland	Cumberland	(856) 794-3196
Missa Bay Citrus Company	3 Mallard Ct, Swedesboro	Gloucester	(856) 241-9161
Missa Bay Citrus Company	2333 Center Square Rd, Swedesboro	Gloucester	(856) 241-0900
Nardelli Bros	54 Main St, Cedarville	Cumberland	(856) 447-4621
Parzanese Salvatore	595 Spring Rd, Hammonton	Atlantic	(609) 561-5586
Produce Junction Incorporated	320 Beverly Rancocas Rd, Willingboro	Burlington	(609) 835-1911
Produce Services of America	2321 Industrial Way, Vineland	Cumberland	(856) 691-0935
Raio Produce Co Inc	557 Oak Rd, Hammonton	Atlantic	(609) 567-1070
Raio Produce Company Incorporated	181 Pine Rd, Hammonton	Atlantic	(609) 567-1070
Red Eagle Produce & Ice Cream	555 N Evergreen Ave, Woodbury	Gloucester	(856) 845-5885
Rigo Produce Incorporated	1088 N Main Rd, Vineland	Cumberland	(856) 696-5531
Russos Fruit & Vegetable Farm Incorporated	186 Carranza Rd, Tabernacle	Burlington	(609) 268-0239
Santelli Trucking Inc	1404 E Oak Rd, Vineland	Cumberland	(856) 692-1040
Seaburst Farms	109 N Broad St, Woodbury	Gloucester	(856) 853-1101
Seashore Fruit & Produce Company	800 N New York Ave, Atlantic City	Atlantic	(609) 345-3229
South Jersey Produce Cooperative Association Incorporated	4470 Italia Ave, Vineland	Cumberland	(856) 692-6600
Tilton Produce	2618 Tilton Rd, Egg Harbor Township	Atlantic	(609) 645-9599
Twin State Farms	310 N East Blvd, Landisville	Atlantic	(856) 697-2377
Vandenberg Jac Company	2321 Industrial Way, Vineland	Cumberland	(856) 691-0947
Vandenberg Jac Company	701 N Broadway, Gloucester City	Camden	(856) 456-8003
Variety Farms Incorporated	548 Pleasant Mills Rd, Hammonton	Atlantic	(609) 561-0612
Verchios Produce Outlet	272 Hurffville-Cross Keys Rd, Sewell	Gloucester	(856) 262-0830
Zambito Produce Sales Incorporated	44 Cooper St, Woodbury	Gloucester	(856) 686-4810

Source: YellowPages.com, 2007

This page left blank intentionally.

DRAFT 12-08-08

APPENDIX C: Agricultural Support and Service Businesses in the Elk Township Region

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

Supplier	Address	Town	County	Phone
Barbara's Fuel Supply	280 Alloway Aldine Road	Woodstown, NJ 08098-2048	Salem	(856) 769-1965
Bos Tack & Trailer Sales	331 Morton Ave	Millville, NJ 08332	Cumberland	(856) 451-2830
Carter Aviation & Aero Service LLC	Tuckahoe Road	Williamstown, NJ 08094	Gloucester	(856) 629-6699
Catalano Equipment LLC	122 Marlton Rd	Woodstown, NJ 08098	Salem	(856) 769-0787
Cedar Lane Feed	21 Cedar Lane	Elmer, NJ 08318-2646	Salem	(856) 358-5400
Coleman Glendon Feeds & Limes	89 Aldine Shirley Road	Elmer, NJ 08318-2824	Salem	(856) 358-8386
Coleman Irrigation Sales & Service	129 Canhouse Road	Elmer, NJ 08318-2806	Salem	(856) 358-4740
Cresci Farm Supply	4703 E Landis Ave	Vineland, NJ 08361	Cumberland	(856) 691-3881
Crossroads Trailers Sales	1230 Harding Hwy	Newfield, NJ 08344	Gloucester	(800) 545-4497
Daminger's Country Store	641 Main Street	Sewell, NJ 08080-4423	Gloucester	(856) 468-0822
Dare's Feed & Pet Supply	591 Shiloh Pike	Bridgeton, NJ 08302	Cumberland	(856) 451-2114
Equine Essentials Incorporated	240 Franklinville Rd	Swedesboro, NJ 08085	Gloucester	(856) 241-8088
Falciani Farmers Package Supply Incorporated	2676 Harding Hwy	Newfield, NJ 08344	Gloucester	(856) 694-3579
Farm-Rite	122 Old Cohansey Road	Shiloh, NJ 08353	Cumberland	(856) 451-1368
Farm-Rite Inc	122 Old Cohansey Road	Bridgeton, NJ 08302-6761	Cumberland	(856) 451-1368
Fiocchi D L	1142 Panther Rd	Vineland, NJ 08361	Cumberland	(856) 691-7907
Fogg Leslie G Inc	563 Stow Creek Road	Bridgeton, NJ 08302-6561	Cumberland	(856) 935-5145
Foster Equipment Sales, Farm Implements	Pittsgrove Road	Elmer, NJ 08318	Salem	(856) 358-2880
Garoppo Stone & Garden Center LLC	40 State St	Elmer, NJ 08318	Salem	(856) 697-4444
Gideons International	US Highway 40 North	Elmer, NJ 08318	Salem	(856) 358-8128

DRAFT 12-08-08

Supplier	Address	Town	County	Phone
Gloucester County Irrigation Supply	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Harz Fred & Son	US Highway 40 North	Elmer, NJ 08318	Salem	(856) 358-8128
J & S Agway	Shiloh Pike	Bridgeton, NJ 08302	Cumberland	(856) 455-8010
Jesco Inc	1275 Bloomfield Avenue Suite 5	Fairfield, NJ 07004-2736	Cumberland	(973) 227-2221
John Deere Dealership	670 Route 40	Elmer, NJ 08318	Salem	(856) 358-2880
Lakeside Service & Supply LLC	325 South Main Street	Elmer, NJ 08318-2251	Salem	(856) 358-2444
Lawns by Walt		Elmer, NJ 08318	Salem	(856) 358-6741
Lee Rain Inc	2079 East Wheat Road	Vineland, NJ 08361-2552	Cumberland	(856) 691-4030
Lee Tractor Co	1 Old Deerfield Pike	Bridgeton, NJ 08302-3744	Cumberland	(856) 451-8376
Leslie G Fogg Inc	563 Stow Creek Road	Bridgeton, NJ 08302-6561	Cumberland	(856) 451-2727
Nicholsons Farm Supplies	Glassboro Aura Rd	Monroeville, NJ 08343	Salem	(856) 881-8719
Nu Rain Irrigation LLC	4251 Genoa Avenue	Vineland, NJ 08361-7918	Cumberland	(856) 794-3054
Packaging Corps of America	217 West Peach Street	Vineland, NJ 08360-3650	Cumberland	(609) 561-2410
Pole Tavern Equipment Sales Corp	1880 North Delsea Drive	Vineland, NJ 08360-1980	Cumberland	(856) 696-9398
Quartermill Farm & Supply	2325 W Main St	Millville, NJ 08332	Cumberland	(856) 825-5244
Rainman	539 Watsons Mill Road	Elmer, NJ 08318-2910	Salem	(856) 769-3989
Reuben JJ	Grant Avenue & Main	Vineland, NJ 08360	Cumberland	(856) 692-4308
Roork's Farm Supply Inc	163 Route 77	Elmer, NJ 08318-2662	Salem	(856) 358-3100
Schalick Mills Inc	100 Front Street	Elmer, NJ 08318-2139	Salem	(856) 358-2323
Schaper Bros and Farms Supplies	913 Landis Avenue	Elmer, NJ 08318-4048	Salem	(856) 455-1640
Select Sire Power		Elmer, NJ 08318	Salem	(856) 358-3933
South Jersey Farmers Exchange	101 East Avenue	Woodstown, NJ 08098-1318	Salem	(856) 769-0062
South Jersey Sprinkler Irrigation		Glassboro, NJ 08028	Gloucester	(856) 863-0680
Tanger Chas W Feed	1577 Hurffville Rd	Sewell, NJ 08080	Gloucester	(856) 227-0436

Supplier	Address	Town	County	Phone
Tractor Supply Company	3095 S Delsea Dr	Vineland, NJ 08360	Cumberland	(856) 691-3101
Tri County Equipment	US Highway 40 & Stat	Vineland, NJ 08360	Cumberland	(856) 697-1414
Turner Walt Farm	539 Watsons Mill Road	Elmer, NJ 08318-2910	Salem	(856) 769-3989
V Puzio Dairy Inc	480 US Highway 46	Fairfield, NJ 07004-1906	Cumberland	(973) 808-0400
W & W Farm Supply Inc	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Walt's Dixie Chopper	539 Watsons Mill Road	Woodstown, NJ 08098-2057	Salem	(856) 358-6741
Ward Bishop Farms & Feeds	16 Pine Tavern Rd	Elmer, NJ 08318	Salem	(856) 358-3923
Warren's Hardware and Heating Service	110 Bridgeton Pike	Mullica Hill, NJ 08062-2670	Gloucester	(856) 478-2604
Williamson J W Co	Aura-Hardingville Road	Monroeville, NJ 08343	Salem	(856) 881-3267
Woodstown Farm Supply	110 East Grant Street	Woodstown, NJ 08098	Salem	(856) 769-1800
Woodstown Ice & Coal Co	50 East Grant Street	Woodstown, NJ 08098-1416	Salem	(856) 769-0069

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

Appendix C-2: Food Products Distributors and Brokers in Burlington, Camden, Cumberland, Gloucester, and Salem Counties

Name	Location	County
ABC Enterprises	66 Bells Lake Dr Turnersville, NJ 08012	Gloucester
Avalon Fine Food	617 Chapel Ave W Cherry Hill, NJ 08002	Camden
Ben Dor Sales	510 Liberty St, Camden, NJ 08104	Camden
Brandywine Brokerage Co	505 White Horse Pike, Haddon Heights, NJ 08035	Camden
Buona Vita Inc	1 Industrial Blvd S, Bridgeton, NJ 08302	Cumberland
Cappetta Associates Food Brkrs	8 Blossom Ct. Cherry Hill, NJ 08003	Camden
Chase Sales Co	320 Haddon Ave, Westmont, NJ 08108	Camden
Chelten House Products Inc	607 Heron Drive, Bridgeport, NJ 08014	Gloucester
Del Monte Corporation	Lock Avenue, Swedesboro, NJ 08085	Gloucester

DRAFT 12-08-08

Name	Location	County
Del-Val Foods	104 Maple Leaf Ct, Glassboro NJ 08028	Gloucester
Demitri M	199 Dundee Dr, Williamstown NJ 08094	Gloucester
Dimar Foods Corp	144 Black Horse Pike, Mt Ephraim, NJ 08059	Camden
D L Matthews & Co	100 Dartmouth Drive, Swedesboro, NJ 08085	Gloucester
D'Orazio Foods Inc	State Highway 47 North, Deptford, NJ 08096	Gloucester
Eagle Distribution Inc	103 Sewell Rd, Sewell, NJ 08080	Gloucester
Eatem Foods Inc	1829 Gallagher Dr, Vineland, NJ 08360	Cumberland
En Enterprises Inc	6728 Dewey Ave, Pennsauken, NJ 08110	Camden
F & S Produce	913 Bridgeton Ave, Rosenhayn, NJ 08352	Cumberland
Facts Enterprises	835 Canal St Blackwood, NJ 08012	Camden
Foods Etc	1001 Lower Landing Rd # 303, Blackwood, NJ 08012	Camden
Foods Galore Inc	9246 Commerce Hwy Pennsauken, NJ 08110	Camden
General Mills Food Service	1200 S Church St, Mt Laurel, NJ 08054	Burlington
Gino's Provision Incorporated	7 Hill Farm Way, Swedesboro, NJ 08085	Gloucester
Heims Pure Foods Inc	218 Powell St, Gloucester City, NJ 08030	Camden
H & S Provisions Inc	1478 S Broadway, Camden, NJ 08104	Camden
Intercity Foods	1600 Federal St, Camden, NJ 08105	Camden
J & J Snack Foods Corporation	361 Benigno Boulevard, Bellmawr, NJ 08031	Camden
J J Foods Inc	218 Salina Road, Sewell, NJ 08080	Gloucester
Katz’s	410 Kaighns Ave, Camden, NJ 08103	Camden
M Zukerman & Co	270 N Delsea Dr, Vineland, NJ 08360	Cumberland
Mamacita Inc	2851 Industrial Way, Vineland, NJ 08360	Cumberland
Marketing Specialists Corp	5880 Magnolia Ave Merchantville, NJ 08109	Camden
Milano Foods Inc	824 E Gate Dr # D, Mt Laurel, NJ 08054	Burlington

DRAFT 12-08-08

Name	Location	County
Mil-Ray Food Co	26 Cedar Hill Dr, Sicklerville, NJ 08081	Camden
MV Foods	300 Heron Dr, Logan Township NJ 08085	Gloucester
Orrs Specialty Foods LLC	169 Wolfert Station Rd, Mullica Hill NJ 08062	Gloucester
Pace Foods Inc	1 Campbell Pl, Camden, NJ 08103	Camden
Pace Target Brokerage	716 Clayton Rd, Williamstown NJ 08094	Gloucester
Pennant Foods	280 Jessup Rd, Thorofare, NJ 08086	Gloucester
Philadelphia Brokerage Co	2201 Route 38 # 616, Cherry Hill, NJ 08002	Camden
Pride Marketing Assoc Inc	Franklinville, NJ 08322	Gloucester
Progresso Quality Foods	500 E Elmer Rd, Vineland, NJ 08360	Cumberland
Puratos Corp	8030 National Hwy, Pennsauken, NJ 08110	Camden
QSI Enterprises Inc	1001 Lower Landing Rd # 307, Blackwood, NJ 08012	Camden
Quality Brokerage	15 Willow St Blackwood, NJ 08012	Camden
Relative Foods	496 E Weymouth Rd, Vineland, NJ 08360	Cumberland
SK Wholesale Food Distributors	628 Whig Lane Road, Monroeville, NJ 08343	Salem
Southside Food Service	7300 S Crescent Blvd, Merchantville, NJ 08109	Camden
Stavola Foods	Frontage Rd & Route 47, Westville, NJ 08093	Gloucester
Tokyo House	7550 S Crescent Blvd, Merchantville, NJ 08109	Camden
Utz Quality Foods Inc	1570 Grandview Ave, Paulsboro, NJ 08066	Gloucester
Wagner Provisions Co	54 East Broad Street, Gibbstown, NJ 08027	Gloucester
WCLD	701 North Broadway, Gloucester City, NJ 08030	Camden

Source: YellowPages.com, 2007

Appendix C-3: Cold Storage Warehouses in Atlantic, Camden, Cumberland, Gloucester, and Salem Counties

Name	Location	County	Phone
C R England & Sons	403 Dultys Ln, Burlington	Burlington	(609) 386-8034
Cumberland Cold Storage Compressor Room	85 Finley Rd, Bridgeton	Cumberland	(856) 455-1499
Cumberland Freezers	6 N Industrial Blvd, Bridgeton	Cumberland	(856) 451-8300
Davy Cold Storage LLC	2055 Demarco Dr, Vineland	Cumberland	(856) 205-9490
Dockside Refrigerated Warehouse of Philadelphia	8 Oregon Ave, Cherry Hill	Camden	(215) 271-3021
Doughty S Furniture Distribution Center	3665 N Mill Rd, Vineland	Cumberland	(856) 692-9550
Eastern Pro Pak	800 Ellis Mill Rd, Glassboro	Gloucester	(856) 881-3553
First Choice Freezer & Cold Storage	396 N Mill Rd, Vineland	Cumberland	(856) 696-8878
Four Seasons Cold Storage Incorporated	590 Almond Rd, Elmer	Salem	(856) 696-2288
Garden State Freezer & Cold Storage Incorporated	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4224
Garden State Freezers Inc	540 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4250
Garden State Freezers Inc	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4666
Garden State Freezers Inc	217 Harrisonville Way, Mullica Hill	Gloucester	(856) 223-8689
Jackly Holding LLC	300 Atlantic Ave, Camden	Camden	(856) 614-1001
Kmt Brrr Inc	1042 W Parsonage Rd, Bridgeton	Cumberland	(856) 455-0031
Land Olakes Incorporated	2041 Us Highway 130, Roebling	Burlington	(609) 499-3810
Light Impact US	600 Columbia Ave Ste A, Millville	Cumberland	(856) 327-2555
Lucca Cold Freezer	2321 Industrial Way, Vineland	Cumberland	(856) 563-1246
Luccas Freezer & Cold Storage	181 Pine Rd, Hammonton	Atlantic	(609) 561-3100
Lucca's Freezer & Cold Storage	2321 Industrial Way, Vineland	Cumberland	(856) 692-3202
Mid Eastern Cold Storage Incorporated	97 N Mill Rd, Vineland	Cumberland	(856) 691-3700
Mullica Hill Cold Storage Incorporated	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 478-4200
Rls Cold Storage LLC	1250 Dutch Mill Rd, Newfield	Gloucester	(856) 694-3216
Safeway Freezer Storage Incorporated	97 N Mill Rd, Vineland	Cumberland	(856) 691-9696

Name	Location	County	Phone
South Jersey Cold Storage	546 Franklinville Rd, Mullica Hill,	Gloucester	(856) 223-1883
South Jersey Cold Storage	554 Franklinville Rd, Mullica Hill	Gloucester	(856) 223-1882
South Jersey Cold Storage	100 Dartmouth Dr, Swedesboro	Gloucester	(856) 241-2004
Store Rite Freezer Storage	215 N Mill Rd, Vineland	Cumberland	(856) 696-0055
Timberline Cold Storage Inc	55 Commerce Ave, Pitman	Gloucester	(856) 589-3130
United States Cold Storage Incorporated	100 Dobbs Ln, Cherry Hill	Camden	(856) 354-8181
Vineland Ice & Storage	544 E Pear St, Vineland	Cumberland	(856) 692-3990

Source: YellowPages.com, 2007

This page left blank intentionally

DRAFT 12-08-08

APPENDIX D

FARMLAND PRESERVATION PROGRAM – ELK TOWNSHIP RANKING CRITERIA

Applicant: _____
Block(s) / Lot(s): _____
Municipality: _____

Density or Contiguous Properties (maximum of 10 points):

Add 2 points for the subject farm:	_____
Add 2 points for each permanently preserved farm indicated	_____
Add 1 point for each eight-year farm indicated	_____
Subtotal for this Category:	_____

Boundaries and Buffers (multiply percentage as indicated):

Deed Restricted Farmland (permanent) x 0.20:	_____
Deed Restricted Wildlife Areas x 0.18:	_____
Streams (perennial) and Wetlands x 0.18:	_____
Cemeteries x 0.16:	_____
Parks (limited public access) x 0.14:	_____
Military installations x 0.14:	_____
Golf Course (public) x 0.14:	_____
8 year program / EP Applications x 0.13:	_____
Highway (limited access) or Railroads x 0.10:	_____
Farmland (unrestricted) x 0.06:	_____
Woodlands x 0.06:	_____
Parks (high use) x 0.05:	_____
Subtotal for this Category	_____

Tillable Acres (multiply percentage as indicated):

Cropland Harvested x 0.15:	_____
Cropland Pastured x 0.15:	_____
Permanent Pasture x 0.02:	_____
Subtotal for this Category	_____

Soils (multiply percentage as indicated):

Prime x 0.15:	_____
Statewide x 0.10:	_____
Unique x 0.125:	_____
Locals x 0.05:	_____

Other x 0.00: _____
Subtotal for this Category _____

Imminence of Change or Conversion:
If the premises are in an estate situation add 3 points: _____
If the owner has filed for bankruptcy add 4 points: _____
If subdivision approval has been granted add 2 points: _____
Subtotal for this Category _____

Final Ranking (Add all subtotals): _____

APPENDIX E: FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

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

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

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

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

APPENDIX E (CONT'D.): FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

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

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

The **Wildlife Habitat Incentives Program (WHIP)** is similar to those above in that it is also a USDA voluntary program, but differs in that WHIP targets landowners who want to preserve and protect fish and wildlife habitat on non-federal lands. The program provides technical and cost sharing provisions to protect these environments. Enrollment consists of a cost share agreement lasting from 5 to 10 years. In New Jersey, NRCS has received over $900,000 to implement WHIP since 1998, where the majority of funds have been used for cost share payments to landowners. A state plan has been developed in New Jersey and targets several areas as priority wildlife habitat areas. NRCS has also targeted a priority species – the bog turtle – for protection. For more information visit the NRCS New Jersey website: www.nj.nrcs.usda.gov

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

APPENDIX E (CONT'D.): FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

The **Conservation Security Program (CSP)** is a voluntary program administered by the NRCS and authorized by the Farm Bill 2002. This program is intended to promote conservation and improvement of soil, water, air, energy, plant and animal life, etc. on tribal and private working lands. Working lands refer to a variety of land types including crop land, grass land, prairie land, improved pasture and range land. In some cases, forested lands would also be included in this category. CSP is available in 50 states, as well as the Caribbean and Pacific Basin areas, and provides equal access to funding. For more information please visit the website: www.nrcs.usda.gov/programs/csp/

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

The **Farm and Ranch Lands Protection Program (FRPP)** is a voluntary land conservation program that assists farmers to keep their lands for agricultural purposes. FRPP provides matching funds to those provided by state, tribal, local government, or non-government organizations offering farm and ranch protection programs designed to purchase conservation easements. The FRPP is authorized by the Farm Bill 2002 and managed by the NRCS. Conservation easements are purchased by the state, tribal or local entity. Participating landowners agree not to convert their land to nonagricultural uses, as well as to develop a conservation plan for any highly erodible lands. Landowners do, however, maintain all of their rights to utilize their land for agricultural purposes. For more information about FRPP please visit the website: www.nrcs.usda.gov/programs/farmbill/2002/ and search for the Farm and Ranch Lands Protection Program.

This page left blank intentionally

DRAFT 12-08-08

APPENDIX F: ELK TOWNSHIP RIGHT-TO-FARM ORDINANCE

ORDINANCE O – 9 – 2008 [Adopted October 2, 2008]

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY.

AN ORDINANCE AMENDING CHAPTER 96 OF THE CODE OF THE TOWNSHIP OF ELK ENTITLED "UNIFIED DEVELOPMENT" AND CREATING A NEW CHAPTER FOR "THE RIGHT TO FARM"

WHEREAS, the Mayor and Committee of the Township of Elk have determined that certain amendments to Chapter 96 entitled "Unified Development", specifically Article VIII, 96-58 entitled "Right to Farm" are necessary; and

WHEREAS, in all other respects Chapter 96 entitled "Unified Development" shall remain in full force and effect;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Elk, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

Section 1.

1. Existing Article VIII, §96-58 entitled "Right to Farm" shall be deleted in its entirety and a new chapter created with the following text:

A. Purpose.

It is the purpose of this Ordinance to establish as a policy of this Township the protection of commercial farm operations and the benefits of the Right to Farm Act, N.J.S.A. 4:1C-1, et seq., as subsequently amended, against nuisance action, when recognized methods and techniques of agricultural production are implemented. Moreover, retention of agricultural activities would serve the best interests of the residents of the Township of Elk by ensuring the numerous social, economic and environmental benefits which accrue from agricultural activity.

B. As used in this ordinance, the following words shall have the following meanings:

"Commercial farm" means:

1. A farm management unit of no less than five acres producing agricultural or horticultural products worth $2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.; or

2. A farm management unit less than five acres, producing agricultural or horticultural products worth $50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

"Farm management unit" means a parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise.

"Farm market" means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least $2,500.

"Pick-your-own operation" means a direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

C. The right to farm is hereby recognized to exist in this Township and is hereby declared a permitted use in all zones of this Township. This right to farm includes, but not by way of limitation:

(1) Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.
(2) Housing and employment of necessary farm laborers.
(3) Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
(4) The grazing of animals and use of range for fowl.
(5) Construction of fences.
(6) The operation and transportation of large, slow-moving equipment over roads within the Township.
(7) Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
(8) Conduction of agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.
(9) Use of any and all equipment, including but not limited to: irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
(10) Processing and packaging of the agricultural output of the commercial farm.
(11) The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with Township standards.
(12) The operation of a pick-your-own operation with attendant signage.
(13) Replenishment of soil nutrients and improvement of soil tilth.
(14) Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
(15) On-site disposal of organic agricultural wastes.
(16) The application of manure and chemical fertilizers, insecticides and herbicides.
(17) Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.

Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L. 1968, c.410 (C.52:14B-1 et seq.).

D. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:

(a) promulgated as rules by the State Agriculture Development Committee;
(b) recommended as site-specific agricultural management practices by the county agriculture development board;
(c) approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or
(d) recommended by the Rutgers Agricultural Experiment Station.

E. The foregoing activities must be in conformance with applicable Federal and State law.

F. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.

G. It is hereby determined that whatever nuisance may be caused to others by these foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general.

H. Any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable county agriculture development board, or the State Agriculture Development Committee in counties where no county board exists, prior to filing an action in court.

I. To help parties resolve conflicts involving the operation of commercial farms, the State Agriculture Development Committee has also established an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.

Section 2.

Existing Article IX, §96-66M.(1) entitled "Grading plan" shall be amended to add the following text:

"<u>Expressly excluded from the requirements set forth herein is for any building, accessory structure and/or addition to existing building or structure located on any farm that satisfies the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act, N.J.S.A. 54:4-23.1, et seq. Prior to the issuance of a building permit, the Township Engineer will issue a written opinion to the Township Committee indicating that the proposed farm building, accessory structure and/or addition to existing building or structure does not encroach upon any existing set-back requirements and/or is not detrimental to the public welfare. The Applicant shall pay a $250.00 escrow fee for the engineer's review and inspection for the initial site inspection. The fee for the initial review and inspection shall not exceed $250.00 to the Applicant, unless subsequent site inspections are required</u>

Section 3.

<u>Severability.</u>

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

Section 5.

In all other respects, Chapter 96 entitled "Unified Development" shall remain in full force and effect.

Section 6.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF ELK

_____

PHILIP A. BARBARO, JR., MAYOR

ATTEST:

_____

DEBORA R. PINE, TOWNSHIP CLERK

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Elk, in the County of Gloucester and State of New Jersey, held on September 4, 2008. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township Municipal Building on October 2, 2008, at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the said Municipal Building, 667 Whig Lane Road, Monroeville, New Jersey, to the members of the general public who shall request the same.

_____

DEBORA R. PINE, TOWNSHIP CLERK

DRAFT 12-08-08

APPENDIX G

IS YOUR TOWN FARM FRIENDLY?

Practical Land Use Ordinances and Regulations

Does your town...

...have a detailed section on agriculture in the Town Master Plan? The Master Plan is the big picture view of what land uses are encouraged, protected, or excluded within a town. Does your town's Master Plan refer to "maintaining rural character," but overlook agriculture as the primary component? Agriculture shouldn't be an afterthought!
...allow agricultural uses in more than one zoning district? Agricultural businesses are not the same as other commercial development. Some towns confine agricultural businesses to the commercial zone only, while other towns prohibit such uses in the commercial zone! Farm enterprises are often hybrids of several different uses; ordinances and regulations should allow farm businesses flexibility.
...allow simpler design standards for Site Plan Review regulations on agricultural businesses limited to seasonal use? Simpler standards for certain aspects of Site Plan Review regulations make sense for agricultural uses, such as parking requirements for seasonal retailing or events. When agricultural uses are limited in scope and impact, they need not be treated as if they were year-round permanent businesses. Does your town apply the same site design requirements to a seasonal farm stand as to a grocery store?
...allow flexibility in regulations to accommodate the unusual needs of agricultural businesses? Both the land use impact and the off-site impact of a seasonal farm business are much less than that of a full-time business. Pick-your-own strawberries or Christmas tree farm businesses can't be viable in a town that treats farms like all other retailers. Do your town's regulations provide for reduced restrictions such as expanded hours of business operation, temporary signs, parking near pick-your-own fields, or on street parking?
...require buffer zones between farmland and residential uses? The old saying "good fences make good neighbors" has a modern corollary that says "good buffer zones make new neighbors good neighbors." New development should not place the burden on existing farms to give up boundary land as a buffer zone between agricultural and residential uses. New residential development should provide for its own buffer zone and/or landscape plantings for screening when necessary.
...provide for the agricultural use of open space land created by innovative residential subdivisions? Many towns have adopted innovative subdivision regulations like cluster housing, which provide for setting aside open space land within the subdivision. Ideally, such land should be the most valuable agricultural land, be big enough for commercial agricultural purposes, and specifically allow long-term agricultural use to provide consistent resource management. Smaller plots of set aside land could accommodate community gardens. Land set aside for open space can stay productive agricultural land and at the same time contribute to the ecological health and scenic quality of the area -- instead of becoming grown over with brush.
....allow off-site signs to attract and direct farm stand customers? Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Signs that give directions to the farm stand and let customers know what's available (such as strawberries, corn, apples) are vitally important.
...allow accessory uses to agriculture? Remember, it's not just the farmland that makes farming possible: businesses related to agriculture (veterinarians, equipment and supply dealers, custom farm providers, feed milling and delivery, etc.) have to be close enough to serve farmers' needs.

DRAFT 12-08-08

Fair Enforcement of Local Regulations

Does your town...

...have a consistent policy approach for local land use procedures that deal with agriculture? Planning Boards, Zoning Boards, and Conservation Commissions have different responsibilities, but a common regulatory outlook is possible. Update your Master Plan to express the value agriculture contributes to your town¹s quality of life through open space, wildlife habitation, watershed purification, and natural resource preservation. Establish a policy presumption that agriculture is of beneficial use in your town, and fairness will follow.
...have a good idea of how much agriculture there is in town? Consider having a Town appointed committee formulate an Agricultural Profile to demonstrate the economic, cultural, and resource stewardship value of agriculture in your Town. People often carry the misconception that "there's no agriculture in our town" if they don't see cows and red barns. Agriculture in New Hampshire stretches from apples and bees to yaks and zinnias!
...allow roadside stands or pick-your-own operations by right? Consider amending your Town¹s zoning ordinance so that certain agricultural operations don't need a Special Exception or Variance. Write flexibility into ordinances or regulations that may apply to agricultural land uses so the intent is clearly to promote such use, not to deny because the rules don¹t fit the unique situations that frequently arise with agricultural businesses.
...use zoning definitions such as "agricultural accessory uses" in a broad and inclusive manner? "Agricultural accessory uses" refers to everything from machinery sheds to housing for seasonal workers. Various agricultural businesses have very different needs that can test the balance of rule and exceptions. Flexibility written into the ordinances and regulations can prevent many denials of the sort where "the rules don't fit."
...allow farm stands to sell produce purchased elsewhere? Many towns have rules that a certain percentage of farm stand produce be grown on the farm. The unintended consequence of such regulation is to penalize farm operators who have a crop failure! The rational basis for allowing a farm stand shouldn't only be how much is grown on the farm, but what benefit the farm provides to the town from the open space, wildlife habitation, watershed purification and natural resource preservation it accomplishes.
...properly assess specialized agricultural structures? Specialized structures such as silos, milking parlors, and permanent greenhouses depreciate in value over time. Providing assessors with depreciation schedules may enable more accurate valuations, which can lead to lower assessments. If your town frequently overvalues agricultural structures, this can have a chilling effect on all types of farm investment.
...allow non-traditional or retail-based farm businesses in an agricultural zoning district? Agricultural businesses don't all look alike. Trying to decide what constitutes an agricultural business can involve splitting hairs to make unfamiliar distinctions between what is "commercial" and what is "agricultural." Ordinances defining agriculture based on state law may be accurate, yet need local interpretation. Your town should recognize that newer types of farm businesses such as horse arenas, landscape nurseries, or greenhouses are more intensive in land use, but still carry valuable elements of rural character that benefit the town.
...address agricultural structures in building and safety codes? Building practices that are state of the art for a specialized use in agriculture may not fit the specifics of codes meant for housing or commercial structures. Bringing up to code agricultural buildings that are historic structures may destroy the very qualities that make them special.

DRAFT 12-08-08

Understanding and Encouraging Farming

Does your town....

...consider farmland a natural resource and encourage conservation easements, discretionary easements, and purchase of farmland? Easements and outright purchases of farmland ensure preservation of the natural resource base for agriculture. Once a town has applied these techniques, the benefits of keeping farmland in private ownership can be more clearly appreciated. By understanding and allowing for the peculiarities of agricultural land use, towns can encourage working farms that contribute to the town¹s well-being at no cost to the taxpayers.
...have any visible demonstration of the value of agriculture? Does your town have a county fair, an apple festival, or an Old Home Day parade? Making agriculture visible to the general public helps establish the economic, cultural, and resource stewardship value of having active farms in a town.
...respect the state Right-to-farm law, which has specific exemptions for odor and noise? Local control is an important tradition for New Hampshire towns. The state Right-to-farm law provides a backstop to farmers if local officials overreach their regulatory authority. Conflicts between agriculture and other land uses can be reduced when town officials are informed about Best Management Practices (BMP¹s) that may alleviate nuisance complaints. University of New Hampshire's Cooperative Extension Service writes BMP's about various agricultural practices based on sound scientific research.
...encourage farmers to use the Soil Productivity Index (SPI) calculations to reduce Current Use tax burdens? Using Soil Productivity Index (SPI) information may reduce the Current Use assessment on less productive agricultural land. By reducing the tax burden on agricultural land, towns can encourage the maintenance of open space at a relatively low cost.
...have farmers serving on local land use Planning and Zoning Boards, Conservation and Heritage Commissions? There are few better ways to incorporate agricultural concerns into local land use ordinances and regulations than having farmers serve. Help your town¹s land use boards keep a broad perspective by asking "Have you thought of the consequences...?"
...have farmers serving on the local Economic Development Committee? Agricultural businesses are frequently undervalued in terms of their effect on the community. Most of the economic activity generated by farms stays within the community. Negative impressions about the strength of New Hampshire agriculture may have a similar impact on the availability of credit to viable farm operations. Having successful farmers on Economic Development Committees can change these misperceptions.
...know where to go to get advice and assistance on farm questions? Make the connection to resources such as the Department of Agriculture, Markets and Food (industry regulator, statewide perspective); UNH Cooperative Extension (technical questions, BMP¹s); New Hampshire Farm Bureau (non-governmental farm lobby, broad experience); Natural Resource Conservation Service (land and water resource management).

Presented by The New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension. For more information, please contact Nada Haddad, 603-679-5616 or nada.haddad@unh.edu.

Survey created by Gary Matteson, Web Site developed by the CIT Department UNH Cooperative Extension.

Survey located at: http://cecf1.unh.edu/sustainable/farmfrnd.cfm

This page left blank intentionally.

DRAFT 12-08-08

MAPS

1. Project Areas
2. Project Area 1
3. Project Area 2
4. 2005 Aerial Photo with Parcels
5. DVRPC Land Use (2005)
6. Soils
7. Project Areas & Soil Classifications
8. Landscape Project
9. Groundwater Recharge
10. Sewer Service Area
11. Zoning
12. NJ State Development & Redevelopment Plan – Preliminary Map III (June 20, 2007)
13. Protected Open Space & Preserved Farmland (2007)

DRAFT 12-08-08