

COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE - 2010

for the
Township of White
County of Warren



Compiled by



**The Land Conservancy
of New Jersey**
An accredited land trust

with

**White Township
Agricultural Advisory Committee**

April 2010

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Produced by:

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Nevitt Duveneck
David Newhouse
Anne Blaine, Secretary

White Township Committee:

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Samuel Race

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EXECUTIVE SUMMARY



White Township in Warren County is a hub for agricultural activity. Located along the Delaware River, the Township falls within the Delaware, Pophandusing, and Pequest Valley regions. Adjacent to Belvidere, White Township is also near the population centers of Phillipsburg, Washington Borough and Hackettstown, which offer local farmers easy access to potential buyers and support businesses. Additionally, the various types of land in White Township can support many forms of agriculture, including field crops, livestock, and woodlands.

White Township's natural and agricultural areas are dotted by small villages and hamlets including Bridgeville and Buttzville. White Township residents have been able to retain their agricultural landscape and way of life, in part, by aggressively pursuing and supporting farmland preservation within their community.

Since the Township established a Farmland Preservation Program in 1998, **752 acres** of farmland has been permanently protected within its borders. Currently there are **428 acres** pending farmland preservation. The Township is enrolled in the State Agriculture Development Committee (SADC) Planning Incentive Grant (PIG) program for farmland preservation. On August 13, 2008 the Township closed on its first farm through this program, protecting the 43-acre Parks farm. The advantage of the PIG program is to leverage municipal funds with funding from the state and county to accelerate the number of farms protected in the community. In addition to the Township's Farmland Preservation and Open Space Trust Fund, the Township Committee has authorized a bond for land preservation greatly enhancing their ability to protect farmland in the Township.

The Township's Agricultural Advisory Committee has set an ambitious ten year goal of preserving an additional:

150 acres in year 1,
750 acres by year 5 and
1,400 acres by year 10 for a total of

2,580 acres of preserved farmland in White Township.

This *Comprehensive Farmland Preservation Plan Update – 2010* restates the Township's emphasis on farmland preservation. It identifies four Project Areas (Project Area East, Project Area West, Project Area North, and Project Area South) that are the basis for farmland preservation efforts in White Township.

CHAPTER 1: AGRICULTURAL LAND BASE OF WHITE TOWNSHIP



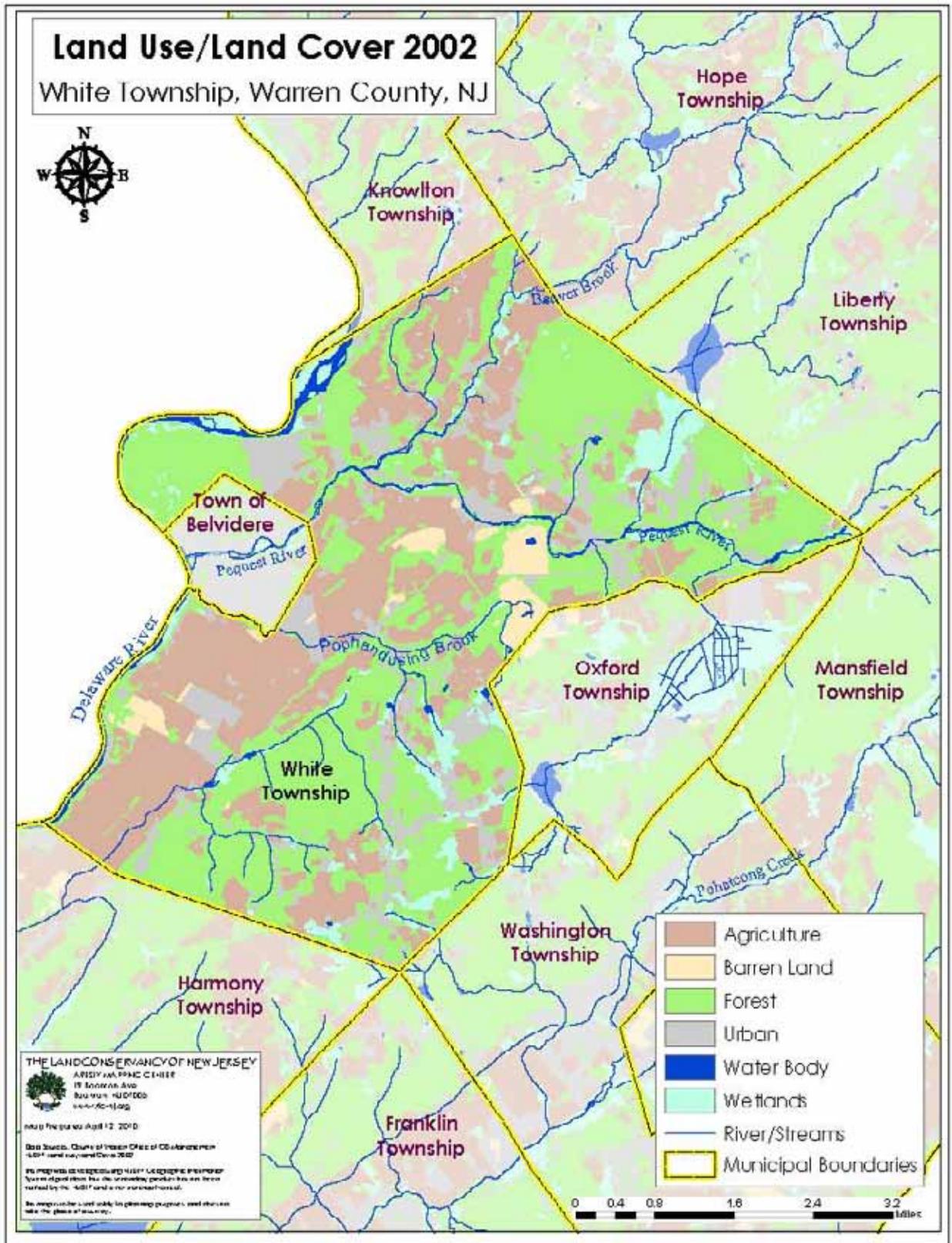
White Township is an integral part of the agricultural land base in Warren County, and is also one of the most rural and scenic areas in New Jersey. Its rolling topography affords residents and visitors expansive views over the lush, green farmlands that cover much of the Township. The land base of White Township is among the fifty top farming communities in New Jersey, evidenced by its ranking of 41st in the state for total farm assessed acres. (*2004 NJDA Farmland Assessment Data, Top 50 Municipalities*)¹

Agricultural Landscape

White Township is one of a number of rural municipalities in New Jersey that fall within both the Highlands and Ridge and Valley Physiographic Provinces. More specifically, White Township lies within the Reading Prong of the Highlands, which runs in a roughly northeast to southwest direction, comprising the southern and eastern portions of the Township. The Highlands Ridge includes Scotts, Montana and Jenny Jump Mountains. These Ridge areas contain a number of farms, but because of the less productive soils in these higher elevations, farms are not as productive or numerous as in the valley areas. The Ridge and Valley Province contains a series of northeast-to-southwest running sandstone ridgelines with limestone valleys in between them. This landscape is evident in the central, northern and western portions of the Township, known as the Pophandusing and Pequest Valley regions. These valley regions are associated with waterways of the same name, contain some of the best agricultural soil, and therefore support many of the farms and field crops that the Township is known for. (*White Township Master Plan*)² (*2001 Planning Incentive Grant Application for White Township*)³

The Delaware River forms the Township's western border with Pennsylvania. The Township is also bordered on the west by Belvidere Borough and in the northwest by Knowlton Township. The entire southern boundary is formed with Harmony Township, while the eastern boundary is formed with Washington and Oxford Townships. Finally, the northern boundary is formed with Hope and Liberty Townships (see *2002 Land Use/Land Cover* map). There are 9,378 of farm assessed property^a in White Township. (see *Farmland Map* and *Farm Assessed Parcel Table* in the *Appendix*) Of this, 5,420 acres are identified as active agricultural land using the NJDEP Land Use/Land Cover database.

^a Farmland assessment as of December 31, 2009 using the New Jersey County Tax Boards database.



Soils

Soil types are determined by the parent bedrock material from which they were formed, the drainage characteristics they exhibit, and the steepness of the slopes on which they are found. Soil types are grouped into larger categories called soil series, which are based on the parent materials, chemical compositions, and profiles of their member soil types. Soil series are themselves grouped into broader categories and were formed through similar processes. (NRCS Web Soil Survey)⁴

Soils of White Township, New Jersey			
Source: Natural Resources Conservation Service Soil Data Mart website (2008)			
Soil Abbr	Name	Acreage	Agricultural Soil Category
AhbBc	Alden silt loam, 0 to 8% slopes, extremely stony	6.50	
AhcBc	Alden mucky silt loam, gneiss till substratum, 0 to 8 % slopes, extremely stony	145.91	
AnnBb	Annandale loam, 0 to 8% slopes, very stony	47.44	
AnnCb	Annandale loam, 8 to 15% slopes, very stony	141.10	
AnnDb	Annandale loam, 15 to 25% slopes, very stony	194.41	
AnoB	Annandale gravelly loam, 3 to 8% slopes	329.04	Prime
AnoC	Annandale gravelly loam, 8 to 15% slopes	357.07	Statewide
CaoBb	Califon loam, somewhat poorly drained, 0 to 8% slopes, very stony	53.07	
CaoCb	Califon loam, somewhat poorly drained, 8 to 15% slopes, very stony	72.94	
CatbA	Catden mucky peat, 0 to 2% slopes	160.83	Unique
ChkE	Chatfield-Hollis-Rock outcrop complex, 35 to 60% slopes	524.37	
ChwBc	Chippewa silt loam, 0 to 8% slopes, extremely stony	27.53	
CoadBb	Cokesbury loam, dark surface, 0 to 8% slopes, very stony	95.16	
DefAr	Delaware fine sandy loam, 0 to 3% slopes, rarely flooded	193.68	Prime
DefBr	Delaware fine sandy loam, 3 to 8% slopes, rarely flooded	225.50	Prime
FaxC	Farmington-Rock outcrop complex, 0 to 15% slopes	4.43	
FdwB	Farmington-Wassaic-Rock outcrop complex, 0 to 8% slopes	92.40	
FrdAb	Fredon-Halsey complex, 0 to 3% slopes, very stony	418.27	
GkanBc	Gladstone loam, 3 to 8% slopes, extremely stony	151.48	
GkanCc	Gladstone loam, 8 to 15% slopes, extremely stony	200.99	
GkanDc	Gladstone loam, 15 to 25% slopes, extremely stony	259.34	
HazAs	Halsey silt loam, 0 to 3% slopes, occasionally flooded	152.22	
HdxAb	Hazen-Hoosic complex, 0 to 3% slopes, very stony	584.81	Prime
HdxBb	Hazen-Hoosic complex, 3 to 8% slopes, very stony	2,293.58	Prime
HhmBc	Hibernia loam, 0 to 8% slopes, extremely stony	382.95	
HncD	Hollis-Rock outcrop-Chatfield complex, 15 to 35% slopes	166.68	
HonCb	Hoosic-Hazen complex, 8 to 15% slopes, very stony	1,469.34	Statewide
HopEb	Hoosic-Otisville complex, 25 to 60% slopes, very stony	1,138.26	
NauBh	Nassau-Manlius complex, 0 to 8% slopes, very rocky	115.59	

Soils of White Township, New Jersey

Source: Natural Resources Conservation Service Soil Data Mart website (2008)

Soil Abbr	Name	Acreage	Agricultural Soil Category
NauCh	Nassau-Manlius complex, 8 to 15% slopes, very rocky	351.65	
NauDh	Nassau-Manlius complex, 15 to 35% slopes, very rocky	320.54	
NavE	Nassau-Rock outcrop complex, 35 to 60% slopes	228.03	
NetBb	Netcong loam, 0 to 8% slopes, very stony	350.95	Prime
NetCb	Netcong loam, 8 to 15% slopes, very stony	471.47	
PaoC	Parker gravelly sandy loam, 3 to 15% slopes	9.32	Statewide
PaoD	Parker gravelly sandy loam, 15 to 25% slopes	702.84	
PawF	Parker-Rock outcrop complex, 45 to 65% slopes	621.86	
PHG	Pits, sand and gravel	127.22	
QY	Quarry	228.22	
RnfC	Rock outcrop-Farmington-Galway complex, 8 to 15% slopes	184.03	
RnfD	Rock outcrop-Farmington-Galway complex, 15 to 35% slopes	194.98	
RoefBc	Rockaway loam, thin fragipan, 0 to 8% slopes, extremely stony	297.11	
RoefCc	Rockaway loam, thin fragipan, 8 to 15% slopes, extremely stony	1,119.70	
RoefDc	Rockaway loam, thin fragipan, 15 to 35% slopes, extremely stony	755.98	
RokC	Rockaway-Chatfield-Rock outcrop complex, 8 to 15% slopes	188.17	
RokD	Rockaway-Chatfield-Rock outcrop complex, 15 to 35% slopes	720.82	
UccAs	Udifluvents, 0 to 3% slopes, occasionally flooded	18.24	
UdaB	Udorthents, 0 to 8% slopes, smoothed	151.26	
UdauB	Udorthents-Urban land complex, 0 to 8% slopes	257.18	
USHAZB	Urban land-Hazen-Hoosic complex, 0 to 8% slopes	34.40	
VepCc	Venango silt loam, 8 to 15% slopes, extremely stony	56.65	
WATER	Water	375.16	
	TOTAL	17,770.69	

The following major soils series are found in White Township:

- Accounting for 16% of the total soils in the Township, the *Hazen-Hoosic Complex series* (Hdx) contributes the majority of the prime farmland soils (2,878 acres) in the Township. Within the Township this soil series is used for alfalfa hay, corn, grass (legume), wheat, soybeans and oats.
- The *Hoosic-Hazen Complex series* (Hon) accounts for 8% (1,469 acres) of the soils in the Township, and is a soil of statewide importance. This series can support alfalfa hay, corn, grass hay, pasture, grass legume and oats, and indeed this series contains numerous Township farms.
- From the *Annadale series* (*Ann and Ano*), the gravelly loam (*Ano*) contributes prime farmland soils and soils of statewide importance in the southeastern part of the Township, to the east of Buckhorn Creek and south of Pophandusing Brook. This land is suited for alfalfa hay, corn, grass legume, wheat, soybeans and oats. The portion of this series that are prime or statewide soils account for 4%, or 686 acres, of land within the Township.

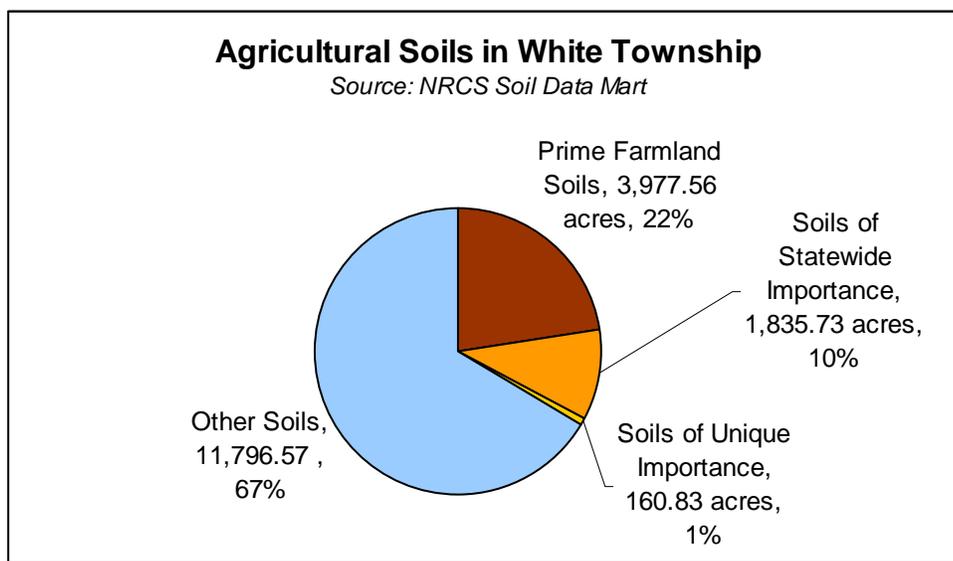
- The *Netcong series* (Net) contribute the prime farmland soils that may be found in the east in a strip of land between the south bank of the Pequest River and Oxford Township. A small amount may be found in a strip that joins Buckhorn Creek to Pophandusing Brook, and on Furnace Brook near the boundary between White, Washington and Oxford Townships. Within the Township the Netcong series soils support alfalfa hay, corn, grass hay, grass legume and pasture. There are 351 acres of this prime soil in the Township, accounting for 2% of the land area.
- The *Catden series* (Catb) is the only soil of unique importance in White Township. The majority of this soil is found along Mountain Lake Brook in the northeast of the Township, with a small amount between Beaver Brook and the Pequest River. There are 160 acres of this soil in the Township, or 1% of the land area.
- The *Rockaway series* (Roef) contribute 2,173 acres (12%) of soils not classified as of agricultural importance by NRCS.

A third of the Township (5,828 acres) of the Township is located on slopes steeper than 15%. (*NRCS Soil Data Mart*)⁵ These soils tend to have a high risk of erosion, require management to control run-off and erosion and have some equipment limitations. (*NRCS Web Soil Survey*) The Natural Resources Conservation Service (NRCS) classifies certain soils as prime, of statewide importance, or unique based on their agricultural productivity. These soils comprise 33% of the Township (see *Agricultural Soils* chart below). *Prime farmland soils* rest on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. They have the quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime soils flood infrequently and are not excessively erodible or saturated with water for a long period of time. *Farmland soils of statewide importance* produce high crop yields when treated and managed according to acceptable farming methods. However, their yields are rarely as high as those of prime soils. *Unique soils* exhibit specific qualities that may be favorable to the production of specialized crops (*NRCS Web Soil Survey*).

Based upon the 2002 NJDEP Land Use/Land Cover mapping and an analysis of the NRCS soils mapping, there are 1,836 acres of farmland soils of statewide importance and 3,978 acres of prime farmland soils in White Township. (see chart below and the *Agricultural Soils Categories Map* in the *Maps* section of this Plan) The majority of the agricultural soils are located within lands which are actively farmed, although there are some prime farmlands soils located within developed and forested areas of the Township.

	Total Soils	Active Agricultural Land*	% of Area	Urban Land	% of Area	Forested Land	% of Area
Prime Farmland Soils	3,978	2,595.24	47%	641	28%	587	7%
Soils of Statewide Importance	1,836	882.02	16%	189	8%	621	8%
Soils of Unique Importance	161	0.17	0%	0	0%	6	0%
Non-agricultural Soils	11,797	1,995.53	36%	1,463	64%	6,938	85%
Total	17,771	5,472.96		2,292		8,152	

*Active Agricultural Land includes "wetlands modified for agricultural use"



Irrigated Land & Water Sources

Groundwater provides the supply of water for irrigation in White Township. Groundwater sources are generally preferred to surface waters because they contain less sediment and particulates that may clog irrigation pipes and damage crops. Groundwater aquifers are defined as geologic formations containing enough saturated permeable material to yield sufficient quantities of water to wells and springs. Aquifers and their recharge areas are essential to our water supply. While bedrock geology dominates much of the landscape of Warren County, there are significant overlying glacial deposits in the valleys. This surficial geology has a notable impact on groundwater availability. The productive groundwater aquifers in White are found in areas underlain by Karst limestone aquifers, which provide high water quality and quantity (see *Highlands Net Water Availability by HUC14* map below). (2008 Warren County Open Space and Recreation Plan)⁶

When addressing water quantity, the Highlands Council uses the Low Flow Margin method to estimate groundwater capacity for each of the HUC14 sub-watersheds. The volume calculated from the Low Flow Margin method does not represent the total volume available for human use. Most of the water is reserved for the health of the ecosystem and to ensure safe yields of potable water. Therefore, the Net Water Availability is calculated by deducting consumptive and depletive water uses from groundwater availability. If a municipality falls into a sub-watershed that has a positive availability it is assumed that water is available beyond the existing demand. And those with a negative net availability in their sub-watershed are those where the existing uses are exceeding sustainable supplies. Referring to *Figure 3.15 Net Water Availability* (reproduced on the following page), White Township falls within several sub-watersheds with both a positive and negative net availability indicating that there are areas of the Township which may have inadequate water and other parts that have a surplus.

As documented in the *Highlands Regional Master Plan*, a great deal of land within White Township provides recharge for the groundwater supplies (see *Highlands Council Map Figure 3.16 Prime Groundwater Recharge Areas reproduced on the following page*). The prime groundwater recharge areas shown on this map are defined as the areas with the highest recharge rates and provide at least 40% of the total recharge for that sub-watershed. Another concern is water quality both for ground and surface water. White Township is not unique in that it lies in an area that has impaired water quality. The most prominent causes for impairment of water quality are fecal coliform bacteria, phosphorus, and temperature. (see *Highlands Council Map Figure 3.17 Impaired Waters Overall Assessment by HUC14 reproduced on the following page*).

Below is a map highlighting the location of White Township relative to Warren County. This will assist in determining the location of White Township on the following set of reproduced maps from the *Highlands Regional Master Plan*.

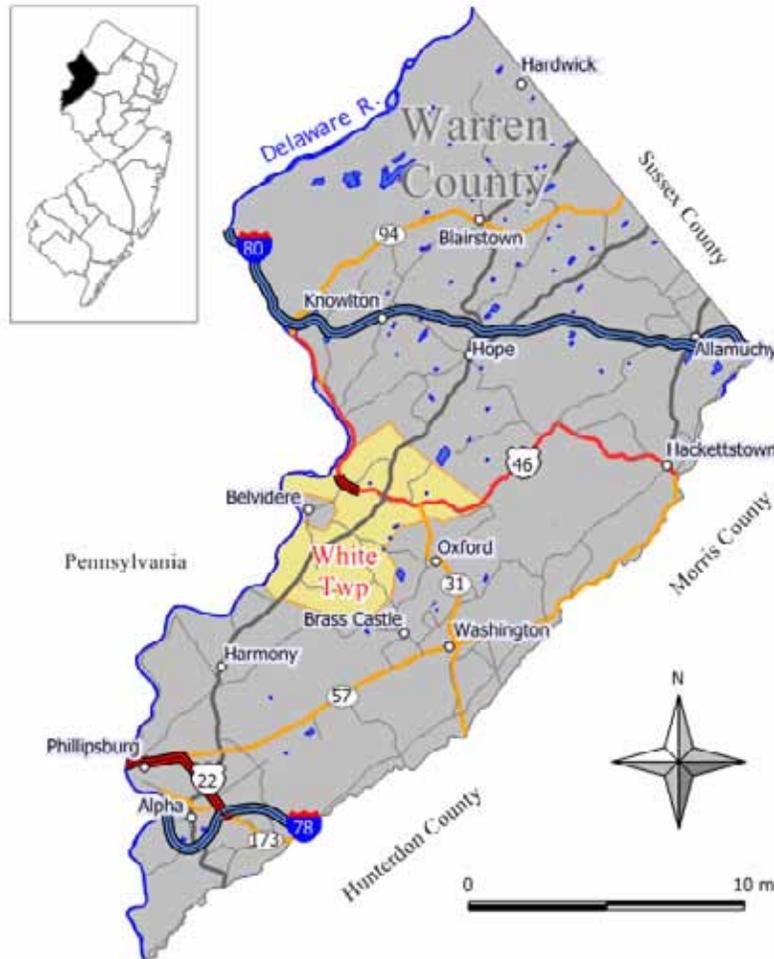
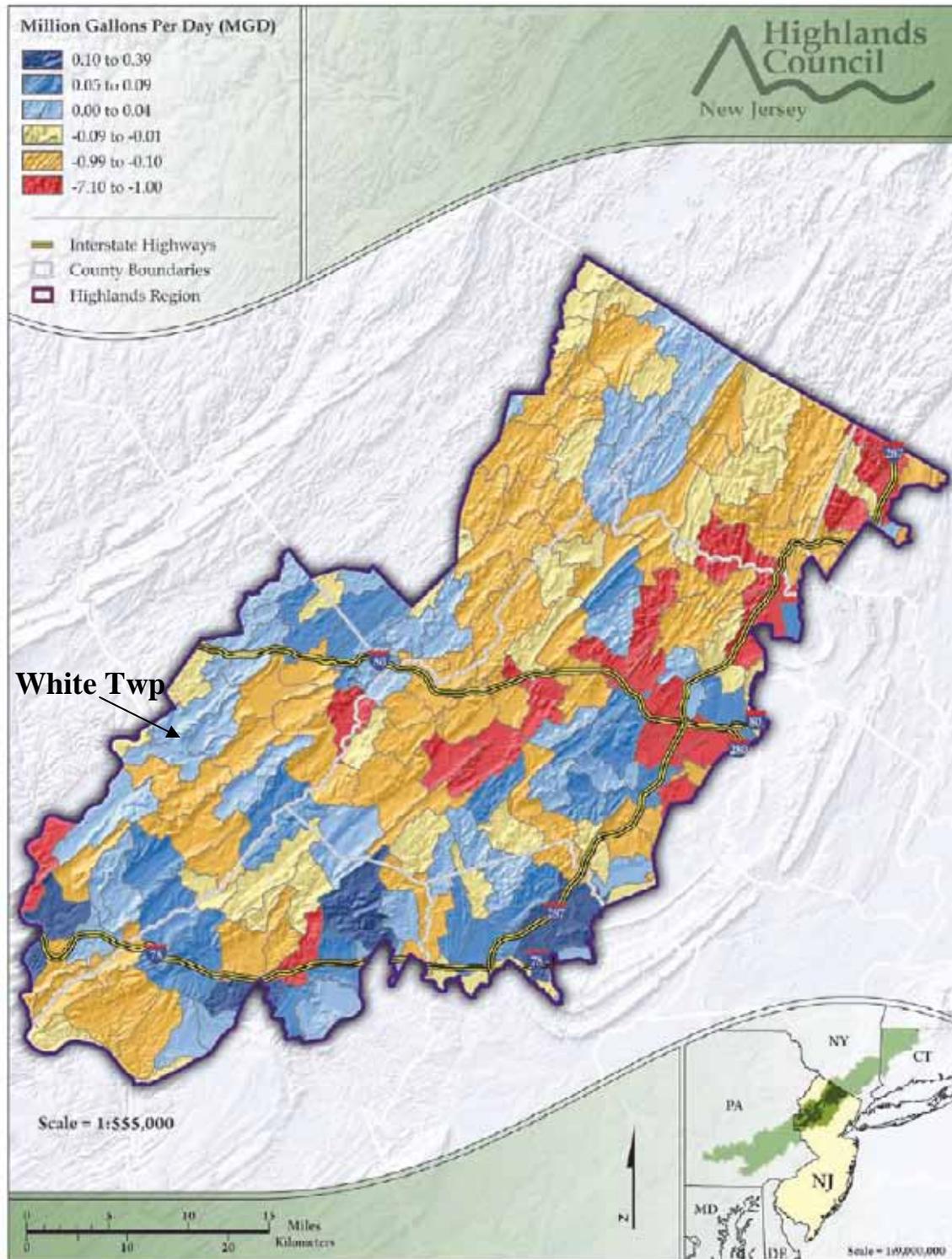
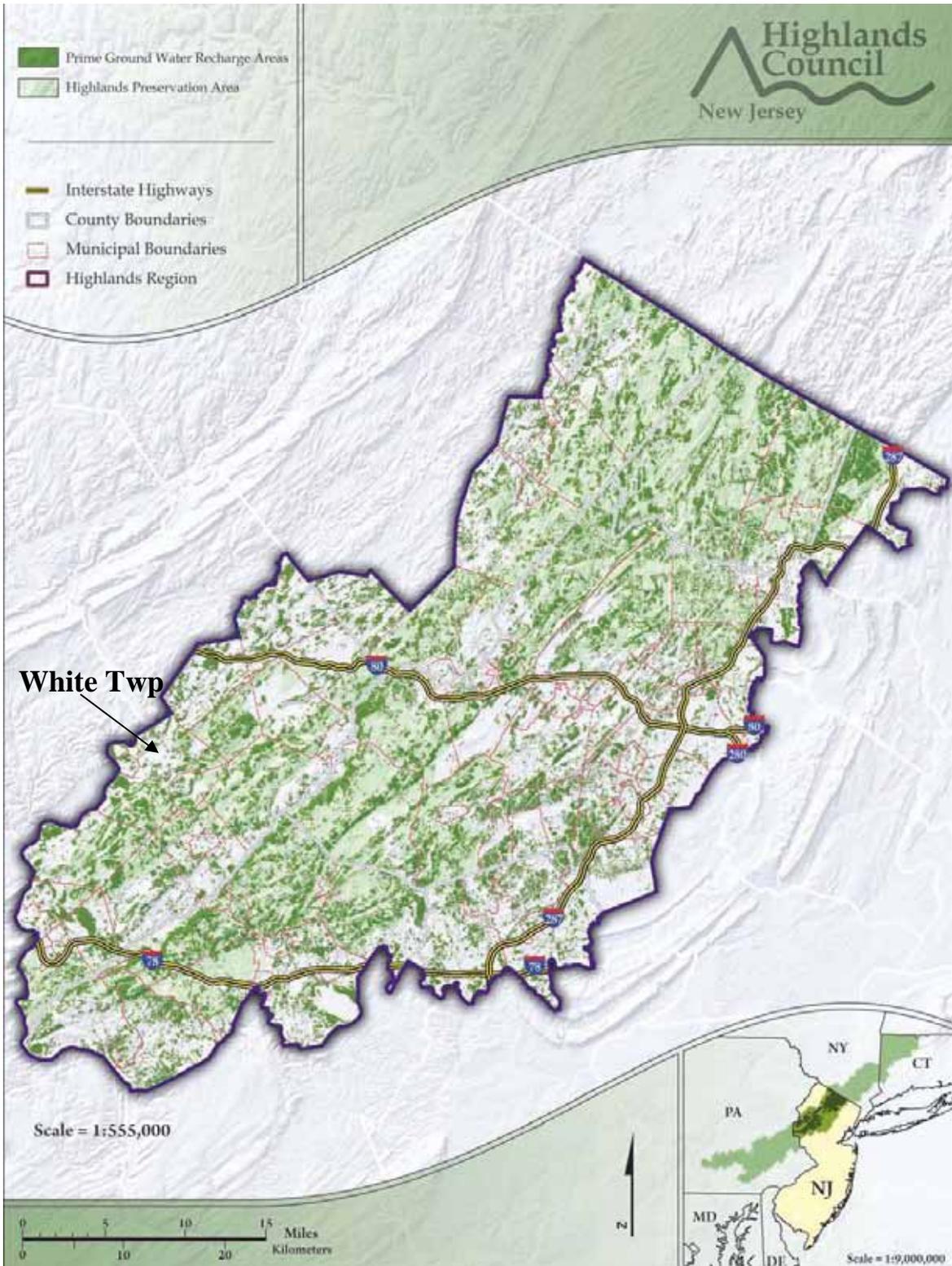


FIGURE 3.15: Net Water Availability by HUC14



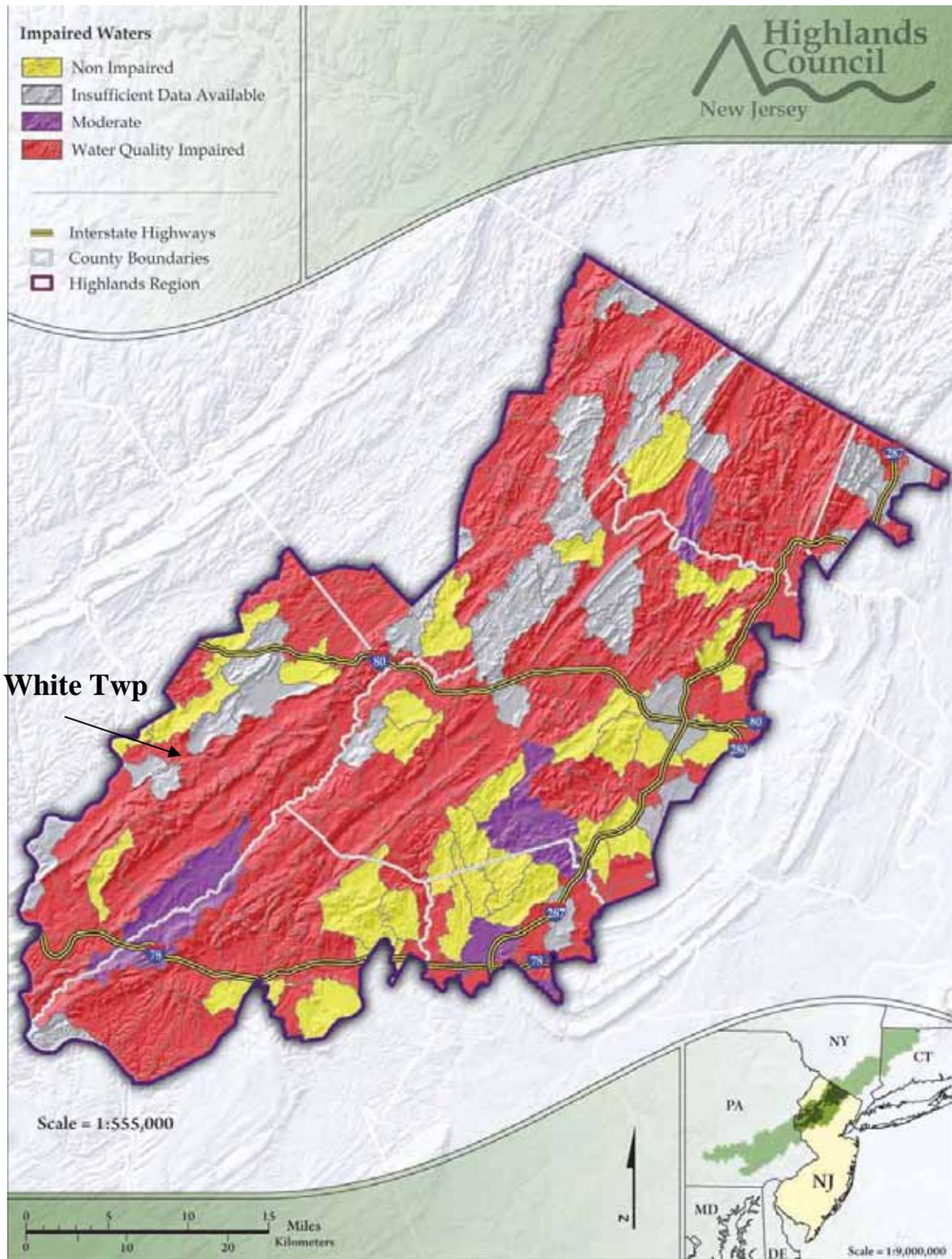
Source: New Jersey Highlands Council

Figure 3.16: Prime Ground Water Recharge Areas



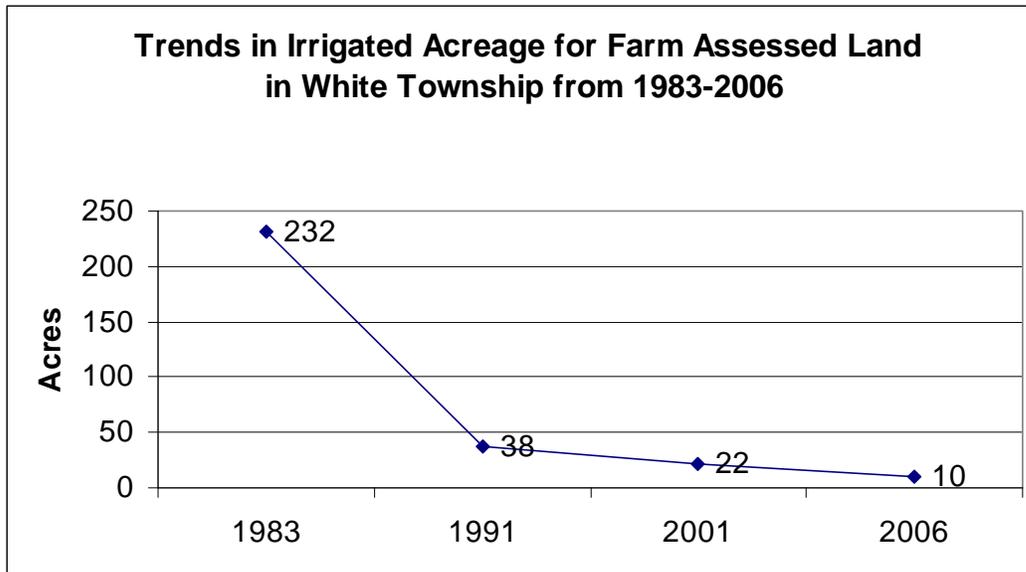
Source: New Jersey Highlands Council

Figure 3.17: Impaired Waters Overall Assessment by HUC14



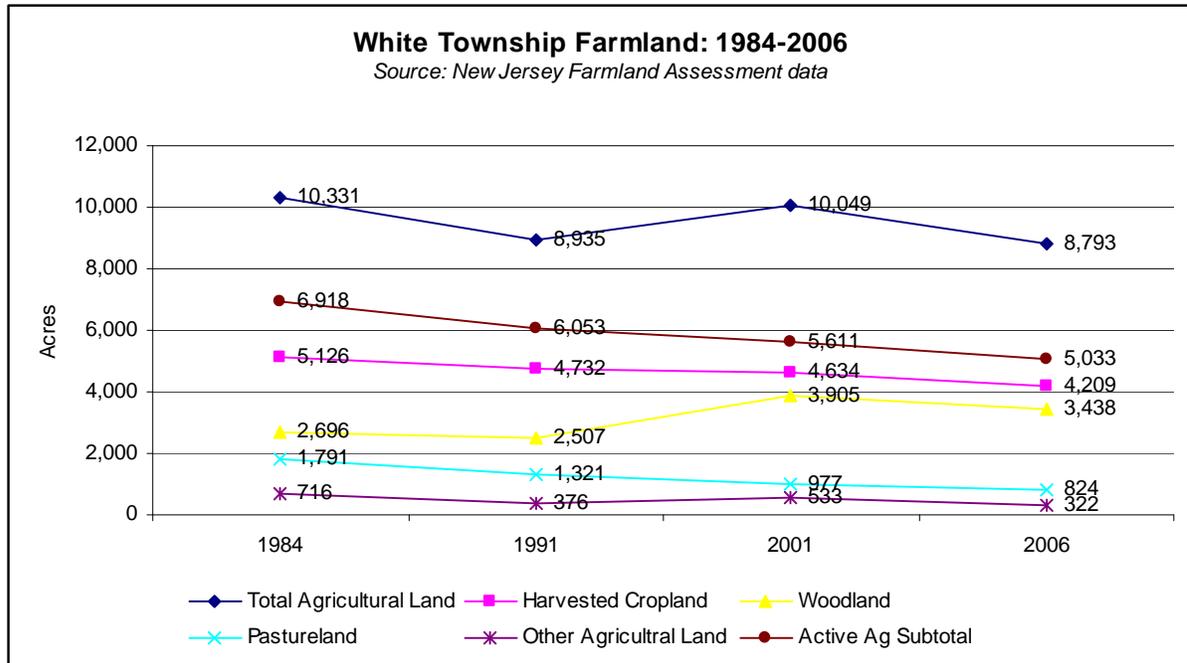
Source: New Jersey Highlands Council

White Township’s farmers irrigate a very small amount of land. Due to local climate and soils, most of the crops that are grown in the Township, such as corn, hay and soybean, do not require irrigation, or even during drought periods are not cost effective to irrigate due to the large amounts of land they occupy. Irrigation is more suited to such crops as vegetables, since they occupy relatively small land areas. However, the Township had only 66 acres of vegetables in 2005. As of 2005, approximately 10 acres of land in White are irrigated for field crop, ornamental and vegetable operations, although this had been 18 acres in 2004. The 10 acres represents less than 1% of the Township’s farmland. (2004 & 2005 NJDA Farmland Assessment Data, Warren County Summary)⁷



Farmland Trends & Statistics

The overall size of the total agricultural land base in White Township fell from 1984 (10,331 acres) to 2006 (8,793 acres), a 15% decline (see *Farmland* chart below). The overall Warren County agricultural land base dropped 6% in the same time period. In addition, the composition of the Township’s farm assessed land has changed during this time. Harvested cropland has dropped 18% (5% for the County), pastureland 54% (15% for the County), and other agricultural land by 55% (60% for the County). The only type of farm assessed land that has risen in acreage is total woodland, by 27% (38% for the County). The increase in woodland, along with some residential and commercial development in the Township, accounted for most of the Township’s loss in the other categories. (2004 & 2005 NJDA Farmland Assessment data, Warren County Summary)



The table below compares the subcategories comprising active agricultural land for both White Township and Warren County per the New Jersey Farmland Assessment data for the years 1984 through 2006.

Year	Cropland Harvested (Acres)		Cropland Pastured (Acres)		Permanent Pasture (Acres)	
	White Township	Warren County	White Township	Warren County	White Township	Warren County
1984	5,127	49,033	734	5,865	1,058	13,513
1991	4,732	53,057	204	6,588	1,117	15,172
2001	4,634	51,147	297	5,240	680	12,891
2006	4,209	46,756	284	4,468	540	12,112

Source: New Jersey Farmland Assessment data

The crops most negatively affected by these changes in White are corn for grain and silage, which is now planted on 608 (24%) fewer acres than in 1984, and hay, now planted on 559 (33%) fewer acres than in 1984. Wheat saw a drop of 56 acres, or 88%. Corn is a land-intensive crop that is not naturally suited to some areas of White Township. Therefore, it is expensive for farmers to produce as it requires costly inputs of fertilizers, which other crops do not. Also, the cost of corn's primary inputs – land and fertilizer – has increased locally in recent years, and farmers have adjusted by planting less of it. In addition, the dairy industry, long a stronghold in White Township, has decreased dramatically since 1984, when there were 1,518 dairy head in the Township. As of 2006, there were only 205 head, an 86% decline (mirroring the 54% decline in pastureland). This means a much lower demand for locally grown corn to feed dairy cows. Finally, some commercial and housing development has decreased field crop acreage in White. The downward trend in corn production may reverse in the near future due to government incentives to increase ethanol

production, of which corn is the primary component. Soybeans are the only major field crop that has increased significantly since 1984, when there were 82 acres. As of 2006, there were 528 acres, a 643% increase. (*2004 & 2005 NJDA Farmland Assessment data, Warren County Summaries*)

The acreage of farm assessed woodlands in White has increased (2,696 acres in 1984 to 3,438 acres in 2006) for two primary reasons. Cropland left abandoned or fallow for extended periods of time undergoes ecological succession into forested land. The increasing costs of farming and farmland in the Township have compelled local farmers to produce less land-intensive products and leave parts of their farms fallow. Also, continuously rising property taxes have encouraged more landowners of forested properties to obtain farmland tax assessment, thereby increasing the amount of forested farmland in the Township. Though the overall acreage of harvested cropland and pastureland has decreased in the Township, this has been at least somewhat offset by the increase in farm assessed woodland acres, and the agricultural land base in White can therefore be considered relatively stable.

The trend towards smaller average and median farm sizes has been prominent throughout New Jersey and Warren County over the past thirty years. With the previously mentioned Warren County wide 6% decrease in the overall agricultural land base, there has conversely also been an increase in the number of County wide farms from 608 in 1982 to 814 in 2002, a 34% increase. (*NJDA 2007 Warren County Agricultural Profile*)⁸ This trend is likely similar in White Township, especially with the decline in land intensive dairy cow farming. Many former Township dairy farms have likely been divided into farming operations that require less land. According to the 2007 Census of Agriculture the average farm size in Warren County was 80 acres and the median farm size was 22 acres. White Township has on average smaller farms with the average being 29 acres and the median being 16 acres. However the average and median for White Township was generated on a per parcel basis, not on a farm unit basis, so although this comparison is approximate it does reflect a trend towards smaller farm size for both the County and the Township.

In summary, of the 18,304 acres in White Township (28.6 square miles) 9,377 acres (or approximately 51% percent of the Township) are under farmland assessment. (*NJACTB 2009 Tax Assessment Data*)⁹ According to the New Jersey Farmland Assessment data from 1983 to 2005, general trends indicate:

- A 12% decrease in farmland assessed acreage from 1983 to 2005, but an overall increase in the acres of woodlands that are part of farmland assessed acres;
- Harvested cropland was 5,126 acres in 1983, which steadily decreased to 4,209 acres in 2005;
- Pastured cropland was at 733 acres in 1983, decreasing to 204 acres in 1990, and is at 284 acres in 2005;
- Except for a slight increase from 1983 to 1990, permanent pasture acreage has steadily decreased from 1990 to 2005. In 1990 such acreage was at 1,117 acres, and in 2005 was at 540 acres (this mirrors the decreasing dairy industry in White Township);

- Equine acreage is minimal, being at 4, 9 and 4 acres in 2000, 2004 and 2005, respectively. Equine acreage was first measured in 2000;
- The total municipal acreage (for active agricultural use, woodlands and equine) in farmland assessment has decreased from 9,618 acres in 1983, to 8,475 acres in 2005, a 12% decrease in farmland assessed acreage (though there was a sizeable increase from 1990 to 2000); and,
- Overall active agricultural acreage (cropland harvested, cropland pastured, permanent pasture) in farmland assessment has steadily decreased from 6,917 acres in 1983 to 5,033 acres in 2005.
(*NJDA Farmland Assessment*)¹⁰

It is important to sustain and expand tax incentives such as Farmland Assessment to keep land in farms, and to encourage the development or extension of other tax incentives for the agricultural industry. By making agriculture more profitable and viable, tax incentives will help to ensure a steady, permanent source of agricultural lands for the Township's farmland preservation efforts.

¹ New Jersey Department of Agriculture. Farmland Assessment Data, Top 50 Municipalities. March 2004.

² Eric K. Snyder and Associates, Inc. White Township Master Plan. June 14, 2004.

³ Farmland Preservation Planning Incentive Grant Application for White Township, April 2001 revised January 2002.

⁴ United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Last accessed July 22, 2008.

⁵ United States Department of Agriculture, Natural Resources Conservation Service. Soil Data Mart website. <http://soildatamart.nrcs.usda.gov/>. Accessed July 2008.

⁶ Warren County Planning Department. 2008 Warren County Open Space and Recreation Plan, 1999, June 2, 2008 Update.

⁷ New Jersey Department of Agriculture, State Agriculture Development Committee. New Jersey Farmland Assessment 2004, Tax Year 2005, Warren County Summary.

⁸ New Jersey Department of Agriculture, State Agriculture Development Committee, 2007 Warren County Agricultural Profile.

⁹ New Jersey Association of County Tax Boards, 2009 Tax Assessment Data. <http://www.njactb.org/>.

¹⁰ New Jersey Department of Agriculture, State Agricultural Development Committee. Farmland Assessment. Tax Years 1984, 1991, 2001, 2005, and 2006. Warren County Summary.

CHAPTER 2: AGRICULTURAL INDUSTRY IN WHITE TOWNSHIP



The large and fertile land base of White Township supports a stable, yet evolving, farming industry. The Township falls within the Delaware, Pophandusing and Pequest Valley Regions, which are part of the larger Delaware River Watershed. White is located near the populous Warren County towns of Belvidere, Phillipsburg, Alpha, Washington Borough and Hackettstown, which offer local farmers access to potential buyers and support businesses. Additionally, the various types of land in White Township can support many forms of agriculture, including field crops, nursery, livestock, woodlands, and other kinds of farming. Agriculture continues to be a viable industry in White Township.

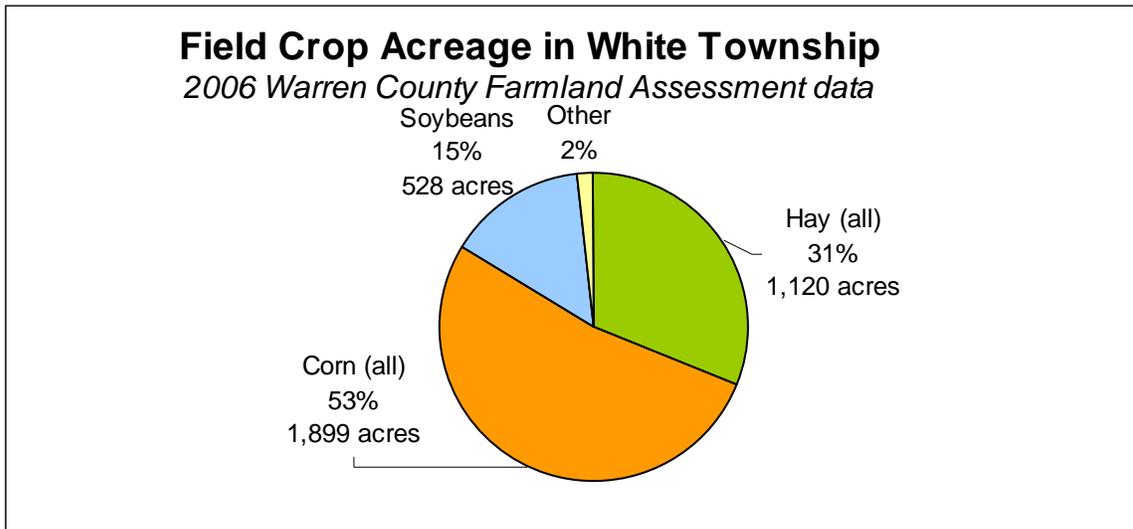
Agricultural History

Agriculture has been the historically dominant fixture in the landscape of White Township. The Township developed as a rural, agricultural community with most of its early settlers establishing farmsteads along the area's main carriage route (now County Route 519). Field crops were planted in the fertile soils of its valleys, and dairy farms came to occupy much of the areas occupying the foothills of Scotts, Montana and Jenny Jump Mountains. The agricultural products that came from White Township could be transported easily to the markets of Philadelphia and New York by land or water. The Morris Canal ran through nearby Franklin Township, and offered farmers access to bulk transportation for their products. Also, the Belvidere and Delaware Railroad line was completed along the Delaware River during the nineteenth century, which facilitated agricultural goods movement from the Township as well.

Beginning in the 1960s, a number of factors combined to weaken the historically strong dairy industry in White Township and Warren County. Improvements in refrigerated transportation technology reduced the dependence of the nearby metropolitan markets upon the dairy industry of western New Jersey. The greater availability of dairy products across the country caused milk prices to fall sharply, which hurt the economic viability of local dairy farmers. The price of fuel – a significant input to the transportation-dependent dairy industry – spiked as well. In addition, continuously rising land prices in the post World War II boom era put economic pressures (such as higher property taxes) on farmers. Consequently, many dairy farmers fell into debt or retired, and the number of local dairy farms steadily dropped over time. Today, agriculture in White is heavily oriented towards traditional field crops, especially corn, hay and soybeans, rather than dairy products.

Agricultural Production Trends^a

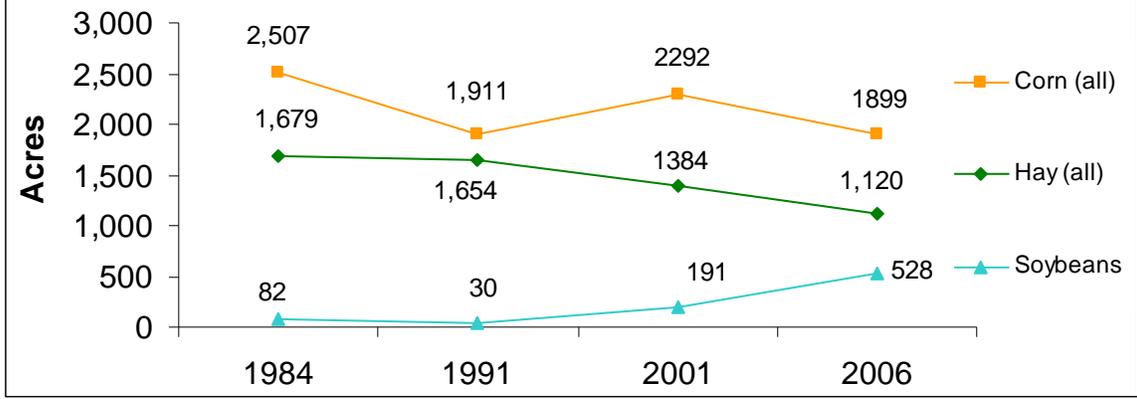
Corn, soybeans and hay are the primary field crops in White Township (see *Field Crop Acreage* chart below). (*NJDA Farmland Assessment data*)¹ Trends in the acreage of land planted for these three field crops are dictated by short-term and long-term market fluctuations (see *Field Crop Area* chart below). Short-term trends include seasonal weather conditions and prices of inputs, such as fertilizers and fuel. For instance, Warren County’s field crop production (and White Township’s by inclusion) was significantly affected by severe drought conditions during 2002, causing historically low outputs of corn and hay (see *Corn Production* chart below). (*NJ Office of NASS*)² Long-term trends include availability of support services, land prices, and local demand for certain crops. With local support services (such as large animal veterinarians and supply stores) in shorter supply, local land prices steadily rising, and the declining dairy industry in the Township and County, long term trends for field crops can be problematic. For example, the declining dairy industry and increasing development pressures in White Township and Warren County have strained the production of low-value, land-intensive hay, which has steadily dropped in production since 1983. This occurs because farmers may want to utilize their land for higher value return crops, development, or allowing woodland succession, thereby lessening hay production (see *Hay Production* chart below).



^a Agricultural production trends are not available at the municipal level. Land area calculations and livestock counts are the only municipal level figures that are available.

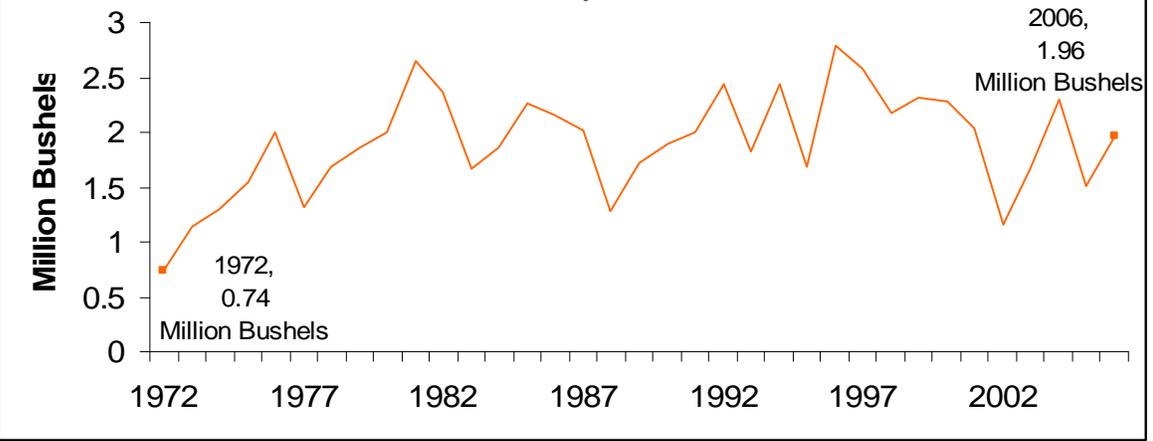
Field Crop Trend in White Twp: 1984-2006

Source: Warren County Farmland Assessment data



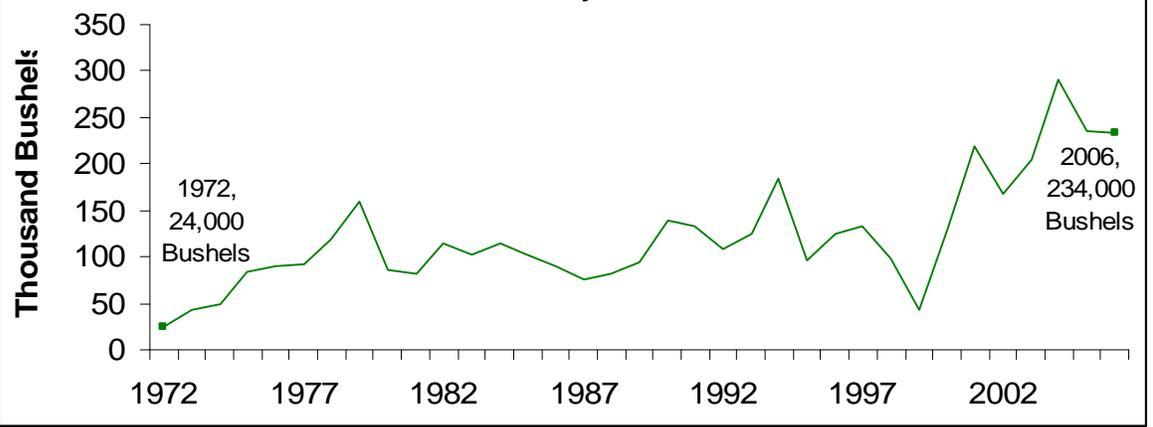
Warren County Corn for Grain: 1972-2006

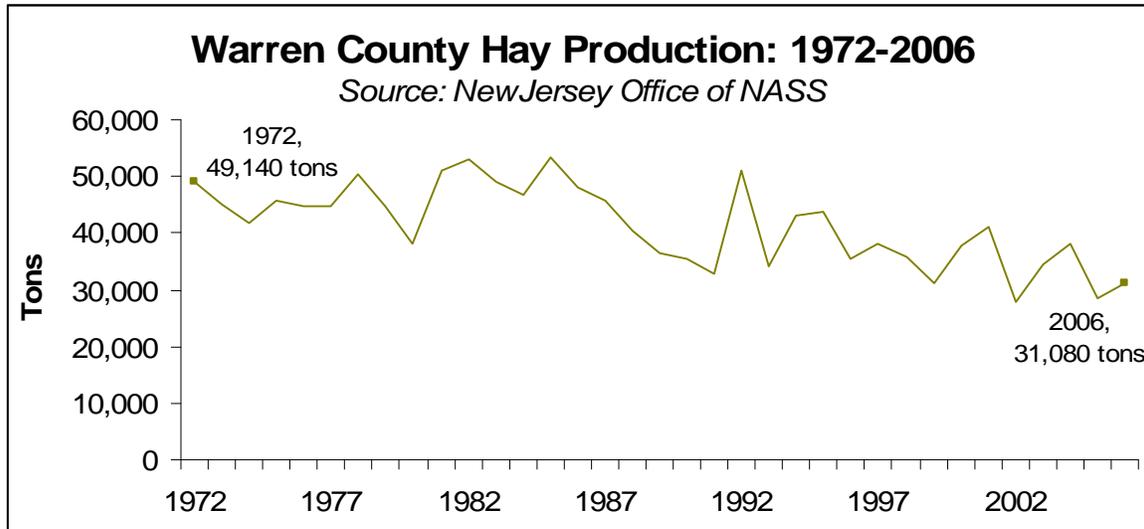
Source: New Jersey Office of NASS



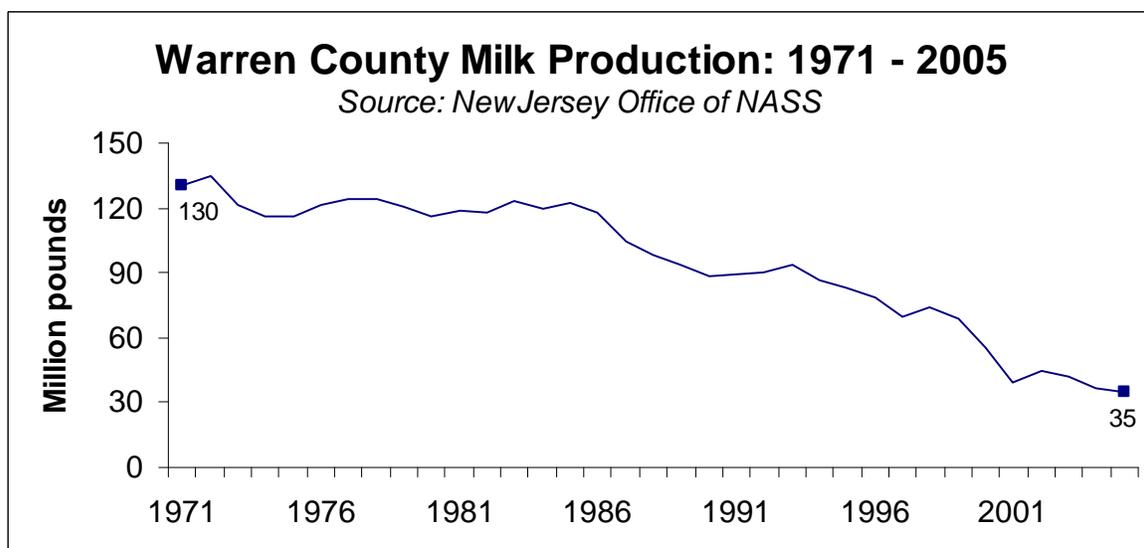
Warren County Soybean Production: 1972-2006

Source: New Jersey Office of NASS





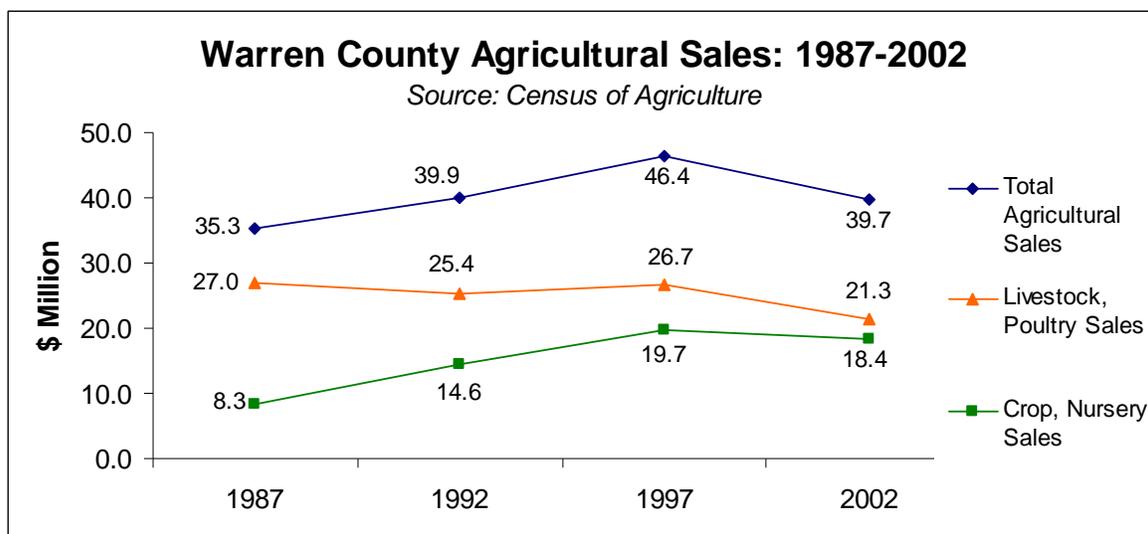
The dairy and livestock industries in White Township and Warren County have experienced significant declines since the 1970's (see *Milk Production* chart below). Decreasing demand for their products and other unfavorable market conditions has driven most dairy farmers out of White Township. A combination of high input costs, historically low milk prices, and weather related losses in 2005 created a scenario that the New Jersey Department of Agriculture likened to “a perfect storm”. (*2006 Annual Report of the NJDA*)³ Among the most significant input costs faced by New Jersey's dairy farmers are high land prices and property taxes. Dairy farms require more extensive plots of land than most agricultural operations, and rising land prices and property taxes have made other uses of dairy land (such as growing field crops) more economically attractive to many farmers.



Erosion of the local supporting infrastructure has impacted dairy producers as well. After the demand from New York and Philadelphia for New Jersey dairy products dropped during the 1960's, many dairy support businesses relocated or closed. Consequently, there are no remaining creameries in Warren County, which forces dairy producers to ship their products over considerable distances to be processed. This shipping, along with the spike in fuel prices for 2008, costs dairy farmers additional monies, cutting into their profit margins. Additionally, the shortage of large animal veterinarians in the region has made keeping livestock less feasible and more expensive (see *Dairy Cattle* chart below). The expenses incurred by dairy farmers due to poor market conditions and inadequate support services have influenced the agriculture decisions for those that wish to remain and many have either transitioned their operations towards less infrastructure-intensive practices or have decided to discontinue farming, opting instead to sell their farms. This breakdown presents significant risks to the future success of dairy farms in White Township.

Agricultural Sales Trends^b

The Census of Agriculture separates agricultural activities into two categories: “livestock, poultry and their products” and “crops, including nursery and greenhouse products”. “Livestock, poultry and their products” from Warren County produced \$21.3 million in sales during 2002, down 25% from \$26.7 million in 1997. Sales from the “crops, including nursery and greenhouse products” category, were down 7% from \$19.7 million in 1997 to \$18.4 million in 2002. (*Warren County Comprehensive Farmland Preservation Plan*)⁴ Similar declines were seen across New Jersey due to the severe drought conditions that were observed during the 2002 Census year. Though overall sales figures are not available at the Municipal level, it is likely that since White’s overall cropland and pastureland acreage has dropped since 1983 (as discussed in *Chapter 1*), downward trending sales figures can also be expected for the Township.



^b Agricultural Sales figures are only calculated at the County level every five years. Much of the data and text in this section has been taken from the *Warren County Comprehensive Farmland Preservation Plan*.

Livestock and Poultry Products

Even with declining sales, dairy and livestock form the most significant economic contributor to the agricultural economy of Warren County. Warren County supports the largest concentration of dairy and livestock operations in New Jersey. The livestock industry helps support field crop production as well because much of the grain and hay that is produced in Warren County is sold to, or grown by, County dairy or livestock farmers to feed their herds. Consequently, the viability and continued growth of the County's livestock farms are fundamentally important to the region's agricultural industry as a whole.

Dairy has been the dominant subsector in Warren County throughout its history. Unfortunately, dairy sales have declined from over \$12.6 million in 1987 to just over \$9.0 million in 1997.⁵ This corresponds to a similar decrease among the number of farms that sold dairy products within the County (from 118 in 1987 to 45 in 2002). Milk production trends show that the decline in Warren County's dairy industry has been occurring gradually for some time. The County's best year on record in terms of milk production was 1972 when it produced over 135 million pounds, while its worst year on record was 2005 when it produced less than 35 million pounds (see *Milk Production* chart above). The reasons for this declining milk production – improvements in refrigerated transportation technology, falling milk prices, lack of a local creamery, rising land and fuel prices, lack of support services - have all contributed, and are discussed earlier in this chapter.

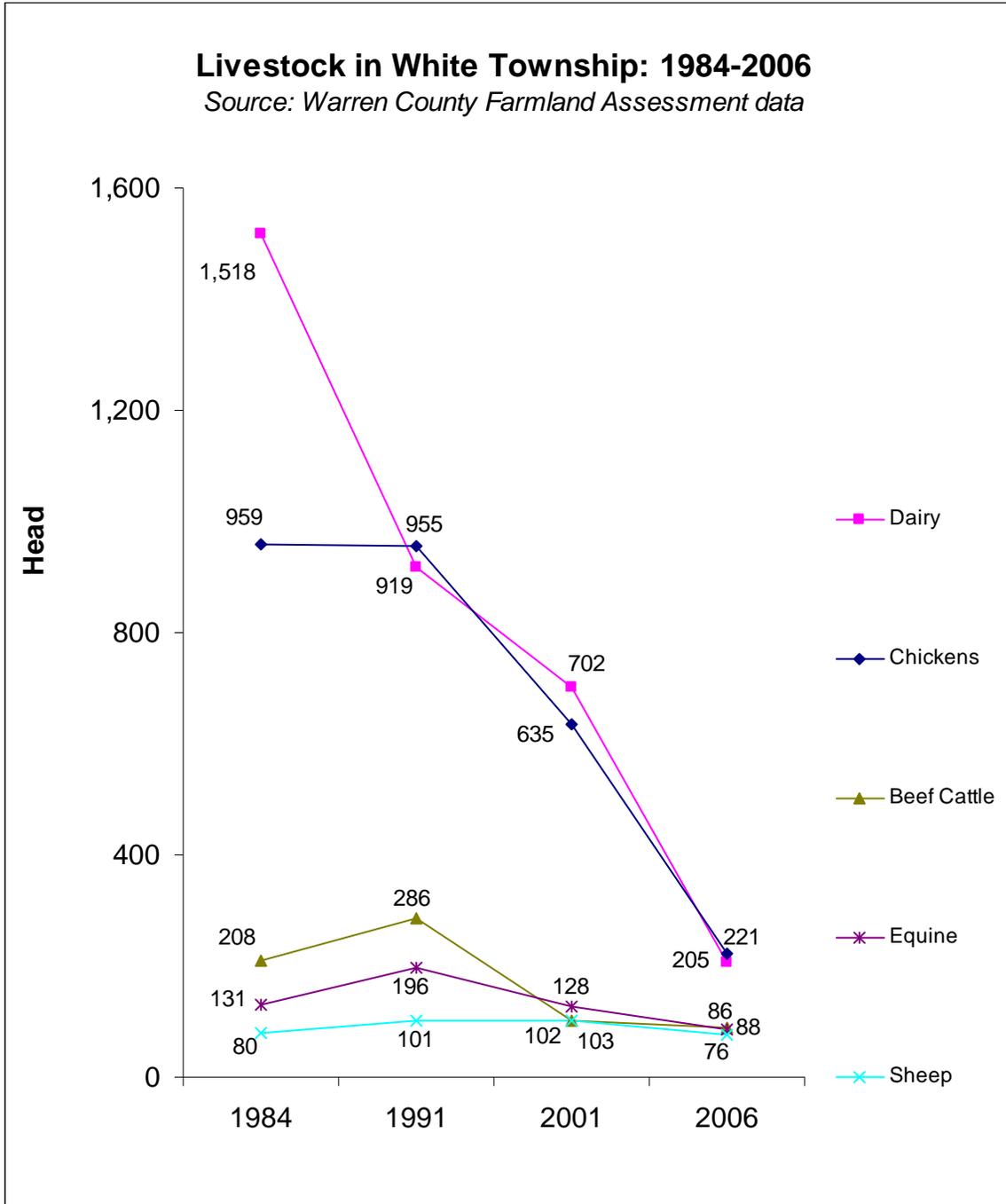
Among large livestock, there are 117 mature dairy cattle and 88 young dairy cattle in White Township. The next most abundant large livestock is beef cattle (88), and then equine (86), sheep (76) and pigs (2). Among small animal livestock, egg chickens are the most abundant with 221 (see *Livestock in White Township* chart below). Goats (42), fur animals (16), turkeys (2), and ducks (3) make up the remainder of this livestock sector. (2006 NJDA Farmland Assessment data)

Crops

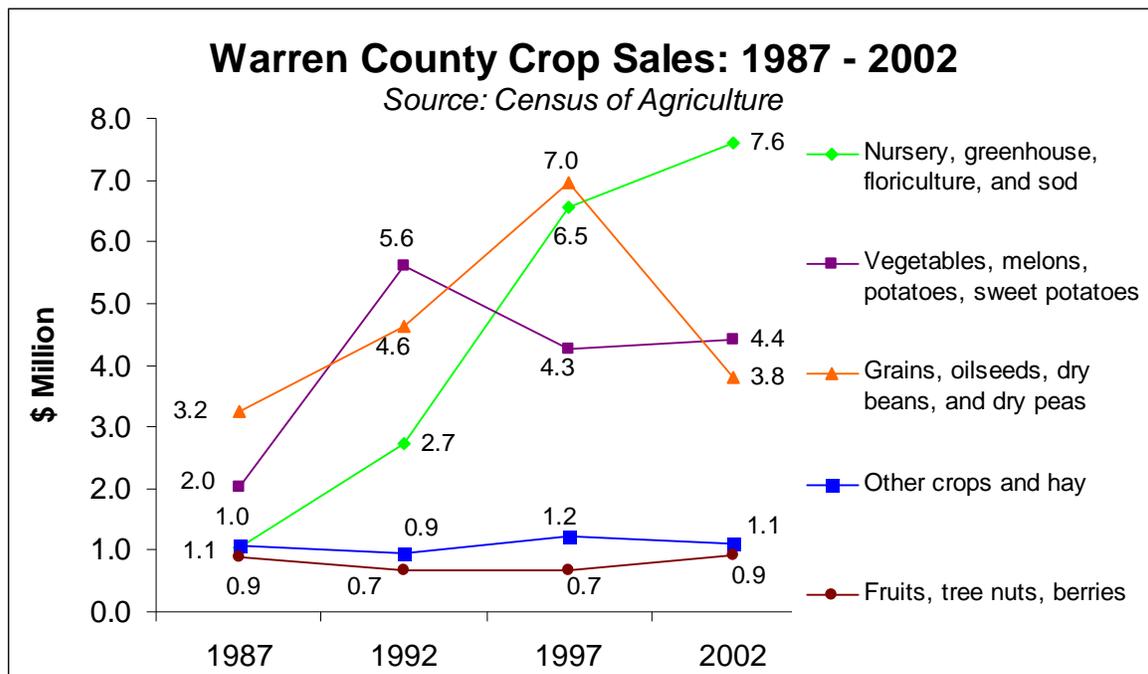
Crops in Warren County sold for a total of \$18.4 million in 2002, slightly less than in 1997. Within this category of agricultural products, nursery and greenhouse operations have become the County's highest grossing subsector. Sales of nursery and greenhouse products, including sod, account for roughly 41% of the County's agricultural sales, which corresponds to \$7.6 million (see *Crops Sales: 1987-2002* chart below). Approximately 168 acres of land in White Township was occupied by nursery products in 2005. These include Christmas trees (106 acres), bedding plants (34 acres), trees and shrubs (16 acres), cut flowers (5 acres), and sod (7 acres). (2006 NJDA Farmland Assessment data)

Due to irrigation, Warren County nursery and greenhouse yields were not as adversely affected by drought conditions during the 2002 Census year as yields of other field crops, and thus their share of Warren County's crop sales may be somewhat inflated. However, likely due to increased demands from the growing residential sector of White Township,

Warren County, and environs, the nursery and greenhouse industry has experienced far more growth than any other agricultural sector in the County over the last 20 years. A continued upward trend is likely. The Gro-Rite nursery on County Route 519 in White Township is a relatively new business, and a good example of the County's and Township's growing nursery industry (see *Crop Sales* chart on the following page).



Vegetables were the County’s second highest earning crop during 2002 with \$4.4 million in sales. Approximately 66 acres in White Township were planted with vegetables during 2005, with the largest acreages devoted to sweet corn (26), and pumpkins (19). Also present are other/mixed vegetables (6 acres), cucumbers (2 acres), sweet peppers (1 acre), tomatoes (4 acres), melons (5 acres), and squash (3 acres). The overall acreage of 66 is relatively stable since 2000, but is somewhat lower than the 1983 and 1990 time periods. Vegetables do not require as much land as other field crops, and most vegetable-producing farms use only a few acres or less for each type vegetable. While vegetables account for a large percentage of White’s and Warren County’s agricultural sales, the expenses incurred by the County’s vegetable farmers tend to exceed those of other farmers. Vegetables require more intensive irrigation than most field crops, and usually require seasonal laborers during their harvest. These additional expenses reduce the overall profit derived from vegetable production compared with similar sales of other field crops.



The **grains** subcategory encompasses corn for grain and silage, and soybeans. These were White Township’s most common field crops in terms of acres planted in 2005 (2,427 acres). Sales from this subcategory were heavily influenced by extreme weather conditions during the 2002 Census year, which reduced the available supply to historically low levels. Grains have traditionally been the highest selling field crops among the County’s farms. They are likely to remain the most common products in White, particularly with the increased importance of corn for ethanol production.

A small but significant portion of Warren County’s agricultural sales come from other crops, such as **hay**. Warren County produced roughly 28,000 tons of hay during 2002 and 2005, which was the third highest hay yield in the state. Due to severe weather conditions

and declining acreage, the County's 2002 and 2005 production totals are the lowest that have ever been recorded. As of 2005 White Township supports 1,120 acres of hay, which ranks seventh in total hay acres out of the 18 Warren County municipalities that produce hay (Four towns do not produce hay). (2006 NJDA Farmland Assessment data)

Warren County is home to many *fruit* farms as well. These farms are currently experiencing a surge in production. Warren County produced roughly four million pounds of apples in 2005 – three times more than it did during the 2002 Census year. Peaches and grapes greatly supplement the County's fruit production, with peaches being produced by many more farms in recent years. In 2005, White Township contained 108 acres of land that support apple orchards (63 acres), peaches (40 acres), "other" fruit, nectarines, and pears (1 acre each), and "non bearing" (2 acres). White's apple and peach acres have been relatively steady since 1983, while nectarines and pears were not grown in 2000. (2005 NJDA Farmland Assessment data)

Agricultural Support Services and Related Industries

The agricultural support services in White Township and Warren County are predominantly oriented towards supplying the raw materials necessary for farming. They include businesses such as tractor sales and supply stores, feed vendors, and hardware/equipment retailers. The largest cluster of agricultural support firms in Warren County is located in and around Washington Borough, where equipment and tractor retailers such as Smith's Tractor, Frank Rymon and Sons, and Tractor Supply Company are located. Hackettstown contains a second notable concentration of agricultural support firms. It houses the largest agricultural auction house in New Jersey – the Livestock Cooperative Auction – where local farmers can sell or trade their products, as well as general farm supply stores such as Tickner's. Also, local hardware and grocery stores throughout Warren County serve as vendors for farming goods and supplies.

Local support businesses are often insufficient to meet the needs of the Township's agricultural community. Consequently, local farmers have become adept at minimizing the need for many outside repair services by addressing a variety of mechanical problems themselves. Also, farmers tend to specialize in certain types of agricultural repair, supplementing their incomes by offering their services to other farmers.

The Township's farmers also rely heavily upon mail order and out-of-state retailers for their agricultural supplies. Processing facilities such as creameries and lumber mills are now absent from the area, forcing farmers to ship their products out-of-town to be processed. Some farmers have found that reliance upon out-of-state suppliers and non-local processing facilities impose transportation costs that cut deeply into their operations profitability, though mail order is often an option that minimizes transportation costs.

Despite the loss of many support businesses from the region, local farmers still benefit from the wide range of these services throughout Warren County, northern New Jersey, and eastern Pennsylvania. The Rutgers Cooperative Extension of Salem County has compiled a comprehensive listing of all the agriculture-related businesses, organizations, and markets

in the State of New Jersey called the *Green Pages*. (*Green Pages*)⁶ The agricultural businesses listed in these Green Pages which are located in, or around Warren County, are provided below. Local farmers in White Township frequent these businesses and suppliers.

Agricultural Businesses Servicing Warren County, New Jersey

Source: Rutgers Cooperative Extension of Salem County, New Jersey

Construction

Morton Buildings, Inc.
PO Box 126
Phillipsburg, NJ 08865-0126
Phone: (908) 454-7905
Web: <http://www.mortonbuildings.com>

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

Equipment

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

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

Feed

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

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

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

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

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

Financial Services

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

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

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

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

Hoof Trimmers & Farriers

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

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

Livestock Haulers

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

<p>Feed (continued) White Dale Farms 166 Brainards Rd Phillipsburg, NJ 08865 Phone: (908) 859-2616</p> <p>Hoffmans Supply 35E Mill Road Long Valley, NJ 07853-3193 Phone: (908) 876-3111</p> <p>K & D's Feed and Tack Emporium 324 State Route 24 Chester, NJ 07930-2631 Phone: (609) 654-4312</p>	<p>Seed Suppliers Penwell Mills, LLC 448 Penwell Road Port Murray, NJ 07865 Phone: (908) 689-3725 Phone: (800) 273-5201</p> <p>Large Animal Veterinarians Brockbrader, Nordstrom & Ellis Tranquility Large Animal Vet Andover, NJ Phone: (908) 852-1300</p>
<p>Fertilizers & Chemicals Growmark FS, Inc PO Box 116 Bloomsbury, NJ 08804 Phone: 908-479-4500 or 800-248-4649 and. Growmark FS, Inc. Route 519 White, NJ</p>	<p>Frey Alpha Veterinary Care Alpha, NJ 08865 Phone: (908) 454-8384</p> <p>Dr. Grodkiewicz Washington Animal Hospital Washington, NJ 07882 Phone: (908) 689-3267</p> <p>Dr. Wessel & Zaccheo Warren Animal Hospital Phillipsburg, NJ Phone: (908) 859-0702</p>

Due to its location midway between Route 78 and Route 80, White Township farmers utilize both local and regional markets for their products. At this time, local restaurants are not featuring locally grown products, but as is seen in other market sectors, it is anticipated that this will change and more local products will be utilized not only in restaurants, but in local supermarket chain stores as well.

¹ New Jersey Department of Agriculture, State Agriculture Development Committee. New Jersey Farmland Assessment data. 1984, 1991, 2001, 2005 and 2006. Warren County – White Township.

² New Jersey Office of the National Agriculture Statistics Service. Data available online at: http://www.nass.usda.gov/Statistics_by_State/New_Jersey/index.asp . Accessed December 2007.

³ New Jersey Department of Agriculture. New Jersey Agriculture 2006 Annual Report. www.state.nj.us/agriculture/pdf/06AnnualReport.pdf

⁴ Warren County Agriculture Development Board, Warren County Comprehensive Farmland Preservation Plan. April 2008.

⁵ The 2002 Census withheld this data to avoid disclosing information for individual farms.

⁶ Rutgers Cooperative Extension of Salem County. Green Pages: An Agricultural Resource Guide. Online at: <http://saalem.rutgers.edu/greenpages/index.html> . Accessed November 27, 2007.

CHAPTER 3: LAND USE PLANNING CONTEXT OF WHITE TOWNSHIP



Land Use Patterns

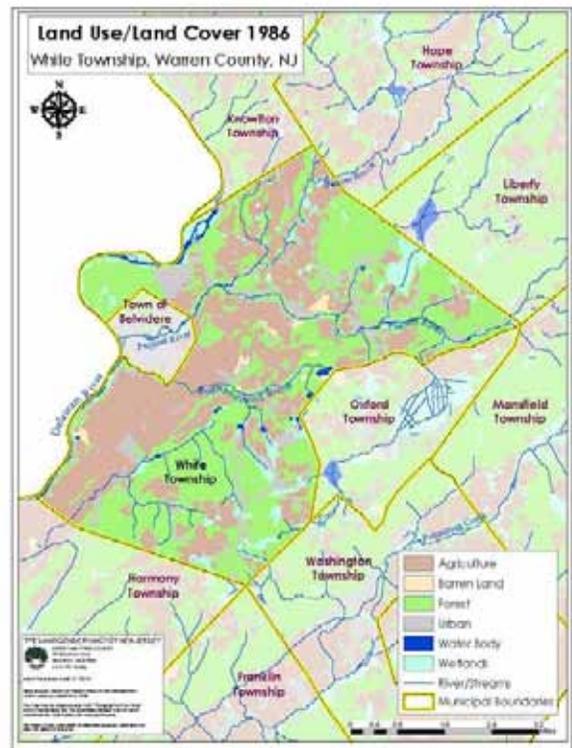
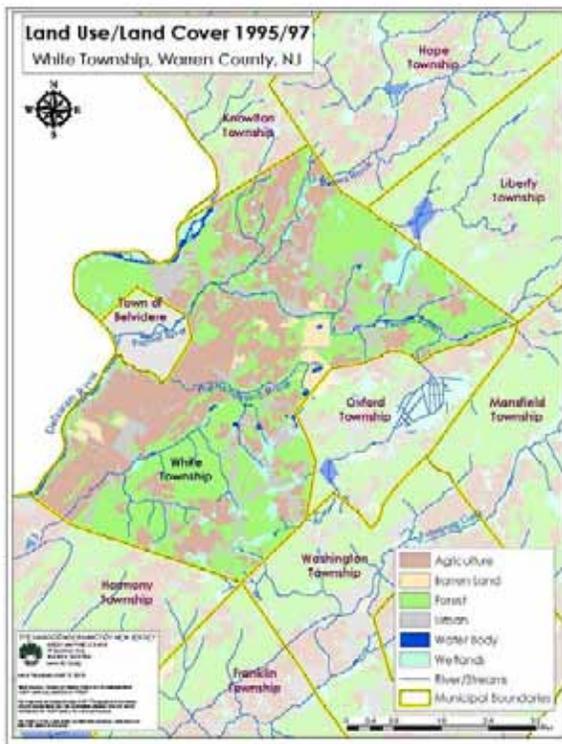
The land use patterns of White Township were first established during the eighteenth century. The Township is one of the earliest parts of Warren County to be settled by Europeans, with permanent settlements dating back to 1726. Founded in 1749, the Presbyterian Church in the Township's Hazen section is one of the oldest in western New Jersey. Today, there are two small villages in White Township, Buttzville and Bridgeville. These villages are associated with U.S. Highway 46, which runs through the northern half of the Township with accompanying commercial activity. N.J. Highway 31 enters the Township in its northeast portion for a short distance, terminating where it intersects with U.S. Highway 46. The Township consists of 28.6 square miles and has approximately 4,300 residents. White Township has traditionally been a farming community, and continues to be strongly so. However, in the past 20 or more years, newer homes on large lots have been built in the Township. (*NJGenWebProject*)¹

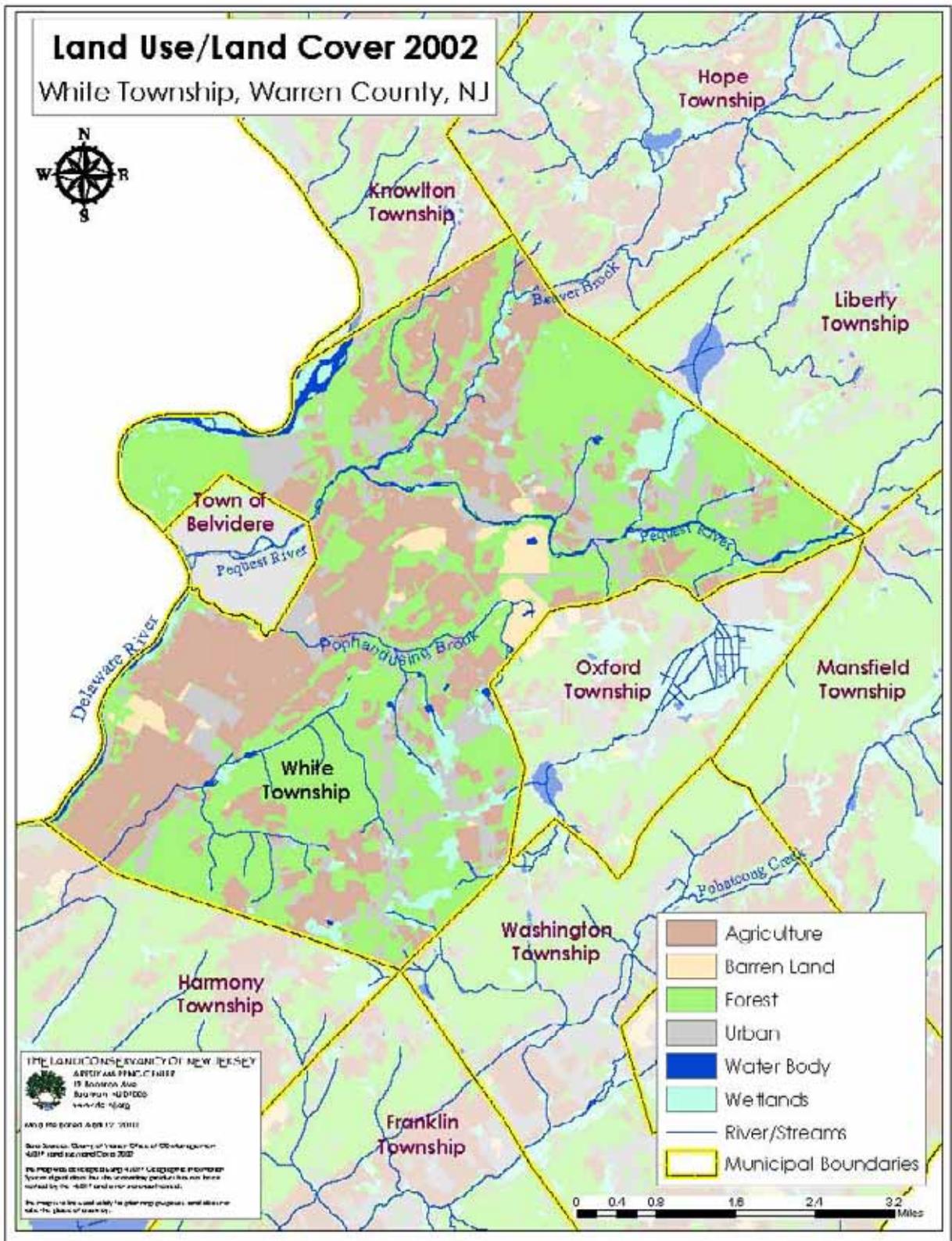
As the northeast United States grew into one of the major commercial areas on the continent, regional transportation routes were established throughout the area. The major thoroughfare between Kingstown, New York, and Philadelphia, Pennsylvania, now County Route 519, runs the entire length of the Township from north to south, and is a major county thoroughfare. Agricultural enterprises, including grist and saw mills, were gradually founded along this road in the White Township area, and such hamlets as Sarepta, Manunka Chunk, Hazen, and Lommasons Glen, formed along Route 519 and Highway 46. During the nineteenth century, the Belvidere and Delaware Railroad was completed along the Delaware River. It stimulated new industrial and residential development on the River, and the community of Foul Rift eventually formed.

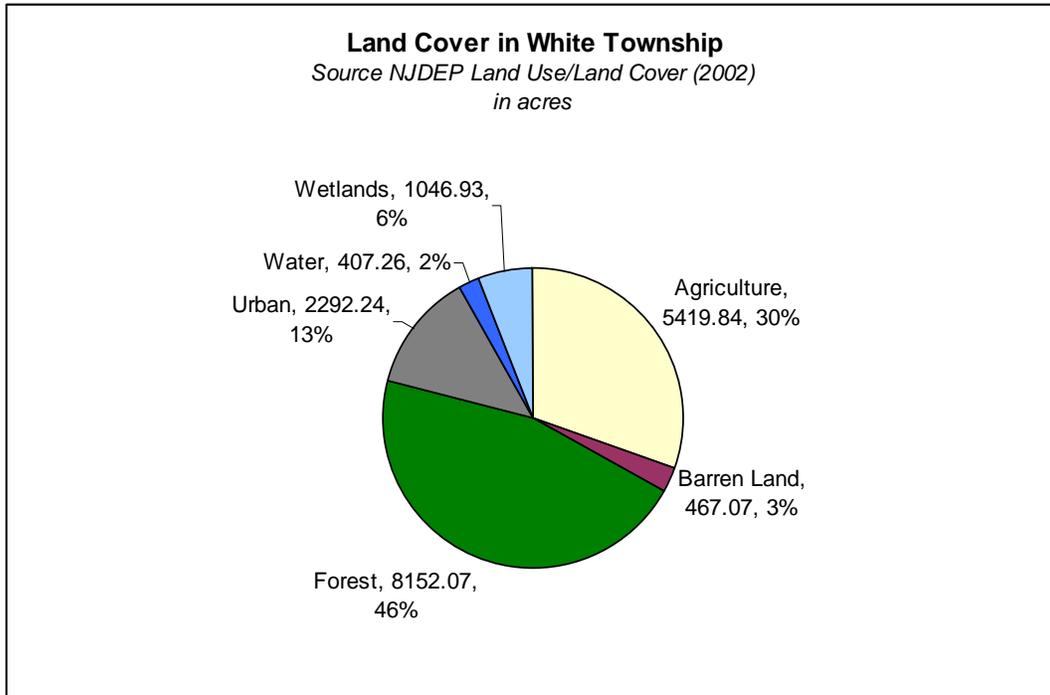
This centers-based land use pattern, with development in small towns and agricultural or natural areas surrounding them, remained prevalent throughout White and Warren County into the mid-twentieth century. Following World War II, suburban-style development expanded westward from New York City, and then eastern New Jersey. These development patterns were promoted by government incentives that encouraged the construction of single-family homes, and the construction of Interstate highways, including Interstates 78 and 80, that greatly increased the ease of living in rural communities, away from traditional employment centers.

Belvidere, adjacent to White Township in its western portion, Phillipsburg to the south, Washington Borough to the southeast, and Hackettstown to the east, have served as the traditional centers of commerce and industry for White Township. These areas, and their immediately adjoining areas, absorbed much of the rapid growth that occurred after World War II. Consequently, White Township still largely resembles the agricultural community it was fifty years ago.

Today, U.S. Highway 46 and County Route 519 maintain the most notable concentrations of commercial and residential development in White Township. The Warren County Administration Building, Detention Facility, and Road & Bridge Department are located in the southwest portion of the Township, and in the next several years a new County library is slated to be built next to these County facilities, located on County Route 519. Industrial areas are limited to land near the Delaware River, north and adjacent to Belvidere, where DSM Nutritional Products, Inc. has a large plant (formerly the Hoffman-LaRoche plant). Residences, many older, are established along Routes 46 and 519, as well as other County Routes that traverse the Township – 626, 623, 624, 618, 617 and 620, and many Township owned roads. In more recent years, a mixture of single family residential and age-restricted communities have been built in various portions of the Township. The remainder of White Township is either active agricultural lands (more so in the western half, but not restricted to such areas), public lands such as portions of Jenny Jump State Forest and Pequest Wildlife Management Area, or environmentally-sensitive ridgelines, water bodies, and forests (see *Land Use/Land Cover* maps, and *Land Cover Types in White Township* chart, below). (*Master Plan*)²







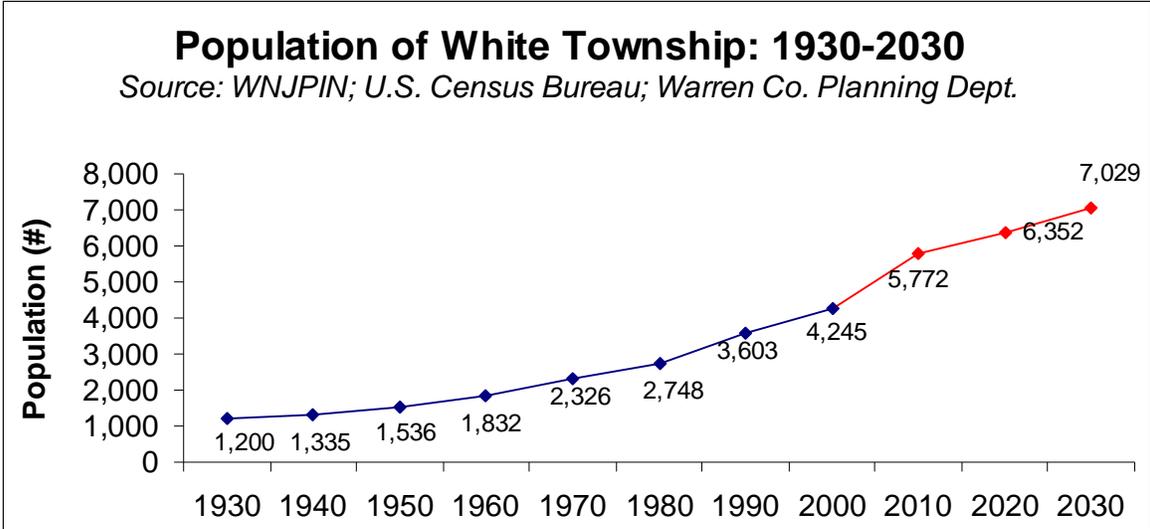
As shown in the table below, nearly 6% of the agricultural land base has been lost between 1986 and 2002. Correspondingly, there has been an increase in the amount of developed “urban and barren” land over the same time period.

Type	Land Use/ Land Cover 2002		Land Use/ Land Cover 1995/97		Land Use/ Land Cover 1986	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture	5,420	30.5%	5,869	33.0%	6,416	36.1%
Barren Land	467	2.6%	409	2.3%	136	0.8%
Forest	8,152	45.8%	8,074	45.4%	8,185	46.0%
Urban	2,292	12.9%	1,974	11.1%	1,579	8.9%
Water	407	2.3%	384	2.2%	391	2.2%
Wetlands	1,047	5.9%	1,075	6.0%	1,078	6.1%
	17,785		17,785		17,785	

Source: NJDEP Land Use/Land Cover data 1986-2002

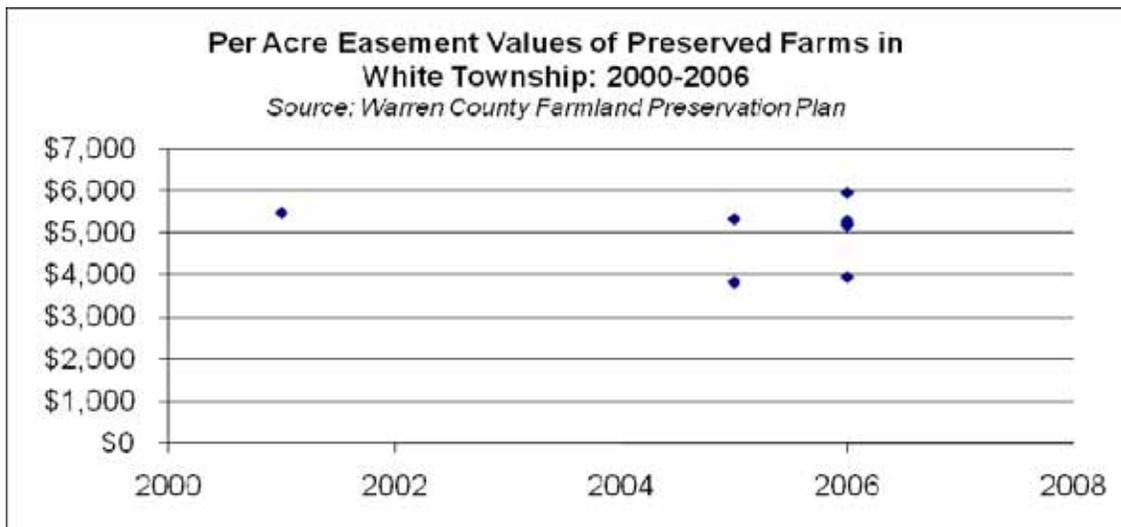
Development Pressure

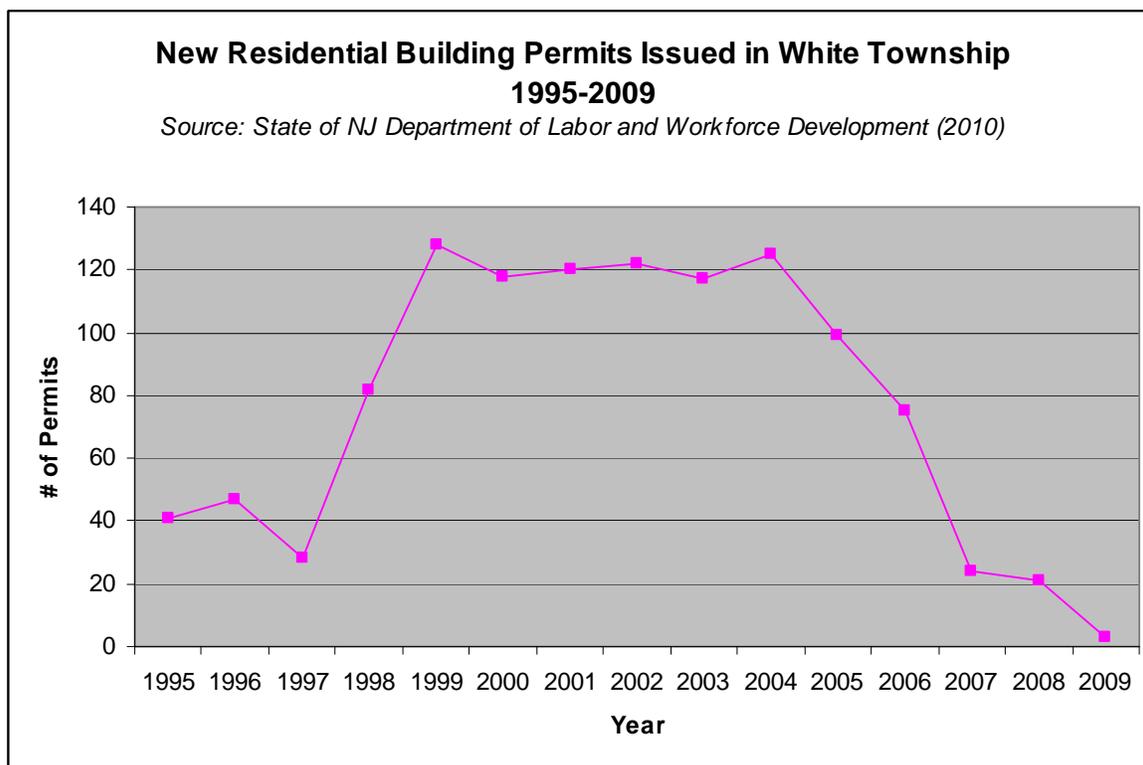
Despite its limited access to regional highways and mass transit, White Township has experienced substantial growth in recent years. White Township’s population has more than tripled since the beginning of World War II (1,335) to 2000 (4,245) (see *Population* chart below). The Township is ranked 10th in population out of the County’s 22 municipalities. Almost all of the Township’s growth has accumulated from individual homes constructed on small lots along the Township’s road network, and more recent residential housing developments, including age-restricted development (see *Building Permit* chart below). (*American Factfinder*)³ (*NJPIN, Labor Market Information Website*)⁴



Development pressures are expected to intensify in White for the near future, particularly in the Highlands Planning Area, where the stricter development standards of the Preservation Area do not apply. The adjacent Townships of Liberty, Oxford, Washington and Franklin Townships have seen increasing growth of single-family residential neighborhoods during the past thirty years, and the development footprint of Phillipsburg has extended north to Lopatcong, Harmony, and White. Future development north of Phillipsburg would most likely occur in White Township and surrounding communities. For these reasons, the population projections developed by the Warren County Planning Department anticipate that the population of White Township will increase approximately 65% by 2030 (see *Population* chart above).

Land values have remained somewhat steady over the past ten years. Per-acre easement values paid to preserve farmland in White Township have remained relatively steady in the range of \$5,500 per acre, but with some values above and below that general figure (see *Per Acre Easement Value* chart below).





Trends in Residential Building Permits

For the time period of 1995 until 2009, 1,150 permits for new residential construction were issued in White Township, with the bulk of them coming in a relative boom period of 1998-2004. Residential permitting for new construction began to decline in 2006 before reaching a low point in 2009 with just 3 permits issued for new residential construction within the Township.

Public Infrastructure – Sewer and Water

Publicly provided sewer and water service is provided in portions of White Township as part of the Pequest River Municipal Utilities Authority facilities for both Oxford Township and Belvidere Town. Future growth of the sewer service areas served by this Utility Authority is projected. The remainder of the Township is on private septic systems. The Township is serviced by several public community drinking wells, with the majority of the Township on private wells. (2008 Warren County Comprehensive Farmland Preservation Plan)⁵

The Town of Belvidere and the Township of White received approval from NJDEP on January 24, 2009 to coordinate wastewater planning efforts. Both municipalities have filed a Notice of Intent to conform with the *Highlands Regional Master Plan* and each municipality received a letter providing approval to submit an *Interim Wastewater Plan* and defer the full Wastewater Management Plan submittal until the Highlands

Conformance process is completed. The *Interim Wastewater Plan* follows the requirements of the "Interim Wastewater Plan Submission Requirements for Communities Seeking to Conform with the Highlands Regional Master Plan".⁶

The following Domestic Treatment Works Facilities are located within White Township:

- Warren County MUA Belvidere
- Warren County MUA Oxford
-

The following permitted individual discharges are located within White Township:

- Roche Vitamins Inc.
- Nutritional Products Inc.
- Warren County District LF
- Warren County Landfill
- Tilcon Oxford Quarry Inc.

The Township of White is within the Warren County/Pequest River Municipal Utilities Authority Sewer Service Area and contributes to the Belvidere Wastewater Treatment Plant which has a capacity of 500,000 gpd. The Township of White currently discharges an average daily flow of 76,000 gpd to the Warren County/Pequest River Municipal Utilities Authority Wastewater Treatment Plant. The planning flow for the Township of White is based on the Warren County/Pequest River MUA is 200,000 gpd. Currently there are approximately 1,010 people serviced by the sanitary sewer system. (*Interim Wastewater Management Plan*)

The *Interim Wastewater Management Plan* identifies properties within the Highlands Preservation Area along County Route 519 that have been developed and connected to the sanitary system. In addition, the Township has depicted all areas along Route 46 between Route 31 and Lot 2 in Block 55 adjacent to Upper Sarepta Road whether in an Existing Community Zone or not due to a number of septic system failures that have occurred along Route 46 due to its proximity to the Pequest River and the results of NJDEP testing of Pequest River waters which identified fecal loading entering the river. The *Highlands Regional Master Plan* allows the sewerage of areas with Conservation and Protection Zones when there is a documented or imminent threat to public health and safety due to a pattern of failing septic systems. (*Interim Wastewater Management Plan*)

New Jersey American Water Company provides public water service to a portion of White Township. The Water Allocation Permit for the area permits a diversion of 28.5 million gallons per month (MGM). The projected peak monthly and annual demands are 17,988 MGM and 156,223 MGY.

There are 282 acres in White Township that are located within the existing sewer service area and 1,092 acres located within the future sewer service area. Based upon a GIS analysis, 81.55 acres of active agricultural land fall within the area to be served by future wastewater service. These lands are located along the Route 46 corridor and just north of Route 46 along County Route 519. These lands are not in conflict with agricultural preservation efforts.

Existing and Future Sewer Service Area

Interim Wastewater Management Plan

TOWNSHIP OF WHITE

WARREN COUNTY
NEW JERSEY

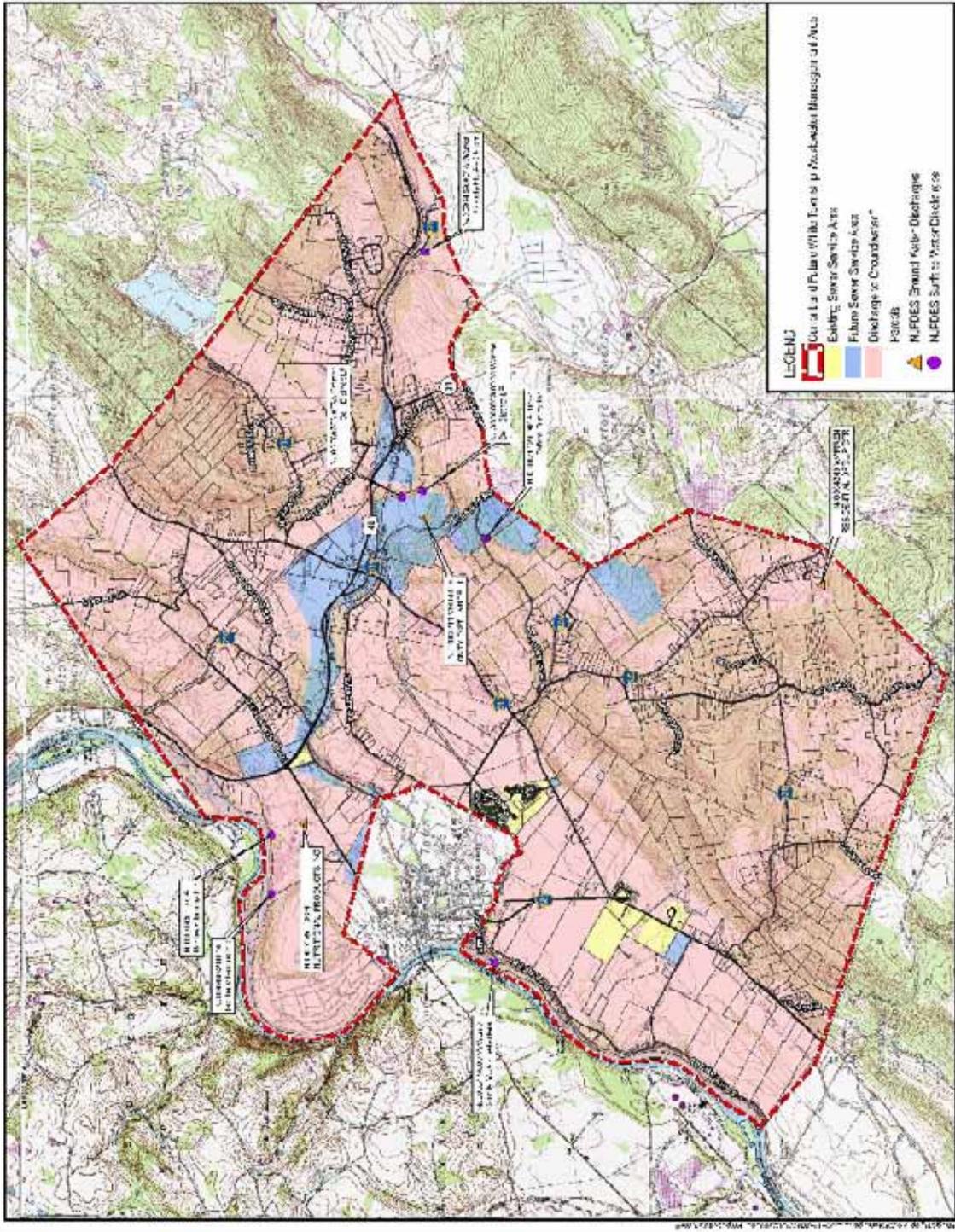


* Distances are approximate and of 20.00 feet for 1" = 4,000' of horizontal distance. A maximum of 10% error is allowed in the horizontal distance. The vertical distance is not shown. The vertical distance is not shown. The vertical distance is not shown.

WARREN COUNTY, NEW JERSEY
WARREN COUNTY, NEW JERSEY
WARREN COUNTY, NEW JERSEY



JULY 2009



Land Use Planning Initiatives

White Township has been the subject of extensive and sustained land use planning efforts undertaken by all levels of government. Through the *State Development and Redevelopment Plan* and the *Highlands Regional Master Plan*, New Jersey has recognized White Township as the location of prime agricultural and natural resource lands.

State Development and Redevelopment Plan

The New Jersey State Planning Commission has drafted the *State Development and Redevelopment Plan* (SDRP) that outlines general policy objectives concerning land use and future development in the State. (*2001 NJ State Development and Redevelopment Plan*)⁷ The SDRP identifies five Planning Areas within the State where different sets of goals and guidelines are considered appropriate to determine development activities (see *NJ State Development and Redevelopment Plan* map below). These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive lands.

The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are categorized as Urban Centers, Regional Centers, Towns, Villages, and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

Metropolitan Planning Areas (PA1) are comprised of the most intensely developed regions in the state. The goals in this planning area revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan Planning Area is identified as the most appropriate location for future development in New Jersey. White Township does not contain land within the Metropolitan Planning Area.

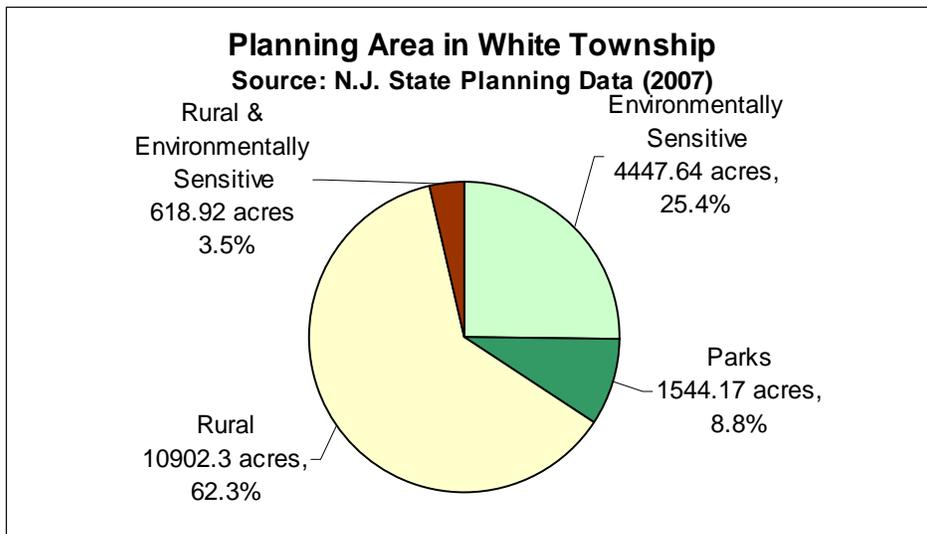
Suburban Planning Areas (PA2) are called upon to support most of the new development that will occur in New Jersey while maintaining the character of existing communities there. Growth in suburban town centers is especially encouraged in order to help protect and preserve the natural resources that exist in these areas. The Suburban Planning Area is meant to complement metropolitan areas, and is most commonly found outside heavily urban areas. White Township does not contain land within the Suburban Planning Area.

Fringe Planning Areas (PA3) serve as an appropriate interface between suburban and rural areas. They are not as developed as metropolitan and suburban areas, but support more development activity than nearby rural lands. Fringe Areas play the important role as a buffer between these largely incompatible land uses. Consequently, they are often the frontlines of urban sprawl, and must be carefully planned to ensure that development is appropriately restricted to existing urbanized areas. White Township does not contain any land within the Fringe Planning Area.

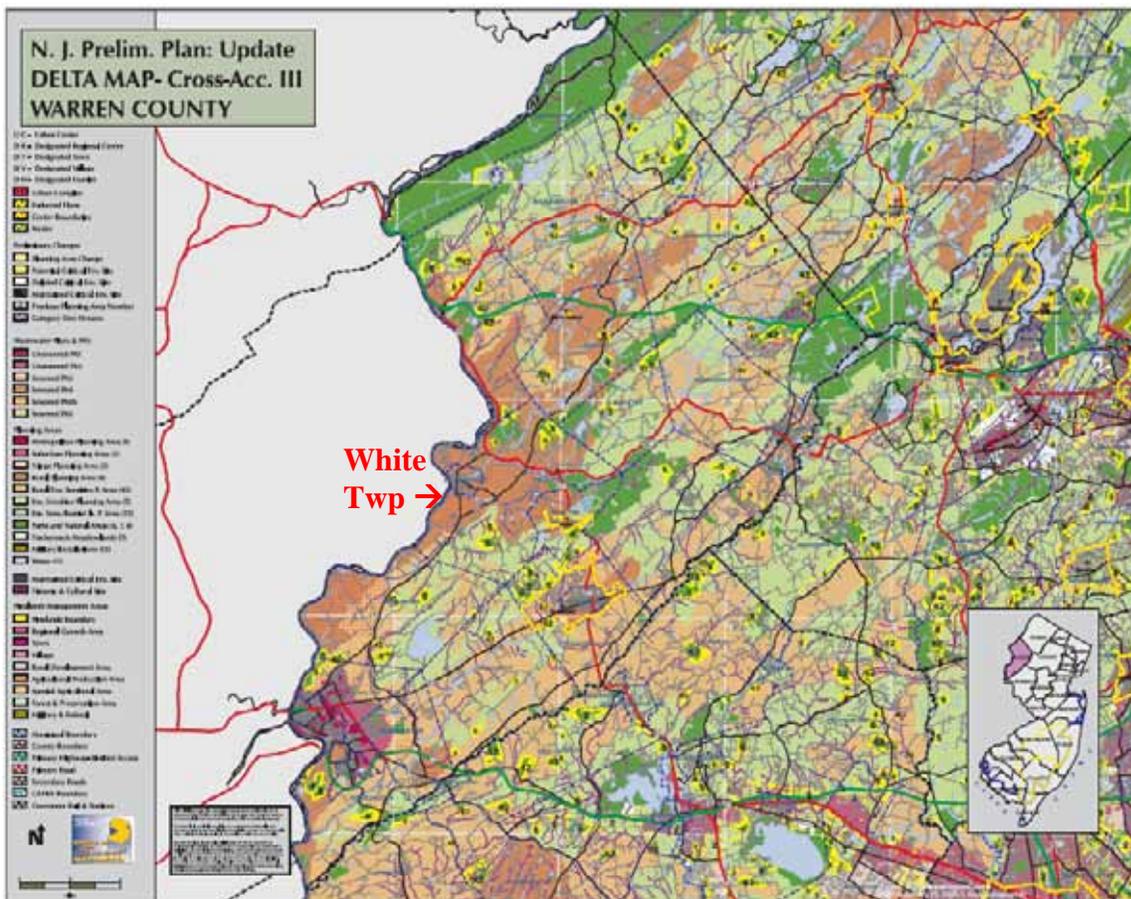
Rural Planning Areas (PA4) are suitable for the preservation of large contiguous areas of farmland. Sustaining the agricultural industry while confining development and redevelopment within existing towns are included among the policy objectives applicable to these areas. Lands within the Rural Planning Area in White Township total approximately 10,902 acres (62%), and are located in all portions of the Township except the northeast corner and southeast portion. This is by far the largest planning area within the Township.

Much of the land within the Rural Planning Area supports environmentally-sensitive resources such as underground aquifers or critical wildlife habitats. These areas are designated as the *Rural-Environmentally Sensitive Planning Area* (PA4B), and number approximately 619 acres (4%) in White, limited to portions of the Township’s southern border with Harmony.

Environmentally Sensitive Planning Areas (PA5) contain lands where natural resource preservation should be the primary planning consideration. Development should be minimized or constrained to existing centers while large contiguous natural areas should be preserved as open space. Large areas of White Township fall within the Environmentally Sensitive Planning Area, mostly in the northeast corner and southeast portion. This Planning Area occupies approximately 4,448 acres (25%) of the Township. White Township also has 1,544 acres of its land (9%) in State Park land. The table below identifies the amount of active agricultural land in each of the Planning Areas in White Township. (See *Planning Areas in White Township* chart, table and figures below).



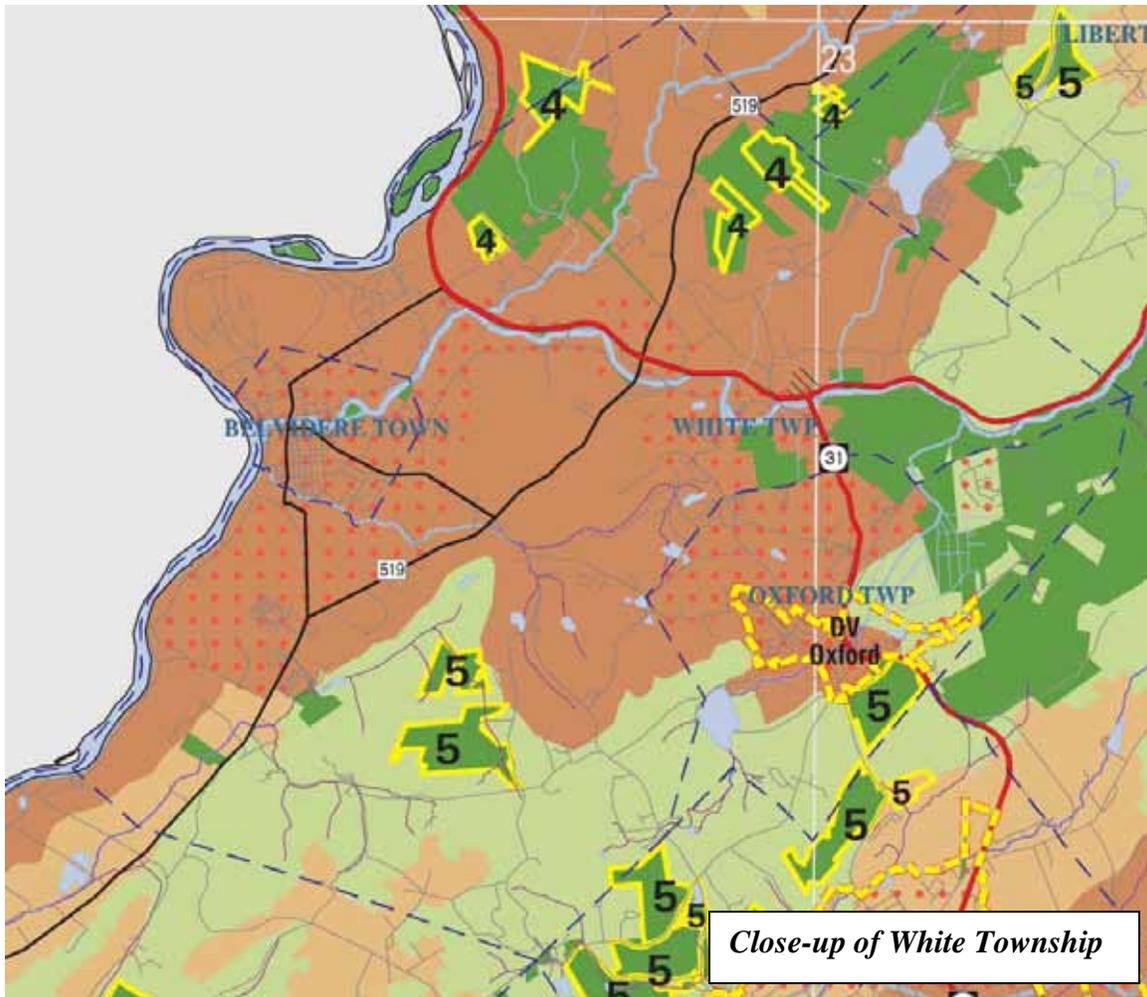
Land Cover	Rural (PA4)		Environmentally Sensitive (PA5)		Rural Environmentally Sensitive (PA4B)		Parks	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture	3,978.10	36.5%	516.45	11.6%	526.92	85.1%	398.37	26%
Barren	459.37	4.2%	5.93	0.1%	1.76	0.3%	0.00	0%
Forest	4,003.03	36.7%	3,184.31	71.6%	47.44	7.7%	915.4	59%
Urban	1,756.81	16.1%	477.16	10.7%	31.48	5.1%	26.41	2%
Water	120.14	1.1%	15.23	0.3%	0.65	0.1%	21.53	1%
Wetland	584.85	5.4%	248.55	5.6%	10.67	1.7%	182.45	12%
	10,902.30		4,447.63		618.92		1544.16	



Source: New Jersey State Planning Commission. New Jersey State Development and Redevelopment Plan. March 2001

Centers are defined by the New Jersey State Planning Commission as “compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.” (SDRP) Centers become *proposed* and then *designated* after the municipalities or counties that encompass them submit development plans to the State Planning Commission, which are

subsequently endorsed by the Office of Smart Growth. White Township does not contain any Proposed or Designated Centers. However, there are three *identified* centers – Bridgeville, Buttzville, and Foul Rift. (*State Development and Redevelopment Plan, 2001*) An identified center is simply one indicated by the State Planning Commission as having potential to be designated in the future. Using SDRP criteria none of these identified centers qualify as villages. Bridgeville and Buttzville qualify as hamlets. With the recent destruction of many of the cottages in Foul Rift due to flooding there is not much remaining in Foul Rift, if it is considered a center, it would qualify as a hamlet.⁸



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

Highlands Regional Master Plan

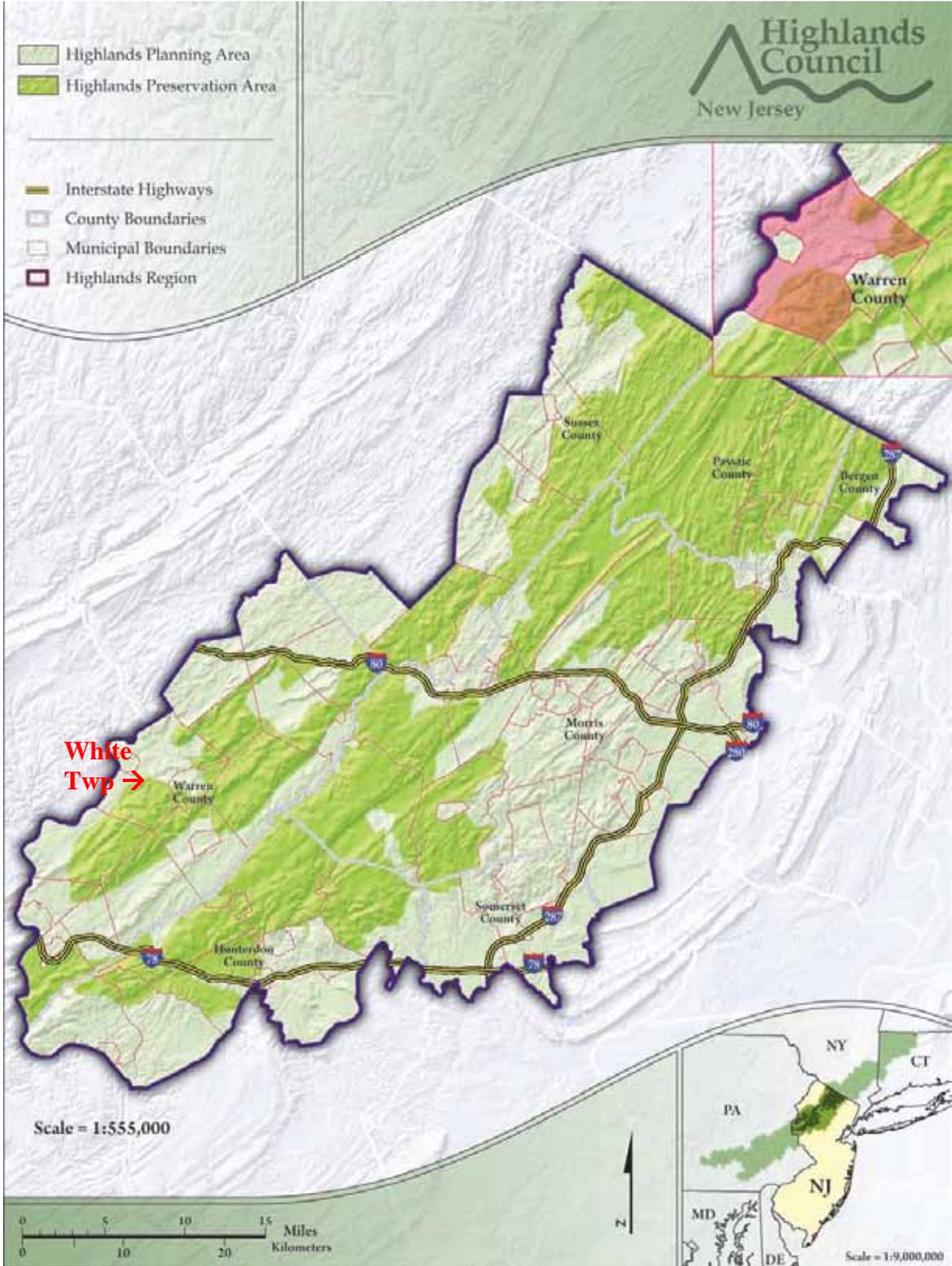
The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act (HWPPA) on August 10, 2004. In an effort to ensure the integrity of northern New Jersey’s drinking water resources, the HWPPA imposes strict land use controls over large parts of the 88-municipality region, known as the Highlands Preservation Area. Lands within the Preservation Area are subject to heightened restrictions on development, water

use and activities that affect water quality, or environmentally sensitive lands. The HWPPA expands mandatory buffers around the region's streams and water bodies, sets limits on impervious coverage for individual properties and requires Highlands Regional Master Plan (RMP) conformance from Preservation Area municipalities, among other criteria. Lands in the Highlands Planning Area are not subject to the strict land use controls of the Preservation Area. However, municipalities can opt in to the stricter standards if they choose to, and are offered planning grants by the N.J. Highlands Council to help align Municipal Master Plans with the RMP. The Council passed the final RMP in July 2008, which was then ratified via a September 5, 2008 Executive Order by N.J. Governor Jon S. Corzine. This means that the RMP is fully in effect, now being the planning document for the Preservation Area, and also for Planning Areas where towns opt into the RMP.

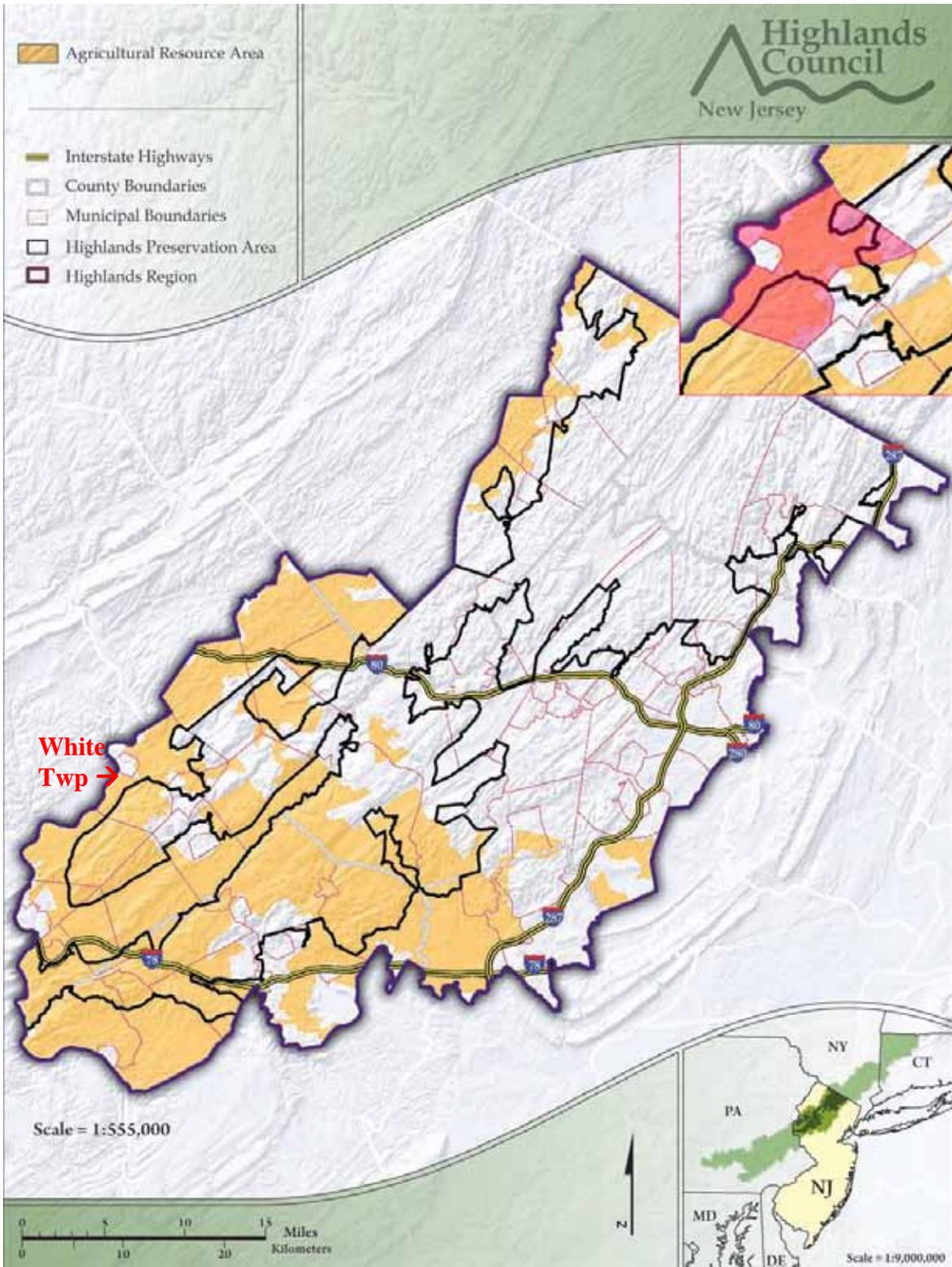
As defined by the HWPPA, all of White Township is located within the Highlands region. Roughly 7,812 acres (44% of the Township) east of County Route 519 and west-southwest of County Route 623, along with portions of the northern border with Hope and Liberty Townships, and in the northeast corner adjacent to Liberty and Oxford Townships, fall within the Highlands Preservation Area, and are subject to the strict standards that apply there (see *Highlands* map below). The Preservation Area in White Township approximately corresponds with "Environmentally Sensitive" and "Park" land, as indicated in the *State Development and Redevelopment Plan*, and includes many of the Township's slopes that are greater than 10 percent. The Preservation Area also encompasses about 3,999 acres of the Township's total farmland (42%) (see *New Jersey Highlands Planning and Preservation Boundaries* map below). The remainder of the Township, in its southern, central, northwest, and western portions, and along portions of the northern boundary with Hope and Liberty Townships, (approximately 9,984 acres, or 56%) falls within the Planning Area. (*2006 Highlands Draft Regional Master Plan*)⁹

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

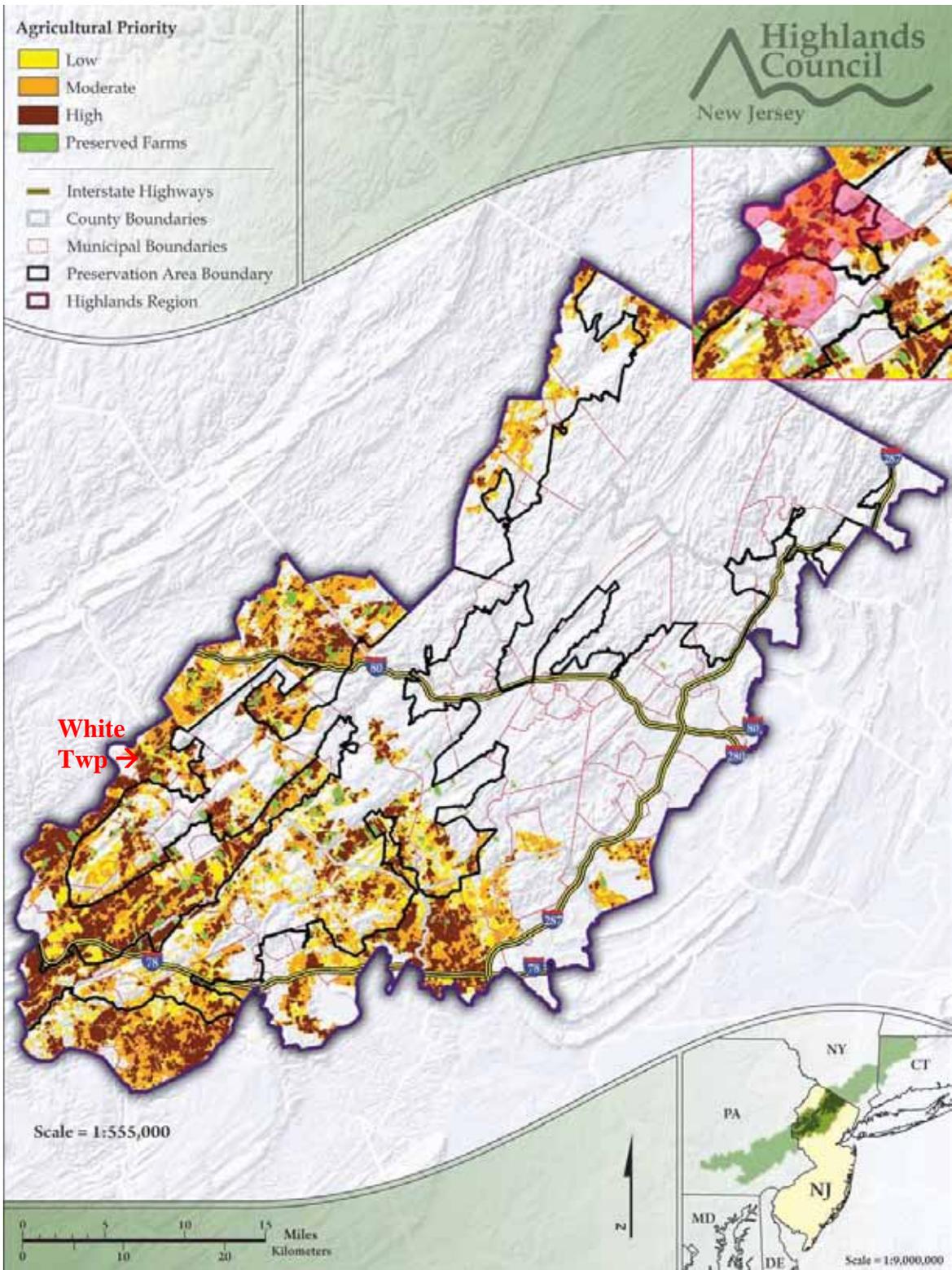
The Highlands Council also identifies Agricultural Priority Areas – subsets of the larger Agricultural Resource Area that are particularly well-suited to agricultural production. Criteria used by the Highlands Council to delineate these areas include soil quality, tillable acreage, buffers, development potential, local commitment, contiguity with other farm parcels and size. (*Highlands Sustainable Agriculture Technical Report*)¹⁰ Most of the land in White Township west of County Route 519 (south of Belvidere), and east of and adjacent to Belvidere, is designated as High Priority Agricultural Areas, which roughly corresponds with many of the prime farmland soils in the Township (see *Agricultural Priority Areas* map below).



Source: N.J. Highlands Council Regional Master Plan



Source: N.J. Highlands Council Regional Master Plan



Source: N.J. Highlands Council Regional Master Plan

Warren County Strategic Growth Plan

The *Warren County Strategic Growth Plan* fulfills the requirement set forth by the New Jersey County Planning Act (N.J.S.A. 40:27-1 et seq.), that counties must adopt a plan that governs their physical development. The *Strategic Growth Plan* was adopted in December 2004 and revised in October 2005, and serves as an update to the County's 1979 *General Development Plan* and the 1984 *Transportation Plan*. The *Strategic Growth Plan* is an effort to enhance intergovernmental coordination by serving as an intermediary between State and local governments. As such, it is a vital link in the planning process that connects policy with action. It incorporates State-level land use policies, as outlined in the State Plan, into plans for local, on-the-ground initiatives such as center designations and resource conservation efforts. (2005 *Warren County Strategic Growth Plan*)¹¹

The *Strategic Growth Plan* was developed with input from the Warren County Planning Board, an 88-member steering committee, and eight public meetings held throughout the planning process. This resulted in a series of general policy goals and indicators that measure the progress being made towards these goals. The number one goal identified in the *Strategic Growth Plan* is the preservation and enhancement of the County's rural character. Corresponding indicators include preserved open space and farmlands, designated historic sites, agricultural output and agricultural land base. Among the goals identified by the *Strategic Growth Plan* is concentrating growth in existing centers, improving public infrastructure in these centers, and maintaining quality of life for local residents. (2005 *Warren County Strategic Growth Plan*)

The *Warren County Strategic Growth Plan* supports an alternative, centers-based scenario where commercial and industrial zones are restricted to existing centers of development. Public opinion surveys that were conducted as part of the *Strategic Growth Plan* identify this alternative scenario as the preferred option to the existing zoning scheme. The Plan's transportation modeling also shows that the alternative zoning is less likely to induce additional traffic delays. (2005 *Warren County Strategic Growth Plan*)

The *Strategic Growth Plan* concludes with a series of recommendations that are aimed at advancing this alternative, centers-based scenario. Many recommendations are focused on promoting development in existing centers. These include allowing non-residential zones only in existing centers, reviewing and improving local design standards, creating transportation financing districts and pursuing downtown revitalization through brownfield redevelopment and Urban Enterprise Zone designation. Other recommendations advocate resource preservation efforts such as open space and farmland preservation, stormwater planning, density transfer programs (including TDR) and subdivision design ordinances that mandate clustering or conservation design. (2005 *Warren County Strategic Growth Plan*)

Municipal Planning

White Township has developed a comprehensive *Master Plan*, dated June 14, 2004, that emphasizes farmland and open space preservation as principal objectives. The *Farmland*

Preservation Element of this Plan indicates there are 132 farm properties within the Township that are "... actually engaged in some agricultural activity". The *Master Plan* discusses the following relative to farmland preservation:

1. The Township should act to provide additional sources of income to farmers, which are presumably farm related, but do not conflict with the primary farming operation. This would help to generate additional income for farmers, often times critical for them to remain solvent and profitable, and decrease pressure to sell their property for development;
2. White Township has adopted the Right to Farm Ordinance in Chapter 65 of the town code, indicating strong support for farming as an industry in the Township;
3. The Township has adopted a dedicated property tax of 2 cents to be used for the purchase of development rights for farmland (and other open space). Raised monies are to be used in the most cost effective manner to maximize acreage whose development rights are secured. Option agreements, installment purchases, and encouragement of donations of permanent development easements, are all to be utilized; and,
4. Coordinate agricultural preservation activities with the State Agriculture Development Committee (SADC), State Board of Agriculture, Warren County Agriculture Development Board (CADB), and other open space preservation activities in the Township. (*White Township Master Plan*)

The *Land Use Element* of the *White Township Master Plan* documents that approximately 9,360 acres (53%) of the Township is farmland, and strongly supports White Township as an agricultural community.

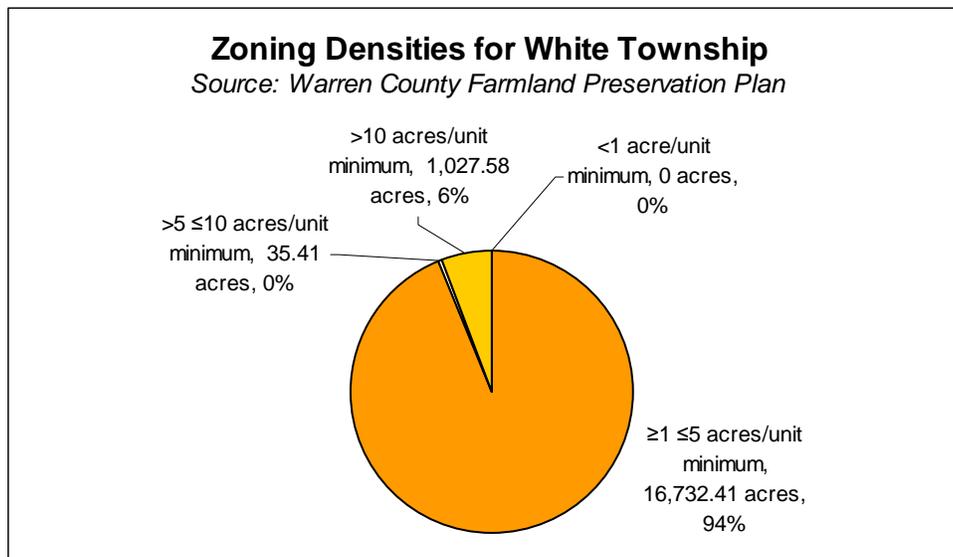
The following planning strategies are recommended since, singly or in combination, they may further the Township's farmland preservation goals. These different planning strategies should be explored and considered by a combination of White Township's Planning Board, Town Council, Agricultural Advisory Committee, and Open Space and Farmland Preservation Committee, in consultation with the Warren County Agriculture Development Board:

- Development clustering on parcels zoned for densities of less than one unit per acre;
- Lot size averaging within Low Density (LD) and Very Low Density (VLD) zones;
- Transfer of Development Credits from parcels that are desirable for preservation to parcels that are more appropriate for development;
- Transfer of Development Rights from areas that are desirable for preservation to areas that are more suitable for development; and,
- Rural Estate Planning where financial incentives are provided for permanently preserving agricultural lands under a common ownership.

The *Open Space and Recreation Element* of the *White Township Master Plan* indicates agriculture open space as an essential component of open space planning. Therefore, this element of the *Master Plan* is also supportive of White Township's farmland preservation efforts.

Municipal Zoning

A vast majority of White Township (16,732 acres, or 94%) is zoned for development densities of between 1 and 5 acres per unit, and includes such zones as single dwelling cluster (424 acres), light industry (9 acres), retail and commercial/service (463 acres), retail (108 acres), industry (2,260 acres), industry/quarry (339 acres), single family dwelling (13,062 acres), and office buildings (68 acres). 35 acres (less than 1%) are zoned for between 5 and 10 acres, while 1027 acres (6%) are zoned for greater than 10 acres. None of the Township is zoned for less than one acre. Buffers provided by the existing zoning are currently adequate for farmers, although in some places it is close and can be problematic. The Planning Board is sensitive to these situations and with the support of the Agricultural Advisory Committee, will limit any potential conflicts in land use in the future.



In the 2004 *Master Plan*, the Township indicated that one of its clear policy directions was to "... support the agriculture community". In addition the Plan indicates that "In a municipality such as White Township, where retention of the rural/agricultural character is very important, design requirements for development should reduce the impact on the land as well as the visual impact as much as possible". As such, the Plan indicates that generally acceptable density in the Township should not be more than one home per three acres. (*White Township Master Plan*) The *Master Plan* thus indicates strong support for agriculture.

In addition to strategically locating development of high and low density, there are a number of other planning techniques that the Township could actively explore to further its farmland preservation goals. These include:

Cluster zoning allows development to occur on a smaller percentage of a site while retaining the net development density permitted by local zoning. A common cluster zoning

provision would allow (or require) 50% of a site to be preserved in its natural or agricultural state and would permit the other half of the site to be developed at twice the allowable zoning density. Some clustering ordinances require that certain sensitive natural areas or prime farmlands on a development site be preserved.

Lot size averaging is another planning tool that maintains the net allowable zoning density on a site, but does not enforce uniform lot size requirements or setbacks. This allows for some development lots to be very small in order to accommodate affordable housing units, neighborhood commercial stores, or “village” development densities, while other lots can be very large in order to encompass active farms or natural areas.

Non-contiguous cluster zoning, in contrast to regular cluster zoning, permits the transfer of development density *between* parcels instead of only within parcels. First, a “sending” parcel (where the permitted development density is reduced) and a “receiving” parcel (where the permitted development density is increased) are designated. Then, the total development potential on both properties is calculated. In a case where two fifty-acre parcels are undergoing non-contiguous clustering under ten-acre zoning, there are five permitted units on each lot and ten permitted units overall. Finally, the overall development potential (10 units in this case) is applied to the receiving parcel while the sending parcel is permanently protected from future development. Non-contiguous clustering allows for development to be moved out of prime agricultural areas and concentrated into more appropriate and desirable locations.

The above tools are voluntary options that a town may use when determining maximum lot sizes and mandatory set asides for resource protection. If the Township turns to mandatory cluster provisions or a mandatory transfer of development rights (TDR) program, the Agricultural Advisory Committee will work the Planning Board to ensure agricultural resources and land are set aside in a manner to ensure viability of the farm in the future.

White Township’s zoning map is included on the following page.

Transfer of Development Rights

Transfer of Development Rights (TDR) is a growth management tool that allocates development rights from one location (the preservation or “sending” area), to another (the development or “receiving” area). These development rights are purchased by developers, and allow them to build at higher densities within the receiving zone than what existing zoning permits. Viewed as an equity protection mechanism, transfer-of-development rights provides for the preservation of important agricultural lands while fully compensating landowners and minimizing public expenditures. To date, this program has not been utilized by White Township to preserve farmland.

The New Jersey State Transfer of Development Rights Act (*N.J.S.A. 40:55D-140*)¹² authorizes the transfer of development rights by municipalities and outlines what a town must do in order to adopt or amend a TDR ordinance. First, the municipality must prepare a Real Estate Market Analysis (REMA) that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. It must then amend its master plan to include a Development Transfer Plan Element that outlines a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. An updated Utility Service Plan and Capital Improvement Program for the receiving zone should be adopted as well. Finally, a town must receive approval from the State Planning Commission to adopt the TDR ordinance. (*N.J.S.A. 40:55D-140*)

There are several different transfer-of-development rights programs that may be instituted in White Township. One such program is the *intra-municipal* TDR in which sending and receiving areas are located within the same town. *Inter-municipal* TDR programs establish sending areas in one municipality and receiving areas in another. Some form of tax-based revenue sharing may be necessary with inter-municipal TDR programs.

White Township also has the opportunity to participate in a *regional* TDR program. With passage of its final Regional Master Plan in July 2008, and the September 5, 2008 ratification by Governor Jon S. Corzine, the New Jersey Highlands Council has established a regional TDR program that will be open to all municipalities within the seven county Highlands Region. It is expected that the Council will establish a TDR Bank in late 2008, and that funds will be available to start the program. Once the Bank is established, the Highlands regional TDR program will be effectuated. (*Eileen Swan*)¹³ Through the Highlands program, landowners in the Highlands Preservation Area may sell the development rights on their lands to developers, who will then exercise them in voluntarily designated receiving areas throughout the seven-county region. Municipalities containing these receiving areas will have the right to assess impact fees of up to \$15,000 per unit for all new development. They will also be able to apply for grants to offset the costs associated with amending their master plans and municipal ordinances. 44% of White Township falls within the Highlands Preservation Area and is eligible for designation as a TDR sending area through this program.

TDR will be considered by White Township on a case by case basis and when another community that is willing to accept the transferred credit is identified. Oxford Township is working to redevelop abandoned industrial sites and direct development pressure toward higher density neighborhoods surrounding the existing downtown. Oxford could be a future partner with White Township if a municipal TDR program is put in place.

The New Jersey TDR Bank and the Office of Smart Growth is facilitating TDR activities statewide. It offers Planning Assistance Grants and technical assistance to municipalities looking to establish municipal TDR programs, and may provide funds for the purchase of development credits. The State TDR Bank will also provide financial banking on loans secured using development credits as collateral, and keep records of all development credit transfers within the State. The New Jersey Office of Smart Growth (OSG) also offers

Smart Future Planning Grants to municipalities in order to help them plan for and implement TDR programs. White Township may benefit from participating in a TDR program, primarily as a Township with sending areas.

¹ NJGenWebProject. <http://www.rootsweb.ancestry.com/~njwarren/wcmunic.html#oxfor>. Accessed July 13, 2008.

² Eric K. Snyder and Associates, Inc. White Township Master Plan. June 14, 2004.

³ United States Census Bureau. American Factfinder – Warren County, New Jersey. www.factfinder.census.gov. Accessed July 15, 2008.

⁴ Workforce New Jersey Public Information Network. Labor Market Information Website: <http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm>. Accessed July 15, 2008.

⁵ Warren County Comprehensive Farmland Preservation Plan. April 2008.

⁶ Township of White and Town of Belvidere. Interim Wastewater Management Plan. June 2009.

⁷ New Jersey State Development and Redevelopment Plan. March 2001.

⁸ Personal communication with Joseph J. Layton, Township Planner. Maser Consulting. April 13, 2010.

⁹ New Jersey Highlands Council. Draft Highlands Regional Master Plan. November 2006.

¹⁰ Highlands Sustainable Agriculture Technical Report. January 2007.

¹¹ Warren County Planning Department. Warren County Strategic Growth Plan, 2005 update. <http://www.co.warren.nj.us/planning/includings/2005strategicgrowthplan/Section%203-1.pdf>. Accessed July 15, 2008.

¹² New Jersey Statutes Annotated 40:55D: Municipal Land Use Law.

¹³ Personal communication with Eileen Swan, Executive Director, New Jersey Highlands Council. September 1, 2008.

CHAPTER 4: FARMLAND PRESERVATION PROGRAM – OVERVIEW



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

There are **752 acres^a** of preserved farmland in White Township and the first farm preserved was the 28-acre Schneiber Farm in 2000. In 2008 the Township preserved its first farm through the municipal Planning Incentive Grant program. The 43-acre Parks farm was preserved on August 13, 2008 with funding from White Township, Warren County and the SADC. The White Township Agricultural Advisory Committee and local farmers remain firmly committed to farmland protection and support the preservation of agricultural land throughout the Township.

Warren County Agricultural Development Areas (ADAs)

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

Statutory Criteria:

- The land must be agriculturally productive or have future production potential. Also, zoning for the land must permit agriculture, or permit it as a nonconforming use.
- Suburban and/or commercial development must be reasonably non-existent in the proposed ADA area.

^a The total acreage of preserved farmland is based upon information provided by the SADC and Warren CADB. This slightly different from the acreage calculated using the ArcGIS software in *Chapter 5*.

- The land must comprise no greater than 90% of the agricultural land mass of the County.
- Any attributes deemed appropriate by the Board must also be incorporated.

Prior to this year, the entire County had been designated as being part of the Agricultural Development Area (ADA) with the exceptions of Hackettstown, Belvidere, Philipsburg, and Washington Borough. As part of the *2008 Comprehensive Farmland Preservation Plan*, the Warren CADB updated their ADA designating land capable of supporting agriculture and excluding those lands that are protected as public open space, developed areas, and land contained within the developed Boroughs and Towns located within the County.

Utilizing the state’s regulatory criteria for designating ADA and existing farmland assessment data, the County designated an ADA on a county-wide basis that does not exceed 90% of the County’s agricultural land base. A map of the location of the ADA in White is included within the *Project Areas Map* in this Plan.

County Criteria:

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

Overall, there are 9,378 acres of farm assessed parcels in White Township. Of this, 9,150 acres (96%) of farm assessed land in White is included within the Warren County ADA. The *Farmland Map* in this Plan shows the farm assessed lands in the Township, including all preserved farms.

All lands in White Township are included in the Warren County ADA except for the following areas as they are nearly all publicly preserved open space and within or adjacent to populous regions of the Township:

All land in White Township west of CR-620 and the Belvidere border, east to the intersection of CR-620 and US-46, west of US-46 to the White Township border. (2008 Warren County Comprehensive Farmland Preservation Plan)¹

Farmland Preserved to date by program

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

allowing \$0.02 per \$100 of total county equalized real property valuation to be collected. This referendum gave Warren County elected officials the tools to “preserve prime farmland, including small operations, which receive low priority from the present state program”. Since 1999, Warren County voters have approved two increases to the amount collected for the Open Space and Farmland Preservation Trust to the current amount of \$0.06 per \$100 of total county equalized real property valuation to be collected. Funding allocation to farmland preservation has increased to 55% of the Fund. (2008 Warren County Open Space and Recreation Plan)²

As of April 2010, there are twelve farms preserved in White Township, protecting over 750 acres. With an average cost of \$7,213 per acre, the State of New Jersey had spent \$3,616,047, approximately 66% of the total cost share, to protect farmland in White. The County had spent a total of \$1,591,191, or approximately 29% of the total cost share, and the Township of White had also spent \$288,762, approximately 5% of the total cost share.

Preserved Farms in White Township

Farm	Program	Acres	Total Cost	State Cost	County Cost	Municipal Cost	Cost Per Acre	Year Purchased
Schneiber, Harry	Cty Easement	30.87	\$154,612	\$102,285	\$51,988	\$ -	\$5,500	2000
Crossroads Farm Polhemus (Hensler)	Cty Easement *	108.47	\$648,762	\$419,402	\$229,360	\$ -	\$6,000	2004
Caruso (Hionis)	SADC Direct	126.07	\$673,716	\$673,716	\$ -	\$ -	\$5,343	2005
Bullock	Cty Easement	107.42	\$392,400	\$255,060	\$137,340	\$ -	\$3,850	2005
Enz, Kathleen	Cty Easement	38.91	\$196,836	\$124,158	\$72,678	\$ -	\$5,200	2006
Matthews, Ivan	Cty Easement	46.88	\$188,992	\$121,240	\$67,752	\$ -	\$5,300	2006
Dunne: Ridge & Valley Conservancy**	Non Profit Grant	73.66	\$180,000	\$90,000	\$70,000	\$16,000	\$3,959	2006
Pequest Development*** (Warren County)	Cty Easement	60.62	\$1,700,000	\$1,000,000	\$700,000	\$ -	\$28,044	2006
Supplee, Mildred	PIG	95.33	\$941,630	\$564,978	\$188,326	\$188,326	\$10,000	2008
Township of White	PIG	19.48	\$204,558	\$122,735	\$40,737	\$41,086	\$1,112	2008
Parks****	Cty Easement	43.86	\$218,836	\$142,473	\$33,012	\$43,350	\$5,038	2008
Total		751.57	\$5,500,341	\$3,616,047	\$1,591,191	\$288,762	\$7,213	

Sources: Warren County Farmland Preservation Plan 2008, ** SADC, **** The Land Conservancy of New Jersey

* This property was purchased by the municipality as a fee simple purchase. The municipality then sold the farmland easement to the County.

*** This property was under final approval for development. For the purpose of financial projections, these costs should be excluded as the County rarely deals with farms with final approval for development. (Personal Communication with Robert Resker)

Many of the projects (58% of the total preserved farmland, or 437 acres) in White Township are protected through the County Easement Purchase program. The SADC Direct Easement Purchase program supported another 17% (126 acres) of the projects in

White Township. Municipal and County Planning Incentive Grants (PIG) have preserved a further 115 acres or 15% of projects.

There are 428 acres of farmland pending preservation. All have applied through the County Easement Purchase program.

County Easement Purchase

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

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

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

In White Township, seven farms have been preserved through the County Easement Purchase program, protecting 437 acres of farmland. The Crossroads Farm (otherwise known as Polhemus) was initially bought in a fee simple acquisition by the Township. The Township then sold the farmland easement to the County.

County Planning Incentive Grants

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. The SADC has recently updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. Applications are now accepted year round. In order to qualify for PIGs, an agricultural advisory committee, for which the CADB functions for the county, is necessary. Additionally, the county must maintain a dedicated source of funding or alternative means for funding farmland preservation. Warren County developed their 2008 *Comprehensive*

Farmland Preservation Plan in order to bring it into compliance with the newly adopted guidelines, and qualify for the County Planning Incentive Grant program.

Both county and municipal applications should correlate with county comprehensive farmland preservation plans. The *2008 Warren County Comprehensive Farmland Preservation Plan* utilized the 1979 Soil Survey produced by the Natural Resource Conservation Service (NRCS). This Soil Survey was recently updated (May 2009) and is now the official Soil Survey for Warren County. The *White Township Farmland Preservation Plan* utilizes the updated Soil Survey.

Municipal Planning Incentive Grants

Municipal Planning Incentive Grants (PIGs) are very similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements. In order to qualify for this program, the town must have an Agricultural Advisory Committee and a source of funding for farmland preservation.

Farms to be preserved through a municipal PIG need to be approved by the CADB, but only in the case where the CADB is contributing funds towards the farm. The CADB has the opportunity to comment on the application, but if the town is purchasing the property through the PIG program without the County's funds there is no requirement for the County's approval. The County will hold the farmland preservation easement if County funding is involved, but the SADC can hold the easement if County funding is not included. As part of a municipal PIG, Warren County provides matching funding (50:50) between the County and the municipality.

White Township has an approved Planning Incentive Grant under the 2006 Round of the former municipal PIG program with the West Project Area receiving SADC preliminary approval on April 28, 2005. On August 13, 2008 the Township closed on its first farm through this program, the 43-acre Parks Farm. The Township has four proposed municipal Planning Incentive Project Areas, which encompass the majority of the Township. These can be seen on the *Project Area Map* in this plan and are described in detail in *Chapter 5*.

Farmland Preservation Programs

There are a variety of programs available in which a farmer may preserve their farm. The following sections identify other program options available to support farmland preservation in White Township. Detailed information on these programs is provided on the SADC website, the sections below include identifies how these programs have been used within the Township. The SADC funding on all program options includes the "sliding scale" (described further in *Chapter 5*) to determine SADC cost share under the PIG and County Easement Purchase Program options.

Municipal Farmland Preservation Program

The Township is proactive in its farmland preservation. The Crossroads Farm (otherwise known as Polhemus) was bought in a fee simple acquisition by the Township, to accelerate the preservation of the property and ensure its continued operations as a farm in perpetuity. The Township then sold the farmland easement to the County.

SADC Farmland Preservation Program

Also important to White farmers is the SADC. The SADC is the leading program in administering the state's Farmland Preservation Program. The SADC:

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

SADC Direct Easement Purchase

The SADC Direct Easement Purchase is a program that allows a landowner to apply directly to the SADC for the sale of development rights. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program. The Direct Easement Program applications do not usually receive contributions from the County or the municipality, but in some situations can include local cost share. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. The Direct Easement Program does not receive monetary contributions from the County.

In White Township, the state has preserved one farm of 126 acres at a cost of \$673,713 in state funds.

SADC Fee Simple

A fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment, and the transaction can be completed in a matter of months. The SADC negotiates a purchase price subject to recommendations of two independent appraisers and review by a state review appraiser. The land becomes restricted so that it becomes permanently preserved for agriculture. In this type of acquisition, the landowner does not retain any rights. The property is then resold at auction, and the SADC can, but does not usually retain ownership of farmland preserved through the Fee Simple Program. To participate in this program, the farmland must be within an ADA, and be eligible for Farmland Assessment.

Nonprofit Grant Program

Grants are provided to nonprofit organizations by the State Agriculture Development Committee. These grants fund up to 50% of the fee simple or development easement values on farms. These grants help to preserve farmland throughout the county and generally the transactions involve properties with both agricultural and environmental significance. These grants are obtained through an application process, in which the land is valued by independent appraisers. The Dunne Farm has been preserved through this program and was completed through a significant bargain sale between the landowner and Ridge and Valley Conservancy.

Transfer of Development Rights

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

Consistency with SADC Strategic Targeting Project

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

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

Through the use of the Strategic Targeting Program, the SADC hopes to more efficiently target and designate farmland for preservation and, by doing so, strengthen the State’s agricultural industry. White Township, through the completion of its *Comprehensive Farmland Preservation Plan Update*, meets each of the goals as outlined in the Strategic Targeting Project. As a participant in the Municipal Planning Incentive Grant program, White Township’s AAC coordinates directly with the Warren CADB to identify and target farms for preservation in White Township. Included as part of this ongoing coordination between the Warren CADB and the Township AAC are the annual updates to the strategic target farm lists included within the Township’s Planning Incentive Grant application submitted to the Warren CADB and SADC prior to December 15th each year.

Eight Year Programs

The 8-Year Farmland Preservation Program and the Municipally Approved 8-Year Farmland Preservation Program are both cost sharing programs for soil and water conservation projects, in which the farmer receives up to 50% of the costs for these projects, as well as protection against nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions. In return, the farmer signs an agreement that restricts the land to agricultural use for eight years. For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service. In White Township, no farms currently participate in the eight-year programs.

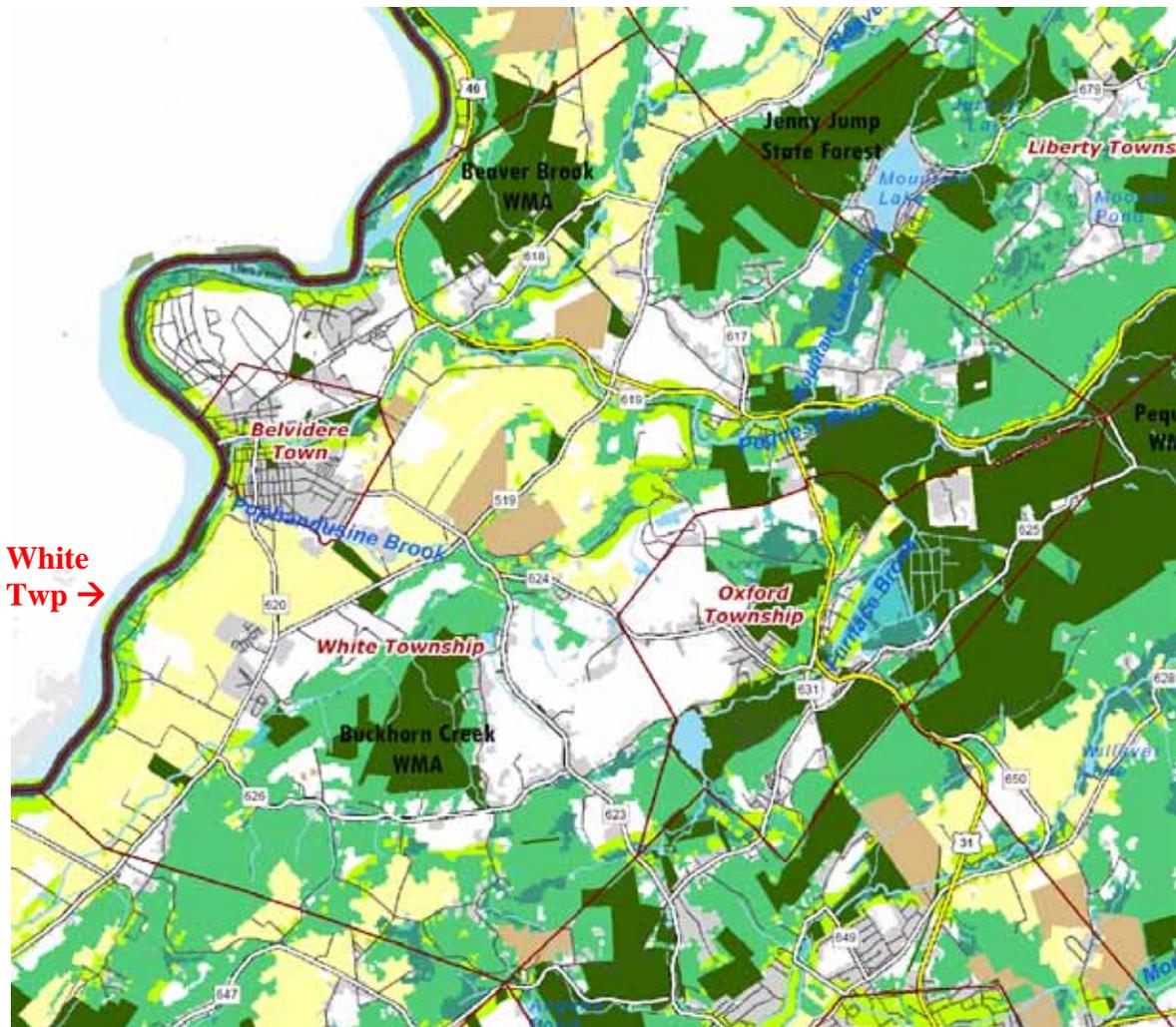
Coordination with Open Space Preservation Initiatives

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

Farmland preservation and the identification of targeted farms should be coordinated with open space planning efforts. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers. White Township has a municipal Farmland Preservation and Open Space Trust Fund which is used to preserve farmland and open space. Members of the Agricultural Advisory Committee who are actively engaged in farming may serve on the Farmland Preservation and Open Space Advisory Committee, fulfilling a role of the AAC to provide expertise and advice regarding farmland preservation.

Local open space funds have not been used to take farmland out of production. In addition, the AAC works to minimize or avoid public access conflicts with productive agricultural areas. To date, hiking and equine trails have not been placed on farmland easements and are not located on publicly owned properties adjacent to productive agricultural lands.

Below is the *Garden State Greenways* map for White Township. This map details the location of local and regional open space and recreational lands in and around White Township and may be used in conjunction with the Township’s *Project Area Map* to identify land for open space and farmland protection.



White
Twp →

Source: Garden State Greenways



Farmland Preservation Program Funding Expended to Date by Source

The White Township Farmland Preservation and Open Space Trust Fund was approved by residents in 1998. The Township has collected \$0.02 per \$100 of assessed valuation of each annual tax levy since 1999. The Fund generates approximately \$126,000 annually and has a balance of \$30,000.

The below table details the amount generated per year since 1999 and the percent change in the Trust Fund since that time.

Year	Tax Rate	Amount Generated by Taxation	Interest Income	Total Amount Generated	Percentage Change
1999	\$0.02	\$ 64,583.00		\$64,583.00	
2000	\$0.02	\$ 66,537.00		\$66,537.00	3%
2001	\$0.02	\$ 71,424.00		\$71,424.00	7%
2002	\$0.02	\$ 72,959.41		\$72,959.41	2%
2003	\$0.02	\$ 80,145.42		\$80,145.42	10%
2004	\$0.02	\$ 77,621.00		\$77,621.00	-3%
2005*	\$0.02	\$ 124,837.00	\$ 663.11	\$125,500.11	62%
2006	\$0.02	\$ 123,939.00	\$1,746.19	\$125,685.19	0%
2007**	\$0.02	\$ 124,431.13		\$124,431.13	-1%
2008***	\$0.02	\$ 126,000.00		\$126,000.00	1%

*The Township had a revaluation in 2004 which came into effect in 2005.

** This figure comes from the anticipated figures calculated in 2007

*** Note this figure was anticipated in July 2007

The Table on *Page 4-3*, and its accompanying summary discussion, details the farmland expenditures to date in the Township by the SADC, CADB, and Township. White Township has purchased one open space property, the Buckhorn Springs property (see *Ordinance* in the *Appendix*). The Township spent \$250,000 of its local open space fund to purchase and preserve this property in partnership with the Trust for Public Land and Warren County. This 500 acre property is now owned and managed by the NJDEP.

The Township has funded the majority of its farmland preservation to date through bonding, which is repaid by the Trust Fund and the capital funds from the municipality. The bond ordinance is amended as properties are preserved. The bond currently stands at \$3,065,000. For more detailed information see *Chapter 5*.

Monitoring the Easements

The easement holder is responsible for the monitoring of preserved farms, depending on the program option. That is, the SADC is responsible for the monitoring of farms preserved through the Fee Simple and Direct Easement Programs and the farms under easement through the County program in White Township are monitored by Warren County. The County monitors the property to verify that compliance with the deed

restrictions on the preserved property is taking place. The Township and the AAC will notify the responsible agency if violations are suspected.

The Warren County Soil Conservation District performs annual inspections of the preserved farmland property for the Warren CADB. The inspectors take note of the following:

- Change in ownership since the previous inspection
- Evidence of non-agricultural development (approved or otherwise)
- Use of the premises for agricultural activities
- Expansion of non-agricultural activity since the previous inspection
- If the non-agricultural practice has been abandoned
- Evidence of mining or removing of materials such as sand, gravel, rock, etc.
- Evidence of dumping
- Whether or not the farm has an approved conservation plan
- Any improvements to farm buildings and residences
- Any new agricultural buildings erected

Coordination with Transfer of Development Rights Programs

Transfer of Development Rights (TDR) may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. As previously discussed, White Township is not currently enrolled in or developing a TDR program. As stated in *Chapter 3*, TDR will be considered by White Township on a case by case basis and when another community that is willing to accept the transferred credit is identified. Oxford Township is working to redevelop abandoned industrial sites and direct development pressure toward higher density neighborhoods surrounding the existing downtown. Oxford could be a future partner with White Township if a municipal TDR program is put in place.

¹ Warren County Agriculture Development Board. Warren County Comprehensive Farmland Preservation Plan. April 2008.

² Warren County Planning Department. Warren County Open Space and Recreation Plan, 1999. June 2, 2008 Update.

CHAPTER 5: FUTURE FARMLAND PRESERVATION PROGRAM



Preservation Goals

White Township is 28.6 square miles (18,304 acres) in size. Of this, **9,378 acres^a** are under farmland assessment, which includes croplands, woodlands, farm structures and wetlands/waterways that occur on an agricultural property. Since 2000, White Township has preserved **756 acres** of farmland. There are an additional **428 acres** pending preservation in the Township. Thus, **8,194 acres** of farm assessed land remains unprotected in White Township.

The White Township Agricultural Advisory Committee has identified 112 farm parcels covering **4,661 acres** to target for protection. These targeted farms are divided into four project areas. Project Area North is located north of U.S. Highway 46, Project Area West is located to the east of Buckhorn Creek and the Quarry, Project Area South is located south of Buckhorn Preserve between the main tributary of Buckhorn Creek and Buckhorn Drive, and Project Area East encompasses the lands between Buckhorn Drive and the Township's eastern border with Oxford and Washington Townships.

Based upon the State's Minimum Eligibility Criteria for productive soils and tillable land, **4,661 acres** are potentially eligible for farmland preservation in White Township. According to the *2005 Farmland Assessment Report*, **5,033 acres** are in active agricultural land in White Township. Thus all of the active agricultural lands are potentially eligible for preservation through the State program. Based upon the Agricultural Advisory Committee's goal of preserving 4,661 acres as identified in the municipal Planning Incentive Grant project areas, available funding to purchase and preserve farmland, and the amount of farmland potentially eligible for preservation, the following preservation goals are identified for White Township:

- One year target: 150 acres
- Five year target: 750 acres
- Ten year target: 1,400 acres

^a Acreages in this Chapter of the Plan are calculated using the ArcGIS software and may vary slightly from the farmland assessment and preserved farmland numbers presented in earlier Chapters.

Public Participation

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

Public Hearing #1 – August 14th, 2008

The first public meeting was held on Thursday, August 14, 2008 at the White Township municipal building. This meeting was held as part of the regularly scheduled meeting of the Township Committee and noticed in advance of the meeting in the local newspapers. The purpose of the meeting was to present and discuss the proposed plan, and seek input from the Committees, particularly on the issue of the recent USDA NRCS update of soils for the Township, and the draft maps identifying project areas and parcels for preservation.

Concerns raised from residents and landowners included the impact of the Highlands Planning and Preservation Areas on farmland in the municipality, methods used to value and appraise farmland, and the recent NRCS update to the Soil Survey. The timeline for the Plan was reviewed and questions answered by the members of the Agricultural Advisory Committee, Township Committee, and The Land Conservancy of New Jersey.

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

Public Hearing #2 – May 11, 2010

A second meeting was held to provide the opportunity for local residents and farmers to offer their input on the *Comprehensive Farmland Preservation Plan Update*. The meeting was held once comments were received on the Draft Plan from the Warren CADB and the SADC.

Project Area Summaries

As part of its *2008 Comprehensive Farmland Preservation Plan*, the Warren CADB identified seven project areas within the County's Agricultural Development Area for farmland preservation. White Township falls entirely within Project Area West for Warren County. The White Township AAC further identified four municipal project areas within the municipality focusing on agricultural lands which are productive, tillable, and enlarge existing preserved farm belts in the community. These four project areas are described below and shown on the *Project Area Map* included within this plan.

- Project Area North: Located north of U.S. Highway 46, this project area contains two preserved farms, totaling **177 acres**. There are currently no pending applications within this project area.

- **Project Area South:** This project area is bounded by the Project Area West, Harmony Township, Buckhorn Drive and the Buckhorn Preserve. This project area contains one preserved farm of **47 acres**. There are **428 acres** pending preservation within this Project Area at present. Once these applications are complete, this will create a belt of preserved farmland from White into Harmony Township.
- **Project Area East:** Bounded by Quarry Road, Oxford and Washington Townships, County Route 623 and Project Area South. This project area contains one preserved farm, totaling **39 acres**. There are no pending applications within this project area at present.
- **Project Area West:** Bounded by Harmony Township, the Delaware River, Belvidere Town, County Route 620, and U.S. Highway 46, this project area runs approximately parallel to Buckhorn Creek. This project area contains **493 acres of preserved farmland**.

The below table summarizes the acreage and farm parcels within each of the Projects Areas in White Township:

Project Areas	Total Farm Assessed Properties (acres)	Unpreserved Farmland (acres)	Preserved Farmland (acres)	Farms with Final Approval (acres) (2010 Applications)
North	2,759	2,582	177	428
South	1,257	1,210	47	
East	1,108	1,070	39	
West	3,504	3,091	493	
Total Acreage	8,628	7,952	756	428

Note: These numbers are from the GIS Parcel Data Analysis and include the entire QFarm parcel as “preserved”. Thus this number is slightly higher than the actual recorded data shown in Chapter 4.

White Township has identified specific farmland parcels for preservation within each of the Project Areas. They are listed within the *Appendix* of this plan. Project Area North includes 1,228 acres targeted for preservation, Project Area South includes 565 acres, Project Area East includes 261 acres, and Project Area West has 2,607 acres targeted for preservation.

Project Area Inventory

For each project area, an analysis was completed to identify the amount and density of preserved farmland, soils and size of the area. The following data was determined:

- i. The total acreage of targeted farms (2011 projects);
- ii. The total acreage of farms with final approval (2010 applications);
- iii. The total acreage of preserved farmland;
- iv. The total acreage of other deed restricted farmland;
- v. The total acreage of farms enrolled in the eight-year farmland preservation program or municipally-approved farmland preservation program;
- vi. The total acreage of preserved open space compatible with agriculture.

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

Note: There are no “*other deed restricted farmlands*” in White Township. All farmland has been preserved through the farmland preservation program. “*Open space compatible with agriculture*” was determined using the NJDEP land use/land cover data for tillable land. The “*Density of the Project Area*” is presented as the sum of the acreages of items (ii) through (vi) (*see above*), as compared to the total acreage of the project area. These tables are presented below.

NORTH PROJECT AREA	Acreage	Density Ratio	Percentage
i. Targeted Farms (2011 Applications)	1,228	1,228 : 5,347	23%
ii. Farms with Final Approval (2010 Applications)	-	- : 5,347	0%
iii. Preserved Farmland	177	177 : 5,347	3%
iv. Other Deed Restricted Farmland	-	- : 5,347	0%
v. Farms Enrolled in 8 Year Program	-	- : 5,347	0%
vi. Preserved Open Space Compatible with Agriculture	380	380 : 5,347	7%
Aggregate Size of Project Area:	5,347		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	1,785	1,785 : 5,347	33%
<i>(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):</i>	557	557 : 5,347	10%

SOUTH PROJECT AREA	Acreage	Density Ratio	Percentage
i. Targeted Farms (2011 Applications)	565	565 : 1,743	32%
ii. Farms with Final Approval (2010 Applications)	428	428 : 1,743	25%
iii. Preserved Farmland	47	47 : 1,743	3%
iv. Other Deed Restricted Farmland	-	- : 1,743	0%
v. Farms Enrolled in 8 Year Program	-	- : 1,743	0%
vi. Preserved Open Space Compatible with Agriculture	-	- : 1,743	0%
Aggregate Size of Project Area:	1,743		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	1,040	1,040 : 1,743	60%
<i>(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):</i>	475	475 : 1,743	27%

Project Area Inventory: (continued)

EAST PROJECT AREA	Acreage	Density Ratio	Percentage
i. Targeted Farms (2011 Applications)	261	261 : 1,715	15%
ii. Farms with Final Approval (2010 Applications)	-	- : 1,715	0%
iii. Preserved Farmland	39	39 : 1,715	2%
iv. Other Deed Restricted Farmland	-	- : 1,715	0%
v. Farms Enrolled in 8 Year Program	-	- : 1,715	0%
vi. Preserved Open Space Compatible with Agriculture	0.1	0.1 : 1,715	0%
Aggregate Size of Project Area:	1,715		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	300	300 : 1,715	17%
<i>(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):</i>	39	39 : 1,715	2%

WEST PROJECT AREA	Acreage	Density Ratio	Percentage
i. Targeted Farms (2011 Applications)	2,607	2,607 : 4,794	54%
ii. Farms with Final Approval (2010 Applications)	-	- : 4,794	0%
iii. Preserved Farmland	493	493 : 4,794	10%
iv. Other Deed Restricted Farmland	-	- : 4,794	0%
v. Farms Enrolled in 8 Year Program	-	- : 4,794	0%
vi. Preserved Open Space Compatible with Agriculture	25	25 : 4,794	1%
Aggregate Size of Project Area:	4,794		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	3,125	3,125 : 4,794	65%
<i>(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):</i>	518	518 : 4,794	11%

For all Project Areas in White Township, the summary total is as follows:

ALL PROJECT AREAS	Acreage	Density Ratio	Percentage
i. Targeted Farms (2011 Applications)	4,661	4,661 : 13,599	34%
ii. Farms with Final Approval (2010 Applications)	428	428 : 13,599	3%
iii. Preserved Farmland	756	756 : 13,599	6%
iv. Other Deed Restricted Farmland	-	- : 13,599	0%
v. Farms Enrolled in 8 Year Program	-	- : 13,599	0%
vi. Preserved Open Space Compatible with Agriculture	405	405 : 13,599	3%
Aggregate Size of Project Area:	13,599		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	6,250	6,250 : 13,599	46%
<i>(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):</i>	1,589	1,589 : 13,599	12%

Minimum Eligibility Criteria

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

For all lands less than or equal to 10 acres:

- The land must produce at least \$2,500 worth of agricultural or horticultural products annually; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, less than 80% slopes of 15% or more); or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For lands greater than 10 acres:

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable; and
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC; or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For a farm application to qualify for SADC cost share, the farm must have at least one parcel listed on the targeted farm list; be comprised of an assemblage of substandard parcels which together meet SADC minimum standards; or have sufficient justification by the Township Agricultural Advisory Committee (AAC) and the CADB that the parcels were not identified as targeted due to a specific mapping issue or other error.

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

Within the identified project areas, targeted farms (as referenced in the May 21, 2007 rules) are identified which meet the tillable land and soils minimum eligibility standards. In order

to determine farms which are potentially eligible for preservation, a series of queries were made utilizing the ArcGIS 9.2 digital mapping software for soils and tillable land. These are described in further detail below.

Farmland that meets the SADC Criteria for Agricultural Soils

Agricultural soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. The use of the NRCS Soil Survey identifying prime, statewide and unique agricultural soils is the first and best indication of the farmland soils. The interpretation of the tillable land layer from the NJDEP Land Use/Land Cover data (including pastureland) is the second screen for soils capable of supporting agriculture with the following provisions:

- It is best to make determination of soils capable of supporting agriculture on a site specific basis (that is for individual submitted applications);
- For farmland planning, on a municipal and county basis, the tillable land layer can also be used to show general areas of farmland potentially eligible for preservation as long as it is noted that this picture of farmland would need to be confirmed on an individual basis by studying:
 - Practices the individual farmer has made to farm the land (Conservation Plans, Drainage Plans, etc.)
 - Amount and location of steep slopes on the farm
 - Amount of stony/gravelly soils on the farm

In summary, the SADC has agreed that soils capable of supporting agricultural production are those classified as agricultural by the NRCS Soil Survey or identified as tillable by the NJDEP Land Cover/Land Use mapping. (Robert Baumley)¹

Farm parcels are sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for soils:

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

Farmland that meets the SADC Criteria for Tillable Land

Tillable acreage was determined using the N.J. Department of Environmental Protection 2002 Land Use/Land Cover mapping for agricultural lands. The land categories that are defined as the “tillable land” based on the 2002 NJDEP Land Use/Land Cover, are as follows:

- Agricultural Wetlands (Modified)
- Confined Feeding Operations
- Cropland and Pastureland
- Former Agricultural Wetland
- Orchards/Vineyards/Nurseries/Horticultural Areas
- Other Agriculture

Farm parcels were sorted on size based upon the SADC Minimum Eligibility Criteria for tillable land:

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% tillable
6.667-10 acres	5 acres tillable
10-50 acres	50% tillable
50+ acres	25 tillable acres

Farmland that meets SADC Criteria for both Tillable Land and Soils

Utilizing the tillable acreage and soil acreage, farm parcels were sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for tillable land and soils.

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

NORTH PROJECT AREA	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	5,347		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	993	993 : 5,347	19%
ii. Total Acreage of Farmland Soils of Statewide Importance	857	857 : 5,347	16%
iii. Total Acreage of Unique Farmland Soils	155	155 : 5,347	3%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils*	1,810	1,810 : 5,347	34%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	1,228	1,228 : 5,347	23%
iii. QFarm Parcels meeting SADC Criteria for Soils* & Tillable Land	1,228	1,228 : 5,347	23%

**Agricultural Soils are “soils capable of supporting agricultural production” which are those classified as agricultural by the NRCS Soil Survey or identified as tillable by the NJDEP Land Cover/Land Use mapping*

SOUTH PROJECT AREA	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	1,743		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	383	383 : 1,743	22%
ii. Total Acreage of Farmland Soils of Statewide Importance	486	486 : 1,743	28%
iii. Total Acreage of Unique Farmland Soils	-	- : 1,743	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils*	756	756 : 1,743	43%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	565	565 : 1,743	32%
iii. QFarm Parcels meeting SADC Criteria for Soils* & Tillable Land	565	565 : 1,743	32%

Minimum Eligibility Criteria analysis for each project area: *(continued)*

EAST PROJECT AREA	Acreage	Density Ratio*	Percentage
Aggregate Size of Project Area:	1,715		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	185	185 : 1,715	11%
ii. Total Acreage of Farmland Soils of Statewide Importance	650	650 : 1,715	38%
iii. Total Acreage of Unique Farmland Soils	-	- : 1,715	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils*	721	721 : 1,715	42%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	261	261 : 1,715	15%
iii. QFarm Parcels meeting SADC Criteria for Soils* & Tillable Land	261	261 : 1,715	15%

WEST PROJECT AREA	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	4,794		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	2,050	2,050 : 4,794	43%
ii. Total Acreage of Farmland Soils of Statewide Importance	945	945 : 4,794	20%
iii. Total Acreage of Unique Farmland Soils	-	- : 4,794	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils*	2,657	2,657 : 4,794	55%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	2,607	2,607 : 4,794	54%
iii. QFarm Parcels meeting SADC Criteria for Soils* & Tillable Land	2,607	2,607 : 4,794	54%

For all project areas, the summary total is as follows:

ALL PROJECT AREAS	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	13,599		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	3,611	3,611 : 13,599	27%
ii. Total Acreage of Farmland Soils of Statewide Importance	2,940	2,940 : 13,599	22%
iii. Total Acreage of Unique Farmland Soils	155	155 : 13,599	1%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils*	5,944	5,944 : 13,599	44%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	4,661	4,661 : 13,599	34%
iii. QFarm Parcels meeting SADC Criteria for Soils* & Tillable Land	4,661	4,661 : 13,599	34%

Based on the GIS parcel data analysis, there are a total of **4,661 acres** of farm assessed land (QFarm Parcels) that meet both the Minimum Eligibility Criteria for soils and tillable land.

There are **9,378 acres** of total assessed farmland in White Township, of which **4,661 acres** meet both the soils and tillable land Minimum Eligibility Criteria for farmland preservation. According to the 2005 New Jersey Farmland Assessment, there are **5,033**

acres of active agricultural land in the Township, which accounts for 54% of the total assessed farmland. Of the assessed farmland in the Township, 50% of the existing farmland meets both the soils and tillable land Minimum Eligibility Criteria as defined by the SADC. All of the active agricultural land meets both state criteria. Included within the *Appendix* is the complete list of potentially eligible parcels (*Targeted Farm Parcel Table*)

In addition to the State’s Minimum Eligibility Criteria, the SADC has also identified an “Eligible Farm” standard as defined in section 17.2 of the newly adopted rules. In this case, grant funding will be based upon an individual farm having a rank score that is “*equal to or greater than 70% of the county’s average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years.*” The SADC has released this rank score for Fiscal Year 2009 for Warren County; the minimum score for an Eligible Farm is 38. This information has not been updated by the SADC. (*Bob Resker*)² A detailed score listing is included within the *Appendix*. The “Eligible Farm” standard contained in section 17.2 of the SADC rules only applies to the County Planning Incentive Grant program.

County and Municipal Ranking Criteria

The Warren CADB uses the SADC’s Minimum Eligibility Criteria as the basis for qualifying farms for preservation. In special cases where a farm is of special interest and the CADB purchases land without state funding, it may use its own ranking sheet to determine each of the following for individual applicant farms:

- the quality of the local soils
- total tillable acres available
- local buffers and boundaries
- zoning
- County growth and existing infrastructure
- municipal commitment to agriculture
- other financial commitment to agriculture

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

For the municipal PIG program the Warren CADB uses the SADC Minimum Eligibility Criteria as the basis for participating with the local municipality. White Township’s ranking criteria are consistent with the County and State Ranking Criteria. The Township’s Agricultural Advisory Committee and Township Committee is committed to preserving as much of the Township’s agricultural land base as possible and supports innovative funding mechanisms and preservation tools. The focus of the Township’s farmland preservation program is to preserve the productive agricultural landscape of the community.

Municipal and County Policies Related to Farmland Preservation Applications

White Township follows the policies established by Warren County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the *2008 Warren County Comprehensive Farmland Preservation Plan*. The Warren CADB follows the SADC's policies regarding these issues and below is a brief summary of the state policies for each issue.

Approval of Housing Opportunities

The Township works with the farmland owner to ensure that every preserved farm is includes an on-site housing opportunity to ensure the future viability of the farm.

Agricultural labor housing: Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey. However, the State Agriculture Development Committee understands the need for this type of housing and does have a policy that a landowner must refer to in order to construct labor housing. These applications are reviewed by the State Agriculture Development Committee and the County Agriculture Development Board.

House replacement: The policy of the State Agriculture Development Committee on house replacement is that requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC, in order to minimize the impact on the agricultural operation. This is supported by the CADB and AAC for White Township. The preference of the AAC is for the replacement of a residence to remain affordable and consistent with the local housing stock.

Residual dwelling site opportunity allocation: Residual Dwelling Site Opportunities (RDSOs) are lingering potential housing prospects located within a deed-restricted farm. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. The maximum RDSO density is one residence per 100 acres. The purpose of the building in question must be for "single-family residential housing and its appurtenant uses." (*2007 SADC Appraiser Handbook*)³ To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and "at least one person residing in the residential unit shall be regularly engaged in common farm site practices." This is supported by the White Township AAC and Warren CADB. RDSO units must be requested at the time of application and approved by CADB and SADC prior to closing according to SADC policy P-31.

Division of the Premises

The goal of the SADC, supported by the Warren CADB and White Township AAC, is to preserve large tracts of farmland. Therefore, a division of the premises is not an encouraged practice; however when division occurs it must be for agricultural purposes and

must result in agriculturally viable land parcels. A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the State Agriculture Development Committee and the CADB.

Approval of Exception

Exceptions are defined by the SADC as “acres within a farm being preserved” which are “not subject to the terms of the deed of easement.” When an exception is made, the landowner does not receive any compensation in the excepted area. Exceptions are not a practice that is encouraged by the SADC and, when they occur, it is recommended that they should be as small as possible. There are two types of exceptions that can occur; severable and non-severable.

Severable: A severable exception is defined by the SADC as an “area which is part of an existing Block and Lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future.” (2007 SADC Appraiser Handbook) A severable exception is made “if a landowner wants to be able to sell the excepted area separate from the deed-restricted farm.”

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

Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/ after value of the property. The Warren CADB and White Township AAC follow the exception policies as identified by the SADC. The AAC will work with applicants to the municipal PIG program to minimize the impacts of exception requests on the agricultural operation to the greatest extent possible.

Funding Plan

Installment Purchases and Donation/Bargain Sales

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

Donation and Bargain Sale: This mechanism for preserving a farm involves a donation by the landowner. If the landowner donates a portion of the value of the development rights when an easement is sold, this is called a bargain sale. A bargain sale can result in substantial tax savings for the landowner and can stretch all farmland preservation funds. The landowner donation is a reduction in the amount of gain that is subject to the capital

gains tax, and the landowner can take a tax deduction for the amount donated against his or her federal and state income taxes.

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

Overview of Warren County Trust Fund and Municipal PIG requirements

The Warren County Open Space Recreation Farmland Preservation Trust Fund generates approximately \$7.8 million annually. Of this, \$4.5 million was available for farmland preservation in 2007. The expenditures of the Warren County Trust Fund is 55% farmland, 25% municipal and charitable grants, and 20% open space. Approximately 6% to 7% of the Trust is used for administrative costs. (*Warren County Comprehensive Farmland Preservation Plan 2008*) White Township works with Warren County according to its current cost-share requirements for preserving farms. The County’s policy is that Warren CADB will fund one-half of the difference between the amount the SADC funded and the total cost for preserving a farm, based upon the Certified Market Value, through the municipal Planning Incentive Grant program. The remainder is funded by the municipality.

Overview of SADC “sliding scale”

As part of the municipal PIG program, the SADC will cost share on an easement which has been, or is being acquired, by a municipality. The SADC will not authorize a grant for greater than 80% of the SADC’s certified fair market value of the development easement. If the landowner’s asking price is greater than the certified fair market value, the SADC’s cost share grant shall be based upon the SADC’s certified fair market value. The landowner can request a higher price, but the transaction can not exceed an amount greater than the higher of two independent appraisals. If the landowner accepts less than the certified value, the SADC will apply its cost share “sliding scale” formula to the discounted per acre value and share in a portion of the discount. The SADC percent cost share is based upon the following sliding scale:

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

Description of Municipal Funding Sources

The White Township Farmland Preservation and Open Space Trust Fund was approved in 1998, and has collected \$0.02 per \$100 of assessed valuation per year since 1999. The Fund has generated steady revenues since 1997, with moderate increases generally every year. The Trust Fund raises approximately \$126,000 annually and has a balance of \$30,000. See the chart in *Chapter 4* for the yearly revenue generated by municipal Open Space Trust Fund.

White Township has also bonded to finance farmland preservation. This has accelerated the Township's ability to proactively preserve farmland. This bond has funded the purchase of Polhemus/Crossroads, Caruso, Pequest Development and the purchase of the easement for Parks and Supplee farms . The bond currently stands at \$3,065,000, to be paid over a 20 year period and was established in 2004. For each of the farms the municipality purchases through the bond, the Township applies to the state and county for reimbursement funding.

Cost Projections and Funding Plan Associated with Preservation Goals

The White Township Farmland Preservation and Open Space Trust Fund generates \$126,000 annually. The average cost is \$7,592 per acre to purchase a development easement on the farms. For the purposes of cost projections and financial analysis, the cost of the Pequest Development acquisition are excluded; as the cost of this acquisition is unusually high since the property was under final approval for development. (*Bob Resker*)⁴ Thus, the average cost per acre is closer to \$5,024 (see *Program History* table in *Chapter 4*).

Currently the Township splits the debt service for the bond repayment equally between the Farmland Preservation and Open Space Trust Fund and general municipal funds. The ten-year financial analysis is based on the assumption that the Township is reimbursed for its acquisitions purchased through the bond through application to the CADB and SADC. To complete the cost projections the following additional assumptions were made for the Township:

- 1) Trust Fund allocation is \$126,000 in Year 1
- 2) 3% funding growth for the Trust Fund
- 3) Municipal funding is reduced 5% for due diligence (administrative costs)
- 4) Township spends the annual allocation in the Trust Fund, it does not carry a balance
- 5) Municipal funding is not encumbered by prior acquisitions
- 6) The average price per acre is \$5,024 in Year 1
- 7) 6% annual increase in the average cost per acre
- 8) Township is purchasing land in partnership with County and State
- 9) Municipal cost share is on average 15%, but for this analysis a variety of cost shares are calculated, using 15% as the minimum participation.

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

Year	Annual Funding Available	Funding Available Less Administrative Costs	Average Cost per Acre
1	\$ 126,000.00	\$ 119,700.00	\$ 5,024.00
2	\$ 129,780.00	\$ 123,291.00	\$ 5,325.44
3	\$ 133,673.40	\$ 126,989.73	\$ 5,644.97
4	\$ 137,683.60	\$ 130,799.42	\$ 5,983.66
5	\$ 141,814.11	\$ 134,723.40	\$ 6,342.68
6	\$ 146,068.53	\$ 138,765.11	\$ 6,723.25
7	\$ 150,450.59	\$ 142,928.06	\$ 7,126.64
8	\$ 154,964.11	\$ 147,215.90	\$ 7,554.24
9	\$ 159,613.03	\$ 151,632.38	\$ 8,007.49
10	\$ 164,401.42	\$ 156,181.35	\$ 8,487.94

Using the above funding formula, and the average cost per acre in White Township, an analysis was completed to calculate the amount of land that could be purchased in White. The analysis was run at 5% intervals. At a 15% municipal cost share with the county and state, the Township could preserve 159 acres in the first year, 750 acres within five years, and 1,401 acres after ten years.

Year	15% Township Cost Share (acres preserved)	20% Township Cost Share (acres preserved)	25% Township Cost Share (acres preserved)	30% Township Cost Share (acres preserved)	35% Township Cost Share (acres preserved)	40% Township Cost Share (acres preserved)	45% Township Cost Share (acres preserved)
1	159	119	95	79	68	60	53
2	154	116	93	77	66	58	51
3	150	112	90	75	64	56	50
4	146	109	87	73	62	55	49
5	142	106	85	71	61	53	47
6	138	103	83	69	59	52	46
7	134	100	80	67	57	50	45
8	130	97	78	65	56	49	43
9	126	95	76	63	54	47	42
10	123	92	74	61	53	46	41
Total acres preserved	1,401	1,050	840	700	600	525	467

Cost Projections Associated with Preservation Goals

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

Year	Average Cost per Acre	Acres Preserved at 15% Township Cost Share	15% Township Cost Share	15% County Cost Share	70% State Cost Share	Total Project Cost
1	\$5,024.00	159	\$119,700.00	\$119,700.00	\$558,600.00	\$798,000.00
2	\$5,325.44	154	\$ 123,291.00	\$123,291.00	\$ 575,358.00	\$821,940.00
3	\$5,644.97	150	\$ 126,989.73	\$126,989.73	\$ 592,618.74	\$846,598.20
4	\$5,983.66	146	\$130,799.42	\$130,799.42	\$610,397.30	\$871,996.15
5	\$ 6,342.68	142	\$134,723.40	\$134,723.40	\$628,709.22	\$898,156.03
6	\$ 6,723.25	138	\$138,765.11	\$138,765.11	\$647,570.50	\$925,100.71
7	\$7,126.64	134	\$142,928.06	\$142,928.06	\$666,997.61	\$952,853.73
8	\$7,554.24	130	\$147,215.90	\$147,215.90	\$687,007.54	\$981,439.34
9	\$8,007.49	126	\$151,632.38	\$ 151,632.38	\$707,617.77	\$1,010,882.52
10	\$8,487.94	123	\$156,181.35	\$ 156,181.35	\$728,846.30	\$1,041,209.00
	total acres:	1,401	\$1,372,226.35	\$1,372,226.35	\$6,403,722.98	\$9,148,175.69

Year	Average Cost per Acre	Acres Preserved at 20% Township Cost Share	20% Township Cost Share	20% County Cost Share	60% State Cost Share	Total Project Cost
1	\$5,024.00	119	\$119,700.00	\$119,700.00	\$359,100.00	\$598,500.00
2	\$5,325.44	116	\$123,291.00	\$123,291.00	\$369,873.00	\$616,455.00
3	\$5,644.97	112	\$126,989.73	\$126,989.73	\$380,969.19	\$ 634,948.65
4	\$5,983.66	109	\$130,799.42	\$130,799.42	\$392,398.27	\$653,997.11
5	\$6,342.68	106	\$ 134,723.40	\$134,723.40	\$404,170.21	\$673,617.02
6	\$6,723.25	103	\$138,765.11	\$138,765.11	\$416,295.32	\$693,825.53
7	\$7,126.64	100	\$142,928.06	\$142,928.06	\$428,784.18	\$714,640.30
8	\$7,554.24	97	\$ 147,215.90	\$147,215.90	\$441,647.71	\$736,079.51
9	\$8,007.49	95	\$151,632.38	\$151,632.38	\$454,897.14	\$758,161.89
10	\$8,487.94	92	\$156,181.35	\$156,181.35	\$468,544.05	\$ 780,906.75
	total acres:	1,050	\$1,372,226.35	\$1,372,226.35	\$4,116,679.06	\$6,861,131.77

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

	Acres Preserved at 15% Township Cost Share	15% Township Cost Share	15% County Cost Share	70% State Cost Share	Total Project Cost
Year 1	159	\$ 119,700.00	\$ 119,700.00	\$558,600.00	\$ 798,000.00
Years 1-5	750	\$ 635,503.56	\$ 635,503.56	\$2,965,683.26	\$ 4,236,690.38
Years 1-10	1,401	\$ 1,372,226.35	\$ 1,372,226.35	\$6,403,722.98	\$ 9,148,175.69

	Acres Preserved at 20% Township Cost Share	20% Township Cost Share	20% County Cost Share	60% State Cost Share	Total Project Cost
Year 1	119	\$ 119,700.00	\$ 119,700.00	\$359,100.00	\$ 598,500.00
Years 1-5	563	\$ 635,503.56	\$ 635,503.56	\$1,906,510.67	\$ 3,177,517.78
Years 1-10	1,050	\$ 1,372,226.35	\$ 1,372,226.35	\$4,116,679.06	\$ 6,861,131.77

Green Acres, Water Supply and Floodplain Protection, and Farmland and Historic Preservation Bond Act of 2009

On November 3, 2009, the voters of the State of New Jersey approved a referendum on the Green Acres, Water Supply and Floodplain Protection, and Farmland and Historic Preservation Bond Act of 2009, or “Public Question #1” on the election ballot. This referendum authorizes the state to spend \$400 million in bonds to fund New Jersey’s preservation programs. Of the total sum authorized: (1) \$218 million will be used for Green Acres; (2) \$146 million will be used for farmland preservation purposes; (3) \$24 million will be used for the “Blue Acres” program by which the State may purchase from willing sellers, for open space preservation purposes, properties that are prone to or have incurred flood or storm damage; and (4) \$12 million will be used for historic preservation purposes.

Farmland Preservation Program Administrative Resources

Staff resources

The Township of White has an Agricultural Advisory Committee (AAC) that meets every month. With the Farmland and the Open Space Committee, the AAC developed the Township’s earlier farmland plans and Planning Incentive Grant for the Township. The AAC works with The Land Conservancy of New Jersey to track all farmland preservation projects for the Township, including applications and status.

Legal support

Legal support for White Township’s farmland preservation program is provided by the municipal attorney, Brian Tipton.

Database Development and Geographic Information System Resources

The Land Conservancy, serving as open space and farmland preservation advisors to the Township, provides Geographic Information System mapping services for the White Township.

Factors Limiting Farmland Preservation Implementation

White Township has a strong commitment to preserve its farmland. This is evidenced by the continued support for the bond ordinance used to preserve farmland in the Township. Bonding for land preservation and proactively working with local landowners to protect their farms, has led the way for preserving additional land in the future. The high rate of farmland preservation in White Township has been attributable to the willingness and the ability of the Township to leverage its own funding to protect farmland. White Township strongly supports the municipal PIG program and would like to see it grow and funding from the state is critical to the integrity of the municipal PIG program. Due to the uncertainty in state funding for farmland preservation after 2009, White Township's program faces financial challenges as it moves forwarding in purchasing and preserving land during the next ten years.

In addition, there is great concern among farmland owners in White Township, particularly those that own farmland in the Preservation Area of the Highlands, that there will be inadequate state funding to purchase and preserve land, if they chose to preserve their land in the future. Farmland owners, particularly in the Preservation Area, are worried that if they decide to sell their land on the private market, that land values have diminished and they will be unable to sell for the land for the fair market value that was in place prior to the implementation of the Highlands legislation.

¹ Personal Communication with Robert Baumley, Deputy Executive Director, State Agriculture Development Committee, Personal Communication, August 8, 2008.

² Personal Communication with Bob Resker, Administrator, Warren County Department of Land Preservation, August 19, 2008.

³ State Agriculture Development Committee, New Jersey Farmland Preservation Program Appraiser Handbook. May 24, 2007. www.state.nj.us/agriculture/sadc/appraiserhandbook.pdf

⁴ Personal Communication with Bob Resker, Administrator, Warren County Land Preservation Office. August 2008.

CHAPTER 6: ECONOMIC DEVELOPMENT



With 9,378 acres in farmland assessment, White has the sixth highest number of acres devoted to agriculture of the twenty two municipalities in Warren County. Corn, hay, and soybeans form the economic base of the farming industry in White. Building upon this are the ancillary businesses and infrastructure which support the Township's farmers. Throughout the state, the marketing and profitability of the agricultural industry has gained renewed focus. The farmland preservation program is a critical component of the farming industry, and the success of the farmland preservation program in White is not measured just by acres preserved, but also by the programs put in place to support the farmers and their businesses. The Township's agricultural community and its supporting groups and agencies understand that a farmland preservation program constitutes much more than the act of preserving land. In order to be a full partner in a successful farmland preservation program, agriculture as an industry must be vibrant, self-sustaining, and innovative.

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

As part of this emphasis on the business of agriculture, the NJDA has issued its 2008 "Economic Development Strategies", which identifies and proposes strategies to expand and strengthen various sectors of the agriculture industry in New Jersey, including produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, wine, and Agritourism. The NJDA observes that "*local access to large affluent markets has long been an advantage for the marketing of (those) products. While our markets are still there, competition for those markets has become tougher. New Jersey's (produce) industry must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty.*" (*2008 Economic Development Strategies*)³ White farmers continue to look for ways to explore new markets, promote their products, and increase the profitability of their agricultural operations.

2008 NJDA Economic Development Strategies

One of the major efforts undertaken by the NJDA is to identify products grown in New Jersey through branding, Agritourism, farm direct sales programs, and farm markets. The NJDA *Economic Development Strategies* for 2008 support the promotion of Jersey products through a variety of markets and mechanisms. (*2008 Economic Development Strategies*) NJDA is committed to promoting Agritourism through the New Jersey Office of Travel and Tourism, the Jersey Fresh website, the distribution of printed materials, and other forms of advertisement. White farmers benefit from this state-wide effort.

NJDA's Jersey Fresh and Jersey Grown labels program is expanding its efforts to promote locally grown produce. The Department will continue to increase the Jersey Fresh Hospitality Industry Program. This program works closely with industry to market Jersey Fresh produce to the hotel, restaurant, educational, and institutional food services. This will strengthen the appeal of the Jersey Fresh brand to supermarket chains and all other retailers. The goal is to increase the use of the Jersey Fresh brand name and discourage the use of the "Locally Grown" product claim. Also, by recently establishing the Jersey Organic brand, the Department will continue to promote New Jersey grown organic products as distinct from, and of higher value than, competing products. (*2008 Economic Development Strategies*)

The following is a brief discussion of each of the sectors of White's agriculture industry as they relate to the 2008 "*Economics Development Strategies*" report. For each of the sectors, the 2008 report indicates that farmers should continually seek new local, state, and interstate markets to strengthen market share.

Produce which includes vegetables such as pumpkins, tomatoes, sweet corn, and squash covered 66 acres in White Township in 2005. These acres support the thriving vegetable industry in Warren County, which accounted for 2,098 acres, and \$4.4 million in sales in 2002. Vegetables in particular are an important component of the County's farm stand and farmer market industry, ranking second in the county for agricultural commodity value in 2002. (*Warren County Agricultural Profile*)⁴ Since vegetables do not require as much land to grow, Township farmers should consider expanding the produce sector of the agricultural economy as opportunities arise. Some strategies White farmers could follow are:

- Strengthen the *Jersey Fresh Hospitality Program*;
- Promote the *Jersey Fresh* brand;
- Explore "Contract Growing", that is, growing produce for specific customers on a contract basis;
- Promote farm markets and pick-your-own operations; and,
- With the County, explore various additional products and markets for produce, including local restaurants, grocery markets, and institutions such as schools, hospitals and prisons. One example of a ready made market may be the Warren County Vocational-Technical School in Franklin Township.

Nursery, greenhouses, and floriculture, which include trees and shrubs, Christmas trees, and bedding plants, covered 168 acres in White in 2005. These crops provide important agricultural commodities, which accounted for total sales of \$7.6 million, or 41% of total crop sales, in Warren County in 2002. Whereas other crop categories have remained stagnant or fallen in recent years, sales figures for this sector of the crop industry have risen steadily since 1987, when it was at \$1.1 million. One likely and major reason this sector of the crop industry has become important is due to the continued non-agriculture population growth in the county and region, providing a ready market for these products. White can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

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

Dairy has historically been one of the dominant agricultural sectors in White Township but has substantially declined in the past decades. As of 2005, White had approximately 205 head of dairy cattle, in comparison with approximately 1,518 head in 1984. This decrease in dairy production reflects the larger trend seen throughout Warren County, which produced only 35 million pounds of milk in 2005, an all-time low for the County. A combination of high input costs (land prices and taxes) and low milk prices have driven this trend, which may very well continue if strong steps are not taken to reverse it. To sustain and augment the county dairy industry, some strategies White could follow are:

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

Corn for grain, silage and sweet edible covered approximately 1,925 acres in White for 2005, the most acreage for any one type crop. The vast majority is grown for grain, with silage and sweet second and third, respectively. Corn for grain has historically been the dominant field crop throughout Warren County. In 2002 over 27% of agricultural lands in the county were tilled for corn. Corn requires relatively less labor and cost inputs than produce, nurseries and greenhouses, and livestock, making it more profitable. It is also grown on livestock farms as feed for animals. White can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

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

Hay accounts for a large portion of White’s agriculture activity. It covered approximately 1,120 acres within the Township in 2005, making White one of the highest hay producers in Warren County. Warren County had the third highest state yield of hay in 2002 and 2005, producing approximately 28,000 tons of hay. However, these totals are by far the lowest ever recorded for the County, with the 2002 drought accounting for at least part of that year’s low yield. In White, at least some of the hay is grown as feed on livestock farms, never making it to market, and is therefore not included in any census sales figures. In municipalities with large livestock herds (not including White), this is especially true. To continue and expand this strong sector of the agriculture economy, White could employ some of the following strategies:

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

Soybeans covered approximately 528 acres in White Township in 2005. These acres are part of the overall production of soybeans in Warren County, with the County having the third highest state yield for soybeans in 2005, producing approximately 236,000 bushels. To sustain and enhance soybean production, White Township could consider some of the following strategies:

- Encourage the production of certified organic soybeans to increase the value of these crops; and,
- Support efforts to construct bio-diesel production and soybean crusher facilities in the state to create new markets for soybean growers and potentially elevate the price of locally produced soybeans.

Livestock and poultry operations include non-dairy cattle, sheep, goats, hogs, and poultry. This has historically been a strong agricultural sector in White Township. Due to the high input costs, many farmers have opted not to engage exclusively in dairy farming but rather are sectoring their farms into various agriculture produces, such as other livestock. If input costs continue to rise, it is possible the dairy industry may continue to decline, but White farmers can see this as an opportunity to diversify to other agricultural products such as non-dairy cattle, poultry, hogs, and other animals.

Non-dairy cattle is one of the leaders in non-dairy livestock agriculture for White, which had 88 beef cattle in 2005. White’s non-dairy cattle contribute to the County’s economy in this sector, which had 2,715 beef cattle in 2005. Sales of non-dairy cattle exceeded \$1.25 million in 1997 in Warren County and, with only slightly lower numbers of non-dairy cattle in 2002, sales of non-dairy cattle and their products are likely comparable for 1997 and 2002.

Poultry, which includes egg production, turkeys and ducks, is another livestock industry in White. The Township had approximately 221 chickens for egg production, but few or no meat chickens. Farms with ducks and turkeys also exist on a small scale in White.

Hog, sheep, and goat farms constitute a relatively small sector of the White agricultural landscape. In 2005, farms in the Township had 76 sheep, 2 hogs, and 42 goats. These numbers are relatively small when compared to other Warren County municipalities with a livestock industry.

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

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

Equine is a small agriculture sector in White. In 2005, there were 86 head of equine in the Township, with 4 acres devoted to rehabilitation, boarding and training. (*2005 NJDA Farmland Assessment*)⁵ To continue and expand the Township's market share in the county and state equine industry, especially with its abundant supply of hay, White farmers can:

- Create a White Township Equine Directory; and
- Create a White Township Equine Advisory Board.

Organic Farming, including crops and animals, is a potentially important market for White Township and Warren County. With the increased consumer awareness in food production, organic products and the markets that support them will continue to gain a stronghold on the agricultural economy and become more "mainstream" as people demand high quality, readily accessible, and affordable, organic products. Certification of organic farms is regulated by the U.S. Department of Agriculture via the Organic Food Production Act of 1990, and can be somewhat costly and time consuming as compared to non-organic farming. This may dissuade some farmers otherwise amenable to this type of farming. "Natural" farming is a type of farming that seeks to emulate organic farming, but is not overseen by laws or regulations, as is organic farming. Natural farming is somewhat less costly and time consuming than "organic", and therefore may be a viable option for some farmers and their potential customers. With its strong produce sector, Warren County is in an excellent position to facilitate the market growth of organic and natural agriculture products. Warren County can:

- Improve marketing of organic and natural produce;
- Explore various additional markets, including local restaurants and grocery markets;

- Promote Agritourism for organic and natural farms stands;
- Work with NJDA to expand the “Jersey Organic” Brand as a way to promote and market organic products;
- Educate growers about organic and natural regulatory and certification requirements; and,
- Explore ways to support organic food growing and processing.

Wine is a small but viable piece of the White Township and Warren County agricultural industry. At present, the county has two wineries. Four Sisters Winery at Matarazzo Farms is in White Township, and is an award winning winery, with over 35 regional, national, and international awards. They have also hosted many events, including corporate picnics and weddings. In 2007, Four Sisters Winery hosted the New Jersey Wine and Blues Festival in June, attracting visitors from throughout the region and state. (*Four Sisters Winery*)⁶ However, this winery is now for sale, and its future is therefore uncertain. (*Bob Matarazzo*)⁷ The second winery, Alba Vineyards, is located in Pohatcong Township, in the southwest corner of the County. As of 2002, Warren County had 47 acres in grape production. (*Warren County Agricultural Profile*) To encourage the growth of this small, but potentially important market, White Township can:

- Encourage increased wine production;
- Encourage county wine festivals and participation in New Jersey annual wine festivals and tours;
- Coordinate with wineries from other New Jersey counties, and New York and Pennsylvania, to grow a regional wine industry;
- Encourage additional cultural and agricultural events in association with wine festivals; and,
- Market wines to local restaurants and retail stores.

Agritourism is one link in the long term sustainability of White’s agriculture industry. According to the 2008 “*Economic Development Strategies*”, “... *agri-tourism offers an important opportunity to generate additional farm income and keep farms economically viable. Agri-tourism presents opportunities for New Jersey growers seeking to add value to their crops and/or capture more of the market price of their products by directly accessing consumers. Many residents consider agriculture a novelty and something to be explored and enjoyed. They desire to share the agricultural experience while increasing farm income at the same time.*” (2008 *Economic Development Strategies*) Agritourism can not only draw people from throughout Warren County, but can also draw visitors from the neighboring states of New York and Pennsylvania.

White currently supports Agritourism through several roadside farm stands, including one large farm stand/nursery operation that operates from spring to fall. It is located at the juncture of County Route 623 (Brass Castle Road) and County Route 519 (South Bridgeville Road), in the Hazen section of the Township, and is known as Hensler farms. As of 2005 White also has 106 acres of Christmas Trees, which support seasonal Agritourism.

On a County level, Warren County has a successful Agritourism program, as evidenced by the many farm stands, pick-your-own operations, and also the Washington Borough Weekly Farmer's Market held on Fridays from 3 to 7 p.m., between June and September. The Farmer's Market is now in its fifth year. Also, the Warren County Agriculture Development Board (CADB) can investigate the possibility of establishing a permanent, three season farmer's market, which would greatly assist local farmers in selling farm and value-added products, thus strengthening the business of agriculture within the county. Local business centers such as Belvidere, Washington Borough, Hackettstown and Phillipsburg might be viable locations for such a farmer's market. The CADB can also consider establishing a permanent signage program to alert and direct tourists, and local residents, to farm stands and nursery establishments. Signage could help increase business, and thus income.

The county's Agritourism program is highlighted by the brochure entitled "Enjoy Four Seasons of Agriculture in the New Jersey Skylands." This informative brochure includes the seven counties of Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex and Warren, and provides names, addresses, websites and telephone numbers of farms within the seven counties, and the types of activities (such as hayrides). The brochure also lists ancillary facilities for tourists to enjoy, such as camping, bed and breakfasts, and state parks and forests. The brochure is available at www.njskylands.com.

A highly successful example of Agritourism in the county is the seven-day Warren County Farmer's Fair held yearly at the County Fairgrounds in Harmony Township. The Farmer's Fair highlights the past and present agriculture heritage of Warren County, has been operating since 1937, and is extremely popular with area residents, drawing thousands of visitors each year. (*Warren County Farmer's Fair*)⁸ The 2008 Warren County Farmers Fair was held from July 27-August 2. More information on the fair can be found at <http://www.warrencountyfarmersfair.org/>.

Agricultural Industry Retention, Expansion and Recruitment

By providing key strategies and techniques, the NJDA 2008 "*Economic Development Strategies*" endorses as critical the expansion and strengthening of all areas of the agricultural industry. (*2008 Economic Development Strategies*) There are many techniques to support the economic expansion, development, and solidification of White's agricultural industry. Certainly, diversity of agricultural commodities to broaden the agricultural base now dominated by corn, hay, and soybeans would help to ameliorate any economic downswing in either the general economy or a specific sector of the county's agriculture industry. White Township's AAC is committed to actively participating the development and implementation of agricultural economic development strategies, focusing on creating new and diverse markets for their products. The Township, in partnership with the Warren CADB, will continue to study market trends and develop ways to attract and retain suppliers and services to meet the needs of the local agricultural producers and to identify new locations for their products.

Some key items that the White agriculture community may consider for economic development and sustainability are discussed below.

“Sell” agriculture as part of the White “landscape”. The White Township farmland preservation program has protected 752 acres since 2001. As more Township farmland becomes preserved, and support for agriculture is woven into various sectors of the Township’s economy, farming will indeed become a permanent facet of life in White, diminishing any perceived agriculture impermanence the general public may have. A coordinated effort to “sell” agriculture as a way of life that is enduring and significant to the Township and its economy will ensure area residents are aware of the many benefits of farmland, thus solidifying public economic support for agricultural industries. Signage on preserved farms and other outreach mechanisms, such as adult and youth farmer education, the Warren County Farmer’s Fair in Harmony Township, farm stands and pick-your-own operations, and Community Supported Agriculture will work to enhance farming throughout the Township.

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

Equipment and supply stores in the area include:

- Agway in Blirstown
- True Value in Blirstown
- Smith Tractor in Washington Borough
- Frank Rymon and Sons in Washington Township
- New Holland Equipment in Washington Township
- H.G. Rydell in Marksboro
- Global Ag in Washington Township
- Range Edward LLC in Columbia
- H.G. Rydell in Blirstown
- Stephan Farm & Horse Supply in Long Valley (Morris County)
- Horsemen’s Outlet in Lebanon (Hunterdon County)
- The Stable Stitchery in Pittstown (Hunterdon County)
- Augusta Feed & Supply LLC in Augusta (Sussex County)
- The Roy Company Inc in Branchville (Sussex County)
- D&R Equipment, Inc. in Ringoes (Hunterdon County)

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

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

Promote permanent markets – The agriculture community in White can seek contracts with area schools to supply healthy, fresh farm products for use in their cafeterias. Area hospitals and senior/nursing homes are also possible customers. Since all of these are permanent institutions, once established these markets can be considered as “permanent customers” and revenue sources for the White agriculture community.

An example of this is the “Fresh Fruit and Vegetable Program”, sponsored by the U.S. Department of Agriculture. This is a program whereby participating school districts purchase locally grown produce for use in the school. Other criteria are accessibility of the produce to all students, and nutrition education. White Township schools participate in this program. (Linda Heilman)⁹

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

White should continue to incorporate agriculture into its economic development plans, municipal master plans, and local zoning. Incorporating agriculture into local planning and zoning documents will help the Township protect its farmlands and rural character in

the face of development pressure. As an example of its support of local agriculture, White passed a Right to Farm ordinance in 1997 to ensure farmers have the ability to practice accepted agricultural operations. A majority of White is zoned as R-1 (Detached single family residence, and Single Family Cluster), which is where most of the township's farmland is located. As such, the Township's zoning is supportive of agriculture.

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

Generally, the production of vegetables and fruits (produce) requires the highest amount of hired farm labor, mainly at harvest time, to pick and process the vegetables and fruits. White farms, specifically orchards and dairy farms, employ some farm labor to assist with their operations. Other products that are prevalent in White such as hay and corn require little or no hired farm labor (most labor is done by farm families). As such, farm labor costs are not as large a problem for White farmers as they are for farmers in other parts of the County or State, that have major produce agriculture industries.

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

Location and emerging opportunities -- The Township is strategically located near the Interstate Routes 80 and 78 highway corridors, as well as U.S. Highway 46 bisecting its northern portion from east to west. White farmers should seek to derive as great an advantage as possible to access consumer markets located in New York, Pennsylvania, and northern New Jersey. Maximizing the use of these highways can increase the number and type of consumer markets to be reached by White farmers.

White Township supports the representation of agricultural interests on regional and local industry boards, business organizations, and economic development associations. The Township does not have the resources to initiate local programs and sees its greatest success in supporting and partnering with local and regional organizations (county, state, and national), and to encourage farmers to enroll and actively participate in programs to stimulate and encourage agricultural economic development.

Economic Development Programs

White Township benefits from the economic development program provided by Warren County to help the county's agricultural community stay strong and profitable. White Township farmers have the opportunity to be involved in regional Chamber of Commerce. The local Business Association is now defunct and is no longer active. Re-establishment of the Business Association with representation by agricultural interests will be encouraged and expanded, when possible, by the Township AAC.

The following is a listing and brief discussion of local programs:

Livestock Cooperative Auction – This is a co-op run by the Auction Market Association of North Jersey, comprised mostly of farmers, and has been operating since 1941. Farmers, as well as restaurants and private individuals sell, buy, and trade livestock, eggs and crops. Most of the sheep, lambs, goats, hogs, and cattle are sold to slaughterhouses, which use the animals in food products. Dairy cows are bought and sold by farmers. Private individuals and restaurants buy mostly eggs. (*The Daily Record*)¹⁰ White farmers use the Live Cooperative Auction for the purchase and sale of agricultural livestock and products.

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

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

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

- A community of individuals who pledge support to a farm operation so that the farmland becomes the community's farm. In such an arrangement, the growers and consumers provide mutual support, and share the risks and benefits of agriculture.
- Members or "share-holders" of the farm pledge in advance to cover the anticipated costs of the farm operation and farmer's salary.
- Members receive shares in the farm's products throughout the growing season.
- Members also receive the satisfaction gained from reconnecting to the land and participating directly in food production.
- Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests.
- Generally, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.
(*National Agricultural Library*)¹¹

The Foodshed Alliance is a grassroots group that supports community agriculture in the greater Warren County area, and by extension White Township. The Foodshed Alliance seeks to sustain farmers, agricultural lands, and the “rural way of life in the Ridge and Valley area of Warren and Sussex Counties”. The Alliance promotes local efforts by assisting individual farmers with sustainable farming methods, connecting farmers with consumers through farmers markets and buyers clubs, and gathering information about how much land is being farmed in the Ridge and Valley region. In addition, they offer Farmers Forums every year at the nearby Frelinghuysen School to educate farmers on the economic benefits of sustainable agriculture and locally grown food, and its importance to healthy communities and nutritious living. (*Foodshed Alliance of the Ridge and Valley*)¹² (*Tara Bowers*)¹³

An extension of the Foodshed Alliance’s work is the Northwest Jersey “Buy Fresh, Buy Local” Campaign. This is an effort by the Foodshed Alliance, local farmers, and community leaders to build connections between farmers and consumers through food guides, food and farming events, and community outreach, and therefore encourage local residents to buy fresh, local produce. (*Buy Fresh, Buy Local*)¹⁴

Additional Resources

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

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

- Agriculture credit and finance;
- Business development for agriculture, food manufacturing and related industries;
- Farm building construction;
- Farmland assessment;
- Motor vehicle regulations for agriculture;
- Real property appraisal manual, farm building section;
- Recycling for agriculture;
- Risk management and crop insurance;
- Sales and use tax on farmer’s purchases; and,
- Trespass, vandalism, and liability on farms.

(*Agricultural Development Services*)¹⁵

Sustainable Agriculture Research and Education (SARE) is a “United States Department of Agriculture competitive grants program with regional programs and regional leadership. SARE supports research and education that help build the future economic viability of agriculture in the United States. SARE funding is authorized under Subtitle B of Title XVI of the Food, Agriculture, Conservation and Trade Act (FACTA) of 1990.” (*SARE*)¹⁶
SARE funds are used for:

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

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

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

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

- “Create an electronic, Web-based library with powerful search capabilities to make value-added market, economic and business information and other resources available to producers”. The library can be accessed at <http://www.agmrc.org>.
 - “Provide value-added business and economic analysis tools, including information on business principles, legal, financial and logistical issues”.
 - “Conduct research and analysis on economic issues facing producers involved in value-added business ventures”.
 - “Link producers with electronically available information and resources”.
- (Agricultural Marketing Resource Center)¹⁷

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

¹ New Jersey Department of Agriculture. Agricultural Smart Growth Tool Kit “Planning for Agriculture”. <http://www.state.nj.us/agriculture/toolkit.htm>. Accessed June 2006.

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

³ New Jersey Department of Agriculture, 2008 Economic Development Strategies.

⁴ New Jersey Department of Agriculture, State Agriculture Development Committee, Agriculture Census Data, Warren County Agricultural Profile. April 2007.

⁵ New Jersey Department of Agriculture, State Agriculture Development Committee, Farmland Assessment 2005, Tax Year 2006 – Warren County Summary.

⁶ Four Sisters Winery at Matarazzo Farms. <http://foursisterswinery.com/>. Accessed July 8, 2007.

⁷ Personal communication with Bob Matarazzo, Four Sisters Winery. August 17, 2008.

⁸ Warren County Farmer’s Fair. <http://www.warrencountyfarmersfair.org/>. Accessed July 8, 2007.

⁹ Personal communication with Linda Heilman, Chief School Administrator, White Township Schools. July 29, 2008.

¹⁰ The Daily Record, Hackettstown: A Day in the Life - April 2002. <http://www.dailyrecord.com/news/dayinthelife/hackettstown/bidders.htm>. Accessed July 2007.

¹¹ United States Department of Agriculture, National Agricultural Library, Alternative Farming Systems Information Center, Community Supported Agriculture. <http://www.nal.usda.gov/afsic/pubs/csa/csa.shtml>. Accessed June 2007.

¹² Foodshed Alliance of the Ridge and Valley. <http://www.foodshedalliance.org/index.htm>. Accessed July 2007.

¹³ Personal Communication with Tara Bowers, Foodshed Alliance of the Ridge and Valley. July 23, 2007.

¹⁴ Buy Fresh, Buy Local. <http://www.buyfreshnj.org/WebPages/OurCampaign.htm>. Accessed June 2007.

¹⁵ New Jersey Department of Agriculture, Agricultural Development Services. <http://www.state.nj.us/agriculture/divisions/md/prog/agricultureconomic.html#top>. Accessed July 2007.

¹⁶ New Jersey Department of Agriculture, Sustainable Agriculture Research and Education (SARE). <http://www.state.nj.us/agriculture/grants/sare.html>. Accessed May 2007.

¹⁷ Agricultural Marketing Resource Center, Mission and Goals. <http://www.agmrc.org/agmrc/About+mission++goals.htm>. Accessed May 2007.

CHAPTER 7: NATURAL RESOURCE CONSERVATION



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

Natural Resource Protection Agencies

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

Natural Resource Conservation Service

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

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

The local NRCS office helps to prepare Conservation Plans for farmers. These Conservation Plans nearly always include strategies to conserve soil and water, but may also include conservation practices for flora, fauna and clean air. If all five elements are included, they are referred to as Resource Management Plans. (*Kent Hardmeyer and/or Ron Phelps*)² Within one year of selling their development easement, owners of preserved

farms are required to enter into a Conservation Plan. The Plans are also required to apply for natural resource conservation program grants such as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP). The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects. *(Ken Bingham)*³

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

- As previously stated, owners of preserved farms are required to enter into a Conservation Plan within one year of selling their development easement. However, implementation of this requirement is inconsistent. Providing a mechanism and staff to ensure that Conservation Plans are prepared and implemented will guarantee that the objectives of the program are put in place, and active stewardship practices are underway.
- Owners of preserved farms have an obligation to conserve natural resources on their farms. Implementation of a Conservation Plan is a good first step towards fulfilling this obligation.

(Kent Hardmeyer and/or Ron Phelps)

The phone number for the local NRCS office is (908) 852-2576, and the District Conservationist is Maria Collazo. She can also be reached at Maria.Collazo@nj.usda.gov (NRCS, New Jersey)⁴ Ms. Collazo and her staff (listed below) can be contacted by White farmers for assistance or for more information on the availability of NRCS programs in the Township.

- Kent Hardmeyer - Resource Conservationist, Highlands Planning Specialist
- Madeline Dean - Program Assistant
- Jim Kleindienst - Civil Engineering Technician
- Jillian Jaworski - Agricultural Resource Specialist, Grazing Lands
- Jim Wick - Resource Conservationist
- Dave Clapp - Agricultural Resource Specialist

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

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

(Kent Hardmeyer and/or Ron Phelps)

Warren County Soil Conservation District

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

The SSCC coordinates and supports the work of the state’s 15 local soil conservation districts (SCD), one of which is the Warren County SCD. The Warren County SCD is charged with reviewing and approving natural resource conservation and assistance program grants, implementing agricultural conservation planning assistance, agricultural conservation cost-sharing program grants, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, storm water discharge authorization, and soil surveys. (*Agricultural and Natural Resources*)

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

The phone number for the Warren County SCD office is (908) 852-2579, and the District Manager is Dave Schaaf. He can also be reached at dscsd@verizon.net. Mr. Schaaf and his staff (listed below) can be contacted by White farmers for assistance. (*Warren County SCD*)⁶

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

Rutgers Cooperative Extension of Warren County

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

Relative to natural resource conservation, the RCE of Warren County offers the Agriculture and Natural Resource Management program. This education program provides “non-biased, research-based educational programs and services for both homeowners and commercial producers. Services offered by extension personnel include soil testing, insect identification, plant disease diagnosis, and pest management recommendations for agricultural operations”, as well as “educational publications covering a wide range of agricultural topics”. (*Agricultural Experiment Station*)⁷ An example of this service is helping to prepare animal waste management plans, so as to reduce impacts to watersheds from farm animal manure.

The RCE of Warren County is located in the Warren County Administration Building, Suite 102, 165 County Route 519 South in White Township (mailing address of Belvidere). Extension agents include Bill Tietjen, specializing in plant pathology for ornamentals, Christmas trees, fruits, vegetables, and greenhouse nurseries. Extension agent Everett Chamberlain specializes in field crops and livestock. (*Bill Tietjen*)⁸ They may be contacted with any questions or for information on education programs or services. Mr. Tietjen can be contacted via e-mail at tietjen@njaes.rutgers.edu and Mr. Chamberlain at chamberlain@njaes.rutgers.edu. Both can be contacted via phone at (908) 475-6503.

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

New Jersey Department of Environmental Protection

The New Jersey Department of Environmental Protection (NJDEP)’s Division of Parks and Forestry oversees the “Private Lands Management Program”. The aim of this program is to foster wise stewardship and management of the state’s 270,000 acres of private woodlands currently under farmland assessment. (*Division of Parks and Forestry*)⁹ Some properties in White that are farmland assessed include extensive woodland tracts. Such tracts were added as “farm products” in the 1970’s. These woodland tracts, which must be utilized by the farmer as a sustainable “product”, require Woodland Management Plans (WMPs) to receive reduced local property taxes accorded properties in the farmland tax assessment program. (*Jim Barresi*)¹⁰

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

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

appurtenant (125 woodland acres minus 50 farmed acres). Non-appurtenant woodlands require a WMP. In White for 2005, there were 2,462 acres of non-appurtenant (or unattached) woodland acres in farmland assessment, down from 2000 when there were 2,703 acres. In 1990 there were 1,133 non-appurtenant acres in farmland assessment in White. (2005 NJDA Farmland Assessment)¹¹

Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. So, in the preceding example, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP. (Jim Barresi) In White for 2005 there were 976 acres of appurtenant (or attached) woodland acres in farmland assessment, down from 2000 when there were 1,202 acres. In 1990, there were 1,374 appurtenant acres in farmland assessment in White. (2005 NJDA Farmland Assessment)

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

LIP has been in existence for three years, and funding for the program is competitive due to available funds not being equal to funding requests. In White, no farm acres are enrolled in LIP. It is unlikely that LIP funding will be extended beyond fiscal year 2008. (Kim Korth)¹²

USDA, Forest Service's Forest Stewardship Program

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

In White, there are 342 acres of farmland on 10 different properties enrolled in the Forest Stewardship program. (Laura Williams)¹³

North Jersey Resource Conservation and Development Council

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

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

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

White Township farmers and farmland owners take advantage of the various programs, as needed. The programs do meet the local conservation needs. The Township AAC does support the North Jersey RC&D River Friendly Certification Program and will provide information, upon request, to local farmers.

Private non-profit groups and private citizens

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

The White agriculture community has the support of a variety of committees and organizations, including the White Township Agricultural Advisory Committee, White Township Open Space and Farmland Preservation Committee, Warren County Board of Agriculture, New Jersey Farm Bureau, 4-H, Future Farmers of America, and the Warren County Farmers Fair.

Local and regional non-profit organizations also contribute to the permanent protection of farmland. These groups include the Ridge and Valley Conservancy, Morris Land Conservancy, The Nature Conservancy, and New Jersey Conservation Foundation.

The White Township agricultural community, via the White Agricultural Advisory Committee and Warren County Agriculture Development Board, can work with non-profit organizations and private citizens in a coordinated fashion to further the farmland preservation program in the Township.

Resource Protection Programs and Funding

2002 and 2008 Farm Bills

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) was landmark legislation, with much of its focus on conservation funding and environmental issues. Conservation provisions were designed to assist farmers in being good stewards of the land through grants and technical assistance. Voluntary programs relevant to New Jersey, and Warren County, included the Conservation Reserve Enhancement Program (CREP), Conservation Innovation Grant Program (CIG), Environmental Quality Incentives Program (EQIP), Farm and Ranch Land Protection Program (FRPP), Grassland Reserve Program (GRP), Wetlands Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP). (*Conservation Programs*)¹⁵ These programs are continued under the May 2008 Farm Bill (Conservation, Food and Energy Act of 2008). However, statutory language changes mean new program rules need to be written by the U.S. Department of Agriculture. These rule changes may impact how New Jersey implements some its programs. Once the new rules are approved for use, and prior to any 2009 funding decisions, all applicants will have ample opportunity to review the rule changes and contract terms, and will be required to comply with all applicable rules and requirements in place at the time of contract obligation. (*NRCS*)¹⁶ As in the past, the programs will be administered by the local NRCS office in Hackettstown, and the Warren County Soil Conservation District, as discussed in this section.

The Mid-Atlantic region, of which New Jersey is part, is generally underserved by federal farm programs. The Northeast/Mid-Atlantic region receives on average less than two cents in commodity payments for every dollar in farm sales, in stark contrast to over fifteen cents in some Midwest and Western states. With smaller than average farms, lower profit margins, varied crops, and development pressure, New Jersey has unique farm and food policy needs, which do not match other, larger agricultural states who receive the bulk of commodity payments. (*American Farmland Trust*)¹⁷ The 2008 Farm Bill creates the new “Average Crop Revenue Election” program. This is a revenue guarantee program based on “five-year state average yield and the two-year national average price”. The program is voluntary, but participants would receive payments when their revenue falls below established levels. (*Farm Bureau Update newsletter*)¹⁸ Such a revenue support system may well have a positive effect for Warren County Farmers, since it would help specialty crops and niche markets receive their fair share of payment support. (*Jim Baird*)¹⁹

Some of the most significant gains in the 2008 Farm Bill were made in the area of conservation. New funding increased by over \$4 billion, which should translate into increased stewardship practices, and a healthier environment via cleaner water, reduced erosion and enhanced wildlife habitat. However, many of the programs require annual appropriations from Congress, which often can mean a shortfall in full implementation of these critical conservation programs. Some highlights of the 2008 Farm Bill include:

- Improvement of the Farm and Ranch Lands Protection Program (FRPP) to allow for greater flexibility at the local level. Nationally, authorized funding rises from \$97 million to \$200 million a year by 2012.
- Expansion of the Environmental Quality Incentives Program (EQIP) to allow for innovative approaches that generate public benefits such as water and soil quality improvements, renewable energy production, and wildlife and open space protection. Nationally, authorized funding rises from \$1.2 billion to \$1.75 billion in 2012.
- Establishment of a conservation loan guarantee program to help producers secure low interest loans in order to implement often costly conservation and environmental practices.
- Creation of a cooperative conservation initiative as a way for producers and community groups to work together on common natural resource concerns.
- Greater flexibility with third party technical assistance providers to identify and implement the most effective conservation practices appropriate for the land.
- Continuation of the Wetlands Reserve Program (WRP) and the Grassland Reserve Program (GRP) to protect water resources and expand wildlife habitat.

*(American Farmland Trust website)*²⁰

The following is a synopsis of the natural resource conservation programs to be funded by the 2008 Farm Bill. They will be implemented by NRCS and the Warren County SCD, and also to a minor degree the Farm Service Agency, which is also part of USDA. These programs are the backbone of natural resource conservation efforts in Warren County and its municipalities, including White.

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

Through CREP and CRP, agricultural producers voluntarily retire land to protect environmentally sensitive areas, decrease soil erosion, provide and restore wildlife habitat, and protect ground and surface water. *(NRCS Conservation Programs)*²¹ Examples of conservation practices include riparian buffers and filter strips for water quality, and contour buffer strips to reduce soil erosion. With incentive payments for farmers to fully implement a CREP contract, payment for this program may be fully funded by NRCS and NJDA. *(Ken Bingham)* Statewide, CREP was most recently funded with \$100 million for the 2004 to 2007 timeframe, and has been used successfully in Warren County. It is used mostly along streams and rivers, to protect water resources. *(Kent Hardmeyer and/or Ron Phelps)*

Conservation Innovation Grant program (CIG)

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

Environmental Quality Incentive Program (EQIP)

EQIP is a conservation program in which farmers receive financial and technical assistance with structural and management conservation practices that address soil, water, and grazing land concerns. (*NRCS Conservation Programs*) EQIP is the most popular and widely used conservation program in Warren County, and is the most well funded of all the programs, receiving approximately \$4 million statewide on an annual basis. In Warren County, there are 4,494 contracted acres, with 38 active contracts. While some farms in White may be assisted through EQIP, the number of farms enrolled is not tracked on a municipal level (*Janice Reid*)²²

Farm and Ranch Land Protection Program (FRPP)

FRPP provides up to 50% matching funds to purchase development rights and conservation easements to keep farm and ranchland in agricultural use. The USDA partners with state, tribal, or local governments, and non-governmental organizations. (*NRCS Conservation Programs*) Farmers accepting funds through this program must adhere to strict impervious surface limitations. In New Jersey, this program receives approximately \$500,000 to \$1 million annually, most of which goes to the State Agriculture Development Committee or private conservation groups. (*Kent Hardmeyer and/or Ron Phelps*)

Wetlands Reserve Program (WRP)

WRP offers farmers payments for restoring and protecting wetlands on their property that had been previously drained for agricultural use. Wetlands help reduce flooding, filter pollutants from water, provide critical wildlife habitat, and protect open space. (*NRCS Conservation Programs*) Payment by NRCS is based upon appraised agricultural land value. With appraised values from \$100 to \$2,000 per acre, many farmers are not willing to create wetlands on otherwise productive agricultural lands. As a result, the WRP is not widely used in Warren County. (*Tim Dunne*)²³

Wildlife Habitat Incentives Program (WHIP)

WHIP provides technical and financial assistance for creating, enhancing and maintaining wildlife habitat. (*NRCS Conservation Programs*) The State Technical Committee for WHIP in New Jersey awards project contracts for designated wildlife habitat categories

such as migratory and declining wildlife species, and pollinators that benefit agriculture. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. This is second only to EQIP in use in Warren County, with 102 contracted acres and nine active contracts since 2005. While some farms in White may be assisted through WHIP, the number of farms enrolled is not tracked on a municipal level (*Janice Reid*)

SADC Soil and Water Conservation Grants

The New Jersey Department of Agriculture, State Agriculture Development Committee (SADC) has in the past provided grants to farms that are permanently preserved, or are enrolled in the eight year preservation program, with priority for preserved farms. (*Dave Schaaf*)²⁴ Cost share grant funding for fiscal year 2008 has been approved. The purpose of the grants and program is to provide funding for soil and water conservation practices.

The types of soil and water conservation projects funded by SADC include soil erosion and sediment control systems (terrace systems), control of farmland pollution (stream protection; sediment retention, erosion or water control systems; animal waste control facilities; and agri-chemical handling facilities), the impoundment, storage and management of water for agricultural purposes (diversions; water impoundment reservoirs; irrigation systems; and, drainage systems), and management of land to achieve maximum agricultural productivity (land shaping or grading). (*Soil and Water Conservation Grants*)²⁵

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

Water Resources

The Importance of the Water Resource

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

- Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides so as to lessen impacts to groundwater;

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

The necessity of clean and plentiful water, and its precariousness, is clearly stated in the *2005 Warren County Strategic Growth Plan*. The Plan indicates that “Groundwater and surface water quality in Warren County is generally good. Groundwater accounts for all drinking water in the county. While groundwater quality is good, there are some areas identified for actual or potential well contamination.” (*2005 Warren County Strategic Growth Plan*)²⁶ Some potential contamination sources are pesticides, which are used in agriculture and at private residences, and underground storage tanks for various substances such as gasoline and diesel fuel. Underground storage tanks are sometimes used on farms as fuel sources for equipment. (*2005 Warren County Strategic Growth Plan*)

In addition, the *2008 Warren County Open Space Plan* indicates the importance of agriculture to the water resource by stating, “Sixty percent of Warren County is deep, non-stony soil, well suited for farming and community development etc. These areas also provide scenic vistas and watershed protection. Agricultural landowners should be encouraged to participate in the Farmland Preservation Program, to help ensure the viability of agriculture as a land use and economic activity while preserving them as open or undeveloped land areas. The remaining 40 percent is soil so stony, steep, shallow or wet that it is not suited for development.” The Plan also states that “Areas designated for open space can protect many natural resources, such as the quality and quantity of surface and groundwater, cultural and historic areas, and view sheds associated with ridge tops.” (*2008 Warren County Open Space Plan*)²⁷

The *State Development and Redevelopment Plan* also discusses the importance of the water resource. The Plan indicates that White’s farmland is found in areas mapped as Rural Planning Area, Rural Environmentally Sensitive Planning Area, or Environmentally Sensitive Planning Area. The Plan’s goals include support for maintenance and improvement of the agricultural industry’s economic viability. The goal of the Rural Planning Area for agriculture is to “guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas; encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers; ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts ...” (*New Jersey State Development and Redevelopment Plan*)²⁸

Agricultural goals in Rural Environmentally Sensitive Planning Areas and Environmentally Sensitive Planning Areas include, “... guiding development away from agriculture, minimizing conflict between agriculture and Centers, ensuring adequate water supply,

protecting large tracts of land, and promoting more intensive, new-crop agriculture.” (*New Jersey State Development and Redevelopment Plan*)

Finally, emphasis is also given to the importance of the water resource, via the New Jersey Department of Agriculture which “... is working with Rutgers Cooperative Extension, the Natural Resources Conservation Services, the United States Geological Survey, the New Jersey Department of Environmental Protection and the farm community to assess the water needs of agriculture and to assist in the development of essential rules, policies and guidelines to ensure an adequate water supply to meet the current and future needs of the agricultural industry.” (*2006 Agricultural Smart Growth Plan*)²⁹

Physical Features and Water Aquifer Supply Characteristics

As indicated in the *2004 White Township Master Plan*, the Township is one of a number of rural municipalities in New Jersey that fall within both the Highlands, and Ridge and Valley Physiographic Provinces. More specifically, White Township lies within the Reading Prong of the Highlands Region, which runs in a roughly northeast to southwest direction, comprising the southern and eastern portions of the Township. The Highlands Ridge includes Scotts, Montana and Jenny Jump Mountains. The Ridge and Valley Province contains a series of northeast-to-southwest running sandstone ridgelines with limestone valleys in-between them. This landscape is evident in the central, northern and western portions of the Township, known as the Pophandusing and Pequest Valley regions. These valley regions are associated with waterways of the same name, contain the best agricultural soil, and therefore support the majority of farms and field crops that the Township is known for. (*White Township Master Plan*)³⁰ As further discussed in the White Master Plan:

“The New England Highlands are principally composed of granite and gneiss. The Highlands are collectively known as the Pre-Cambrian Crystallines, having been laid down during the middle and the late proterozoic era. This period was approximately 1.4 to 0.9 billion years ago. The most salient feature of the Highlands in the vicinity of White Township is Jenny Jump Mountain and High Rock. These salient features stand as they do, as they are highly resistant to weathering.

The Ridge and Valley Province, which runs to the west of the Highlands, is characterized by both highly weathered and soluble rocks of the Kittatinny Supergroup as well as the resistant rock of the Shawngunk. The rocks of the Ridge and Valley Province were laid down during the Cambrian and Ordovician periods. The most prominent member of this particular region is the Martinsburg Shale. It is an intensely crumpled and faulted sequence of slate, shale, sandstone, and calcareous siltstone. A resin element, the Jacksonburg Limestone, is found as a narrow belt of rock running along the border of the Kittatinny Supergroup of formations.

Finally, the Kittatinny Supergroup was laid down approximately 560 to 420 million years ago, and consists of relatively young formations” (White Township Master Plan)

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

“The physical nature of the county consists of valleys and ridges oriented roughly northeast to southwest. The farmlands are located predominantly in the valleys along the streams and rivers, except in the areas of broad ridges, which also support considerable acreage of excellent farmland. Early settlers cleared the broad expanses along the rivers where the soils were rich and loamy and there were ample supplies of water. Unfortunately, river valleys are also the primary corridors used for travel and commerce and almost all of our towns are situated in those areas where the soils will support an agricultural industry. The result has placed many of the “growth” areas within the county next to, or surrounded by, some of the county’s best soils.” (Long Range Plan)³¹

Water Conservation Strategies

An adequate water supply is important to successful agriculture operations in White. Droughts in recent years have highlighted the precarious nature of the agriculture (and general) water supply, and the need for water conservation systems and regimens. For a detailed discussion of irrigated land and water sources, see *Chapter 1* of this Plan.

The New Jersey Department of Agriculture, through its *Agricultural Smart Growth Plan*, encourages farmers to:

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

The dominant crops in White are corn, hay and soybeans. These crops rely on rain and some groundwater for water needs, and as such, water conservation strategies per se are difficult to implement. With the more water intensive nursery and greenhouse, and produce farming, it is possible to implement conservation strategies such as drip irrigation, water reuse, or watering crops in the cooler parts of the day. Since vegetable, fruit, and nursery agriculture are minor to corn, hay, and soybeans, the positive effects of water conservation efforts for the Township are minimal. However, water intensive agriculture and processes may become more prevalent in the future. As such, water conservation strategies may become more important, and should be maximized where possible.

Waste Management and Recycling

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

Waste Management in White

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

- Many farmers have “Nutrient Management Plans” to manage the manure generated on their farms. (*Kent Hardmeyer and/or Ron Phelps*)
- Relative to disease, cattle manure is not as serious a problem as horse manure. This is due in part to the relatively large land area of dairy farms, making it easier to safely and effectively distribute the manure on fields. This helps to control the spread of disease. (*Kent Hardmeyer and/or Ron Phelps*)
- At present there is no initiative at the county level to better manage animal waste. The agricultural community of Warren County may attempt to initiate better livestock waste management. (*Bob Resker*)³²
- Ag Choice LLC in Green Township, Sussex County is operated by Jay and Jill Fisher. Ag Choice picks up and accepts and then composts horse waste. It is then available as bulk pickup, is sold to landscapers, garden centers, or is bagged and sold at retail outlets. This type of operation not only helps control the problem of horse waste on farms, but is also a good revenue source for the Fishers. White farmers can review the Ag Choice operation to ascertain if similar operations might be beneficial to them. The Ag Choice website is <http://www.ag-choice.com/>.

Concentrated Animal Feeding Operations & Animal Feed Operations

Concentrated Animal Feeding Operations (CAFO) are defined at N.J.A.C. 7:14A-2.13 (New Jersey Pollutant Discharge Elimination System (NJPDES)) as: (*New Jersey Discharger*)³³

- Operations with more than 1,000 slaughter or feeder cattle, 700 dairy cattle, 2,500 swine, 500 horses or other animal populations. (Warren County does have one operation, located in Franklin Township, that fits into this category); or,
- Operations with more than 300 slaughter or feeder cattle, 200 dairy cattle, 750 swine, 150 horses or other animal populations, and which discharge pollutants directly to state waterways either through manmade devices or as a result of water passing through the facility or having direct contact with confined animals. A number of Warren County farms do fit into this latter category, and are required to

have Waste Management Plans to ensure that animal wastes are properly managed. In addition, any livestock operation receiving EQIP funds must have a Waste Management Plan.

Concentrated Animal Feeding Operations (CAFOs) and Animal Feeding Operations (AFOs) have the capability to, or do cause, water pollution through the collection of large amounts of animal waste in relatively small areas. Mismanagement of the animal waste has the potential to cause large amounts of soil and groundwater contamination via introduction of the bacteria fecal coliform, a known contaminant from animal farming operations. The state's agricultural communities bear a responsibility to help protect and restore natural resources for which they are the stewards.

The NJDEP has outlined a statewide strategy to manage and regulate these operations. The strategy calls for NJDEP to administer CAFO permits, and NJDA to administer the appropriate measures for AFOs. (*2006 Agricultural Smart Growth Plan*) The permits and measures require development and implementation of comprehensive waste management plans, utilizing "Criteria and Standards for Animal Waste Management", proposed by NJDA in March 2008, and scheduled for adoption in late 2008. (*Monique Purcell*)³⁴ This strategy emphasizes the use of cost-effective voluntary measures, limiting the need for permits. (*2006 Agricultural Smart Growth Plan*)

NJDEP, Division of Water Quality - Concentrated Animal Feeding Operations

To protect the quality of surface and groundwater in and around animal farming operations, the NJDEP has adopted a general permit for managing and regulating Concentrated Animal Feeding Operations (CAFOs). The permit is administered through the New Jersey Pollutant Discharge Elimination System (NJPDDES) regulations at N.J.A.C. 7:14A-2.13, under authority of the Water Pollution Control Act. In general, the permits require CAFOs to comply with the federal effluent limitation guidelines that prohibit discharge to state waters. (*New Jersey Discharger*)

The New Jersey Department of Agriculture, State Soil Conservation Committee, Natural Resources Conservation Service and New Jersey Soil Conservation Districts have partnered with NJDEP to implement the general permit as part of a statewide strategy to control pollution from CAFOs. (*New Jersey Discharger*)

Recycling

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

Energy Conservation

Energy conservation makes economic sense for White agriculture businesses. The less energy a farmer uses, the less money spent on energy, and the more money that can be invested elsewhere, or realized as profit. However, energy conservation and the use of alternate technologies also make environmental sense. They help keep the air, water and soil clean, and minimize or eliminate further pollution to these critical agricultural resources. Also, with the impending threat of global warming due to excessive carbon dioxide emissions into the atmosphere, energy conservation and the use of alternate energy sources can help to slow this warming trend.

This goal of reducing greenhouse gases is indicated in the Regional Greenhouse Gas Initiative (RGGI), a compact signed by the Governors of ten states, including New Jersey. As part of RGGI, the potential trading of carbon credits between energy companies and farmers can offer financial incentives for farmers to utilize processes that minimize carbon dioxide production. (*David Dech*)³⁵

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

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

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

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

(*Steve Bruder*)³⁶

There is only minimal effort to initiate energy conservation in Warren County municipalities, including White Township. The EQIP natural resource conservation

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

Solar Energy

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated, it can be sold back to the electric grid for a profit. The overall use of solar panels has greatly increased in New Jersey over the last decade. (*Agriculture and Green Energy*)³⁷ This increase is due in large part to a rebate program sponsored by the New Jersey Board of Public Utilities (BPU), and a federal investment tax credit. However, the BPU has altered its rebate program to support less solar power rebates, converting the program, in part, to “solar renewable energy certificates”. The market value of these certificates is not determined, and the federal tax credit is set to expire at the end of calendar year 2008. This uncertainty has caused a slowdown in the interest of farmers to pursue solar energy on their farms. It is hoped that the BPU will again fully fund the rebate program, and the federal tax credit will be extended. (*New Jersey Farm Bureau*)³⁸

EQIP does provide some funding for solar panels, and White Township farmers interested in using this alternate energy source can contact the local NRCS office in Hackettstown for more information.

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

Wind Energy

The power of a strong wind can be captured by turbines or windmills, turning such power into electricity. Expanding and evolving technology is making this option more attractive to farmers as a way to cut energy costs. According to the NJDA, the northwest part of New Jersey, which includes Warren County, has ample and consistent enough wind power to make turbine energy feasible. (*2006 Agricultural Smart Growth Plan*) In White, a local height ordinance currently stands as a roadblock to wind turbine construction. The Township Board of Adjustment may wish to discuss changes to the ordinance to allow wind turbines. This would serve as an example of their commitment this alternative energy source. (*Joseph J. Layton*)³⁹

Ethanol and Pelletized Switchgrass

Ethanol is a renewable fuel “made by distilling the starch and sugar in a variety of plants.” (*Agriculture and Green Energy*) It can then be blended into gasoline as an “oxygenate”, reducing air pollution. Its use also reduces dependence on foreign oil, and the harmful environmental effects of oil drilling. Also, unlike the gasoline additive MTBE, ethanol will not contaminate groundwater. (*Agriculture and Green Energy*) Corn, the most dominant field crop in White, could position the Township’s farmers to financially capitalize on the spreading movement towards ethanol-blended fuels. More study would need to be done on whether this would be profitable for farmers, and how it would affect other local agriculture industries (for instance, how it would affect the dairy industry’s supply of, and price for, feed corn). In addition, interest has been shown in utilizing switchgrass to make energy producing pellets. This could add another market for White farmers, and another source of clean energy.

Renewable Energy Grant Programs

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

New Jersey Clean Energy Program: Administered by the New Jersey Board of Public Utilities, this program provides financial incentives to install clean energy systems, including fuel cells, solar energy, small wind and sustainable biomass equipment. Financial incentives are in the form of rebates, grants, energy certificates and loans. Additional information is at www.njcep.com/.

Renewable Energy Systems and Energy Efficiency Improvements Program: As part of the 2008 Farm Bill, this program “funds grants and loan guarantees to agricultural producers for assistance with purchasing renewable energy systems and making energy efficiency improvements.” Final rules for loans and grants were adopted by the U.S. Department of Agriculture in July 2005. Additional information can be found at www.rurdev.usda.gov/rbs/farbill/index.html.

Biomass Research and Development Initiative Grants: The United States Departments of Agriculture and Energy support development of biomass energy. Grants are available for research, development and demonstrations on bio-based products, bio-energy, bio-fuels, bio-power and additional related processes. In the recent past, grants have focused on development and demonstration projects that lead to greater commercialization. Additional information is available at:

<http://www.state.nj.us/agriculture/news/hottopics/topics060222.html>.

(*Agriculture and Green Energy*)

Outreach and Incentives

The Township’s Agricultural Advisory Committee is committed to working with the Warren CADB and regional agencies to assist in outreach and education to farmers and

landowners regarding natural resource conservation and agricultural productivity. The White AAC will continue to work with the Warren CADB to implement programs to aid in natural resource conservation on farms in the Township. The Township is also willing to host a regional seminar on conservation, and to provide incentives to encourage participation among local and regional farmers.

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³ Personal Communication with Ken Bingham, United States Department of Agriculture, Farm Service Agency. June 2007.

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- ⁶ Warren County Soil Conservation District, Contact Information. <http://www.warrencountyscd.org/contact.html>, Accessed July 27, 2008.
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- ⁸ Personal Communication with Bill Tietjen, Rutgers Cooperative Extension of Warren County. May 2007.
- ⁹ New Jersey Department of Environmental Protection, Division of Parks and Forestry, Private Lands Management Program. http://www.nj.gov/dep/parksandforests/forest/njfs_private_lands_mgt.html. Accessed April 2007.
- ¹⁰ Personal Communication with Jim Barresi, Assistant Director, New Jersey Department of Environmental Protection, Division of Parks and Forestry. June 2007.
- ¹¹ New Jersey Department of Agriculture, State Agriculture Development Committee. Farmland Assessment 2005, Tax Year 2006, Warren County Summary.
- ¹² Personal communication with Kim Korth, New Jersey Department of Environmental Protection, Non-game Endangered Species Program. July 30, 2008.
- ¹³ Personal Communication with Laura Williams, New Jersey Forest Service, July 28, 2008.
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- ¹⁶ United States Department of Agriculture, Natural Resources Conservation Service, Farm Bill Programs, <http://www.nj.nrcs.usda.gov/programs/index.html#Farm%20Bill>, Accessed July 27, 2008.
- ¹⁷ American Farmland Trust, The Farm, Nutrition and Community Investment Act. http://www.farmland.org/programs/states/me/documents/AFT_FNCIA_S-D-G_Northeast_WebApr07.pdf. Accessed June 9, 2007.
- ¹⁸ “Farm Bureau Update” newsletter. Summer 2008, Volume 5, Number 2.
- ¹⁹ Personal communication with Jim Baird, Mid-Atlantic Region Director, American Farmland Trust. June 26, 2007.
- ²⁰ American Farmland Trust website. <http://www.farmland.org/search.asp?cx=013768594961239324390%3Aeqdfpceu3bo&cof=FORID%3A11&q=2008+farm+bill&imageField.x=15&imageField.y=12#0>. Accessed July 27, 2008.

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- ²¹ United States Department of Agriculture, Natural Resources Conservation Service, Conservation Programs. <http://www.nj.nrcs.usda.gov/programs/>. Accessed April 2007.
- ²² Personal communication with Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 2007.
- ²³ Personal communication with Tim Dunne, United States Department of Agriculture, Natural Resources Conservation Service. June 2007.
- ²⁴ Personal communication with Dave Schaaf, District Manager, Warren County Soil Conservation District. June 2007.
- ²⁵ New Jersey Department of Agriculture, Soil and Water Conservation Grants. <http://www.state.nj.us/agriculture/grants/soil.html>. Accessed April 2007.
- ²⁶ Warren County Planning Department, Warren County Strategic Growth Plan. October 2005. http://www.co.warren.nj.us/planning/county_strategic_growth_plan.html. Accessed April 2007.
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- ³⁰ Eric K. Snyder and Associates, Inc. White Township Master Plan. June 14, 2004.
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- ³³ New Jersey Department of Environmental Protection, New Jersey Discharger, Volume 11, No. 2, Fall 2003. New Stormwater General Permit for Concentrated Animal Feeding Operations. <http://www.state.nj.us/dep/dwq/discharg/v11n2h.htm>. Accessed April 17, 2007
- ³⁴ Personal communication with Monique Purcell, New Jersey Department of Agriculture, Division of Agriculture and Natural Resources. April 18, 2007 and/or August 25, 2008.
- ³⁵ Personal Communication with David Dech, Warren County Planning Director. October 2007.
- ³⁶ Personal communication with Steve Bruder, State Agriculture Development Committee. August 2007. July 2008.
- ²⁵ New Jersey Department of Agriculture. Agriculture and Green Energy. <http://www.state.nj.us/agriculture/news/hottopics/topics060222.html>. Accessed April 2007.
- ³⁸ New Jersey Farm Bureau, "This Week in Farm Bureau", Volume XLVI, No. 30, July 12, 2008.
- ³⁹ Personal Communication with Joseph J. Layton, White Township Planner. August 1, 2008.

CHAPTER 8: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION



Existing Agricultural Industry Support

Right to Farm

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

The SADC works to maximize protection for commercial farmers under the RFA by developing Agricultural Management Practices, tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. In order to qualify for right to farm protection a farm must meet the definition of a “commercial farm” in the RFA; be operated in conformance with federal and state law; comply with agricultural management practices recommended by the SADC, or site specific agricultural management practices; must not be a direct threat to public health and safety; and, must be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, must have been an operating farm as of December 31, 1997. (*Eligibility Criteria for RTF Act Protection*)³

All right to farm complaints or issues that are brought before the Warren CADB are first handled with fact finding and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Warren CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the RFA for

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

Right to Farm Ordinances are a necessary item if a municipality, or property owner, wishes to enter into the farmland preservation program. A strong Right to Farm Ordinance exists in White Township, showing its commitment to safeguarding and strengthening agricultural activities. White established its Right-to-Farm Ordinance (Ord. No. 65-1) in 1997 and a copy can be found in the *Appendices*.

The Ordinance states that its purpose is to “conserve, protect and encourage the development and improvement of agricultural lands within the township for the production of food and other agricultural products and the preservation of open space and to protect and encourage the viability of the agricultural industry by establishing a positive agricultural business climate in order to promote agricultural production to serve the interests of all citizens of White Township.”

To protect its farmers the White Township Right to Farm Ordinance, in various instances, requires a statement on deeds for properties in or around farmland that states, in part: “The grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above described premises. The grantee further acknowledges that the Township of White has adopted a Right-to-Farm ordinance establishing acceptable farming activities which may result in the emanation of noise, odors, dust and fumes caused when such activities are conducted in accordance with recognized agricultural practices. The grantee further acknowledges that such activities may occur on holidays, weekends, and at all times of the day, including early morning, evening and nighttime hours. By acceptance of this conveyance, the grantee does hereby waive objection to such activities.”

The White Right-to-Farm Ordinance specifically recognizes the right of a farmer to perform the following activities (however other accepted agricultural practices may also be included):

- Irrigation, drainage and water management;
- Application of chemical fertilizers, insecticides and herbicides;
- Soil preparation and management;
- Grazing of animals;
- Production, harvesting, storage, grading, packaging, and processing of agricultural products;
- Marketing of crops, plants, animals and other related commodities;
- Disposal of farm waste;

- Conduct agricultural operations on holidays, Sundays, and in the evenings; and
- Produce noise, odor, dust, and fumes that are caused by agricultural activities.

White's Right to Farm Ordinance does not specifically list some of the suggested activity rights in the SADC Model Right to Farm Ordinance. These include: housing and employment of farm laborers; erection of essential agricultural buildings; construction of fences; conduction of education and recreation activities related to farming; clearing of woodlands; and, operation and transportation of large, slow moving farm equipment over municipal roads. The Township may wish to specifically include some of these other activities as protected in its ordinance, especially with regard to transportation of large, slow moving farm equipment. The transportation issue is discussed in the section *Agriculture vehicle movement*, found later in this Chapter. The Township Council and AAC will review the Township's Right to Farm Ordinance for any needed enhancement and greater consistency with the SADC Model Ordinance.

Both the Township's Right to Farm Ordinance and the State statute (N.J.S.A. 4:1C-1) give farmers protection from nuisance complaints as long as the commercial farm is in compliance with acceptable agricultural management practices and does not pose a direct threat to public health and safety. The AAC can help to avoid and/or minimize Right to Farm conflicts through education between neighbors and consultation with all parties before problems occur.

Farmland Assessment

The Farmland Assessment program is a tax incentive which reduces property taxes on active commercial farmed land, thereby assisting farmers with a critical financial aspect in helping to keep land in farms. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

Basic eligibility requirements include:

- The applicant must own the land;
- The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year;
- Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year;
- Land must consist of at least five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;
- Gross sales of products from the land must average at least \$500 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement is \$.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time; and,

- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.
(*New Jersey's Farmland Assessment Act*)⁵

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

White Township is 18,304 acres (28.6 square miles) and of this 9,486 acres (or approximately 52% percent of the Township) are under farmland assessment. (*NJACTB 2008 Tax Assessment Data*)⁶ According to the New Jersey Farmland Assessments from 1983 to 2005, general trends indicate:

- A 12 percent decrease in farmland assessed acreage from 1983 to 2005, but an overall increase in the acres of woodlands that are part of farmland assessed acres;
- Harvested cropland was 5,126 acres in 1983, which steadily decreased to 4,209 acres in 2005;
- Pastured cropland was at 733 acres in 1983, decreasing to 204 acres in 1990, and is at 284 acres in 2005;
- Except for a slight increase from 1983 to 1990, permanent pasture acreage has steadily decreased from 1990 to 2005. In 1990 such acreage was at 1,117 acres, and in 2005 was at 540 acres (this mirrors the decreasing dairy industry in White);
- Equine acreage is minimal, being at 4, 9 and 4 acres in 2000, 2004 and 2005, respectively. Equine acreage was first measured in 2000;
- The total municipal acreage (for active agricultural use, woodlands and equine) in farmland assessment has decreased from 9,618 acres in 1983, to 8,475 acres in 2005, a 12 percent decrease in farmland assessed acreage (though there was a sizeable increase from 1990 to 2000); and,
- Overall active agricultural acreage (cropland harvested, cropland pastured, permanent pasture) in farmland assessment has steadily decreased from 6,917 acres in 1983 to 5,033 acres in 2005.
(*NJDA Farmland Assessment*)⁷

It is important to sustain and expand tax incentives such as Farmland Assessment to keep land in farms, and to encourage the development or extension of other tax incentives for the agricultural industry. By making agriculture more profitable and viable, tax incentives will help to ensure a steady, permanent source of agricultural lands for the Township's farmland preservation efforts.

White Township's AAC supports the extension of farmland assessment tax benefits to agricultural related buildings and/or building improvements as an encouragement to

farming. The AAC does not support any increase in “rollback” penalties for farmland conversion.

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

Regulatory Flexibility

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

The viability of farming in New Jersey is impacted by many issues, including government regulation, development pressures, and the economics of the marketplace. While land preservation is vital for maintaining a sufficient land base suitable for farming, sustaining White’s strong agricultural base requires support on many fronts, one of which is flexibility in government regulation. (*2006 Agricultural Smart Growth Plan*)⁸ It is essential that the White Agricultural Advisory Committee, Warren CADB, Department of Land Preservation, Board of Agriculture, County Freeholders, Soil Conservation District, Natural Resource Conservation Service, Rutgers Cooperative Extension of Warren County, private farm preservation groups, and other interested entities and individuals work together to present a united front in issues regarding government regulation and permits as they relate to agriculture. The *2006 Agricultural Smart Growth Plan* for New Jersey identified the following as important relative to regulatory flexibility and priority, and which the aforementioned entities must work to ensure proper advantage for agriculture in White:

- *Positive and supportive public policy*: This includes legal protection (right to farm), priority in decisions on taxation (farmland assessment), regulation exemptions, and financial incentives (planning incentive grants). These need to be strengthened and modified if, and when, necessary;
- *Exemptions*: State, county, and municipal regulations must be responsive to the needs of farmers. Minor changes to, or exemptions from, certain local and state regulations, rules, and ordinances help to buffer agricultural operations from burdensome costs, creating a farmer-friendly environment. White’s strong Right to Farm Ordinance stands as one example of such regulations. At a state level, the Department of Environmental Protection’s “Freshwater Wetlands Protection Act Rules” (N.J.A.C. 7:7A-et. seq.) and the “Flood Hazard Area Control Act Rules” (N.J.A.C. 7:13) grant exemptions, permits by rule, or general permits for agricultural activities. In addition, for the Department of Environmental Protection’s “Highlands Water Protection and Planning Act Rules” (N.J.A.C. 7:38), exemptions are allowed for activities conducted in accordance with an approved Woodland Management Plan issued pursuant to the Farmland Assessment Act.

The White agriculture community must work to ensure that exemptions are adequate and reasonable;

- *Flexibility*: State agencies such as the Department of Environmental Protection, Department of Transportation, Department of Community Affairs, Department of Labor, and New Jersey Commerce Commission, should consider the NJDA Agricultural Smart Growth Plan when making important decisions regarding existing and proposed infrastructure, developing and amending regulations and programs, and protecting environmental and historical resources. These agencies should coordinate with NJDA to ensure that regulations and programs are attuned to the needs of Warren County and White Township farmers;
- *Agriculture-Friendly Zoning*: This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way. The desired result is that it encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues. In other words, it seeks to harmonize potentially conflicting land use policies. This strategy would be done mostly at the local and county levels.

(2006 Agricultural Smart Growth Plan)

Farm Labor

An adequate labor supply is integral to harvesting vegetables, fruits, and berries. Measured in farmed acreage, White has a relatively small industry for these products compared with field crops such as corn, hay and soybean. Harvesting of the latter farm products is more mechanized, and/or not as labor intensive as produce, with most work being done by farm family members. *(Kent Hardmeyer)*⁹ As of 2005, 189 acres were devoted to fruits, berries, and vegetables, while 3,773 acres were devoted to field crops and nursery products. *(NJDA Farmland Assessment)* Since the overall acreage devoted to labor intensive farming is small in White, farm labor housing, a large issue in towns and counties with high farm labor populations is, for the most part, not of high concern in the Township.

Rising farm labor costs in Warren County are not currently impacting agriculture sustainability, which is due at least in part to the continued strong trend of mechanized, non-labor intensive crop farming in the county. However, as this trend may change over time, a brief discussion of the topic is warranted.

The New Jersey Department of Labor recommends the following to address farm labor issues at the state and local levels:

- Work with the U.S. Department of Agriculture's Rural Development program to reexamine program criteria to enable New Jersey's rural communities to qualify for more programs related to farm labor. The current focus of the program, such as rural area infrastructure, is not applicable to Warren County (and New Jersey).
- Link neighborhood revitalization efforts with housing opportunities for farm workers and, where appropriate, establish on-site housing, to ensure a safe and stable workforce.

- Develop and promote comprehensive and ongoing training opportunities for farm workers.
- Work with the New Jersey Department of Labor, Rutgers Cooperative Extension and others to provide farm safety training.
- Join other agricultural stakeholders in supporting ongoing efforts at the federal level to streamline and modernize the immigration process.

(2006 Agricultural Smart Growth Plan)

In January 2006, the “Agriculture Transition Policy Group” (Group), composed of government and agriculture industry representatives, submitted a report to then Governor-elect Jon Corzine, with recommendations to keep agriculture strong and viable in the Garden State. The Group reported many serious problems facing New Jersey farm employers. Two of these are the impacts of the new state minimum wage (now \$7.15 per hour), and the ever looming issue before the U.S. Congress regarding immigration and undocumented workers. The Group reports that the sponsor of the minimum wage legislation has promised to “re-visit the issue for agriculture to find some off-sets that will protect farm viability and keep the industry at a competitive level.” *(Agriculture Transition Policy Group, Final Report)*¹⁰ The cost of labor in New Jersey is a critical issue for some farming sectors such as produce, and one that needs further consideration for its effect on agriculture in Warren County and New Jersey. This is because as labor costs increase, so does the cost to farmers producing commodities. Though a farmer may wish to raise his/her prices to cover increased production costs, this is many times not feasible due to competition from neighboring states with lower production (i.e. labor) costs. The result is lower profits for Warren County and White Township farmers, making the business of farming less profitable, and therefore more difficult.

The New Jersey Department of Agriculture has specified the identification and posting of new markets as a specific strategy in its 2007 Economic Development Strategies report. This effort is a necessary outgrowth of the report’s finding that due to the State’s high labor rates (in addition to high land values and property taxes) production costs in New Jersey are higher than in most other areas. With commodity prices based on national production costs, yields and demand, it is less profitable to produce commodity items in New Jersey than elsewhere. *(2007 Economic Development Strategies)*¹¹

Farmer Education

To sustain a modern, diverse and stable food and agricultural industry, education and progressive, ongoing training for farmers will promote a more efficient and productive business environment. This includes programs covering “farmer risk management education, agricultural leadership training, secondary school and college agricultural education.” *(2006 Agricultural Smart Growth Plan)*

One educational link for White agricultural land owners and operators is to collaborate with the Rutgers Cooperative Extension (RCE) of Warren County (associated with the School of Environmental and Biological Sciences [formerly Cook College], Rutgers University). During the growing season, RCE of Warren County provides one-on-one, on-

site consultations with farmers to assist with control of insect infestations and plant diseases for fruits, vegetables, greenhouse nurseries and ornamentals, and also for field crops. Similar farm animal consultation is provided on a year round basis. During the growing season, RCE of Warren County also conducts “twilight meetings” for fruits and vegetables at local farms, to discuss a wide range of issues relative to these agricultural products. In August of every year a twilight meeting is held locally to discuss sustainable horticulture. *(Bill Tietjen)*¹²

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

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

Hired farm workers continue to be one of the most economically disadvantaged groups in the United States due to low wages, seasonal employment and limited participation in the non-farm labor market. Therefore, as an important statewide resource to the agricultural industry, the New Jersey Department of Labor recommends that more must be done to ensure a well-trained, educated farm labor workforce, that has adequate living and working conditions, and is trained in worker safety. *(2006 Agricultural Smart Growth Plan)*

Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development programs. These programs can help to assist in upgrading the skills and productivity of the agricultural workforce. *(NJDA, Training)*¹³ Some of the programs which may be applicable include Customized Training Initiative, Basic Skills Program, and Occupational Safety and Health Training Program.

Finally, as a form of “education”, government agencies at the state and county level can provide continuous outreach information to farmers, to ensure they take full advantage of all federal and state loan, grant, education, and technical assistance programs. This is especially important since these programs are meant to aid the farming business to thrive

and survive. Due to the complexity and vast array of the programs, they may be unknown to many farmers.

Youth Farmer Education Programs

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

The National Future Farmers of America (FFA) Organization “operates under a Federal Charter granted by the 81st Congress of the United States, and is an integral part of public instruction in agriculture.” *(National FFA Organization)*¹⁴ The National FFA Organization was founded in 1928, and currently has 7,242 chapters and nearly 500,000 members. *(National FFA Organization)* Through the local FFA and New Jersey Department of Agriculture's Office of Agriculture, Food and Natural Resource Education, Warren County offers youth agriculture education at Belvidere High School for Agriculture Business Management and Horticulture; at Hackettstown Regional High School for Floriculture and Floristry, and Operation and Management of Horticulture; at North Warren Regional High School for Horticulture; at Phillipsburg High School for Agriculture Business Management, Horticulture, and Landscaping & Groundskeeping; and, at Warren Hills Regional High School for Horticulture. *(Office of Agriculture)*¹⁵ These same high schools also have local FFA chapters. Erin Noble is the local FFA representative and can be contacted at 1-877-243-3332 for further information.

Agriculture education classes are currently offered at Belvidere High School (as indicated above), and the White Agricultural Advisory Committee supports the continuation, and expansion, of these courses. The Committee also actively seeks out potential farmers to discuss various approaches to farming, and methods for obtaining land at affordable prices.

Youth agriculture education classes or programs are not offered at any elementary schools within the County, but are an opportunity to cultivate young people's interest in the field of agriculture.

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

In addition, the New Jersey Department of Agriculture offers an “Agricultural Education” program. This is “a systematic program of instruction available to students desiring to learn about the science, business, and technology of plant and animal production and/or about the environmental and natural resources systems. A complete Agricultural Education program is composed of three components: class/lab instruction, supervised agricultural experience (SAE), and FFA, which provide a well-rounded and practical approach to student learning.” (NJDA, *Agricultural Education*)¹⁶

Public outreach

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

Management of nuisance and crop damaging wildlife

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

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

The New Jersey Department of Agriculture’s Division of Plant Industry works to safeguard New Jersey’s plant resources from injurious insect and disease pests. The Division implements several programs for detection, inspection, eradication and control of insect pests, which helps to ensure that the public can enjoy high quality, pest-free agricultural products. (*Division of Plant Industry*)¹⁷ In addition, “the Division oversees programs that certify plant stock for interstate and international shipments, protects forested communities from tree loss caused by the gypsy moth and Asian longhorned beetle, inspects honeybees for harmful bee diseases and pests, regulates the quality of plant seeds, and produces and

releases beneficial insects to reduce crop and environmental damage, and decrease dependence on chemical pesticides.” (*Division of Plant Industry*)

Protection of forest resources is important to White farmers who harvest wood as part of Woodland Management Plans on their farmland assessed properties. It should be noted that the gypsy moth has been a serious problem in northern Warren County and much of Sussex County for 2008. However, gypsy moth defoliation is not reported in White for 2008, and therefore aerial spraying to control the moth’s caterpillar stage has not occurred in the Township. (*NJ Gypsy Moth Aerial Defoliation Survey 2008*)¹⁸

Agriculture vehicle movement

In recent years, as many portions of the rural landscape have become developed with residential subdivisions, the sometimes conflicting lifestyles of farmers and residents clash. White farmers need to move heavy, slow moving agricultural equipment over local, county and sometimes state roads to access unconnected fields and barns. Local residents also need to commute to workplaces, or drive to area destinations for shopping, town sports and social activities, at a pace much faster than the slow moving agricultural equipment. These different paces can, and do, cause conflict between White’s farmers and other residents, while creating unsafe road conditions as residents and farmers “compete” for road space.

Since many farm vehicles travel over local municipal roads, White should actively support local agricultural business’ right to do so. The current Right to Farm Ordinance in White does not specifically protect the right to transport large, slow moving farm equipment over roads within the Township. The Township may want to consider amending its Right to Farm Ordinance, to specifically protect the right to transport farm equipment over its roads.

Signage alerting fast moving cars as to the possible movement and road crossing of slow moving farm vehicles is an additional effective tool to protect farmer (and automobile passenger) safety. Signage also informs the public at large that agriculture is an important, equal and permanent fixture of life in White. Where absent or inadequate, appropriate signage can be posted.

If local non-agriculture residents are to enjoy the scenic vistas, fresh produce, clean air and limited traffic congestion that Warren County’s agriculture provides, they must be more tolerant of the farming community. Local, county and state government can advertise the contributions of the farming community via public outreach at local schools and various community activities. The annual Farmers Fair, held yearly in Harmony Township, is a prime example of advertising the importance and permanence of agriculture in Warren County and White Township.

Federal Programs

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

USDA Rural Development Program

Known as the Rural Development Program, the United States Department of Agriculture (USDA) has an extensive array of loans and grants to assist residents in rural areas of the country to support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. Through the program, the USDA offers technical assistance and information to agricultural cooperatives, as well as to communities for empowerment programs. With a multi-billion dollar portfolio of loans, loan guarantees, and grants, the USDA can be an effective partner to assist with agriculture sustainability. (*Rural Development*)¹⁹

Grants and loans are available in three key areas: Rural Business-Cooperative Service, Rural Housing Service, and Rural Utilities Service. To qualify for many of the program's loans and grants, municipalities must have less than 10,000 residents. (*2006 Agricultural Smart Growth Plan*) At a population of approximately 4,200, White may qualify for these loans and grants.

Income Averaging for Farmers

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury's Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as Farm Income Averaging, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging. (*United States Department of the Treasury*)²⁰

In the New Jersey Legislature, New Jersey Senate Bill 1425 is presently being considered by the Senate Economic Growth Committee, while Assembly Bill 1692 is being considered by the Assembly's Agriculture and Natural Resources, and Appropriations Committees. (*Ben Kurtzman*)²¹ These bills would provide income averaging similar to the federal program described above. The New Jersey Department of Agriculture, State Agriculture Development Committee, Warren County Freeholders, and Warren County Agriculture Development Board can work with, and encourage, the New Jersey Legislature to adopt income averaging legislation. This would greatly assist Warren County farmers, and farmers statewide, to remain economically viable.

USDA Farm Service Agriculture Program

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

The United States Department of Agriculture (USDA), Farm Service Agency (FSA) makes “ ... *guaranteed farm ownership and operating loans to (beginning farmers), family-size farmers and ranchers who cannot obtain commercial credit from a bank, Farm Credit System institution, or other lender*”, often due to financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations. FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and also for construction of buildings, or to make farm improvements. (Farm Service Agency)²²

The FSA also makes "Direct" farm loans. These loans include supervision and credit counseling for farmers so they have a better chance for success. Under this program, farm ownership, operating, emergency and youth loans are the main types of loans available, but there are also minority applicant and beginning farmer loans. (Farm Service Agency) These farm loans have not been made in White in recent years. However, in Warren County farm loans have been as follows:

- Fiscal year 2007 had three loans, with an average loan of \$300,000. They were used to buy farms and livestock, and to refinance debt.
- Fiscal year 2006 had four loans, with an average loan of \$140,000. They were used to buy equipment and cows, and to refinance operating debt.
- Fiscal year 2005 had seven loans, with an average loan of \$120,000. They were used to buy cows and equipment, and to refinance debt.

(Virginia Brophy)²³

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

Future of Agriculture

The future of agriculture in White Township is being shaped by market forces and social trends that are occurring throughout New Jersey. These trends have already begun to redefine the traditional agricultural industry in White Township. Among the most substantial trends shaping local agriculture has been the extended decline in the dairy market. Dairy is the foundation of the region's agricultural industry, and its continued decline impacts dairy farmers and their support businesses as they transition towards other forms of agriculture. Consequently, grain and hay farms that support them may move toward different agricultural activities as well. However, this move toward different agricultural activities may be buffeted by increased corn demand for ethanol production.

Another challenge facing the area's farmers is increasing land prices and property taxes. This trend indicates that farmers will show a greater preference for renting rather than

owning land, and that farm operations will take up less space and utilize more intensive practices on their land. Increasing land prices also threaten to replace many of White and Warren County's farmlands and open space areas with residential and commercial developments that are less compatible with agricultural production.

The combination of traditional agricultural markets declining, and land costs increasing, will likely promote innovation in the ways farmers supplement their incomes. Farmers are currently trying to meet these challenges by producing goods with higher rates of return, such as nursery goods and sod, farm stand merchandise, and equine services. Agritourism facilities, such as farm stands, pick-your-owns, and petting zoos, may become more numerous as the County's residential population grows, expanding the market for these types of services.

Returns from "direct" sales of agricultural products to consumers have increased in recent years. This indicates that the anticipated trends towards more innovative farming practices have already begun to influence agriculture in Warren County. Direct agricultural sales generated \$1.28 million on 162 Warren County farms in 1997 – a figure which, despite unfavorable (drought) growing conditions, grew to \$1.55 million on 174 farms in 2002. (*2002 Census of Agriculture*) Niche products such as packaged and organic goods that generate "value added" revenue streams are likely to increase as well.

In discussions with the Agricultural Advisory Committee, Open Space and Farmland Preservation Committee, and the public at the August 14, 2008 public meeting for the Draft Plan, as well as a July 18, 2008 White Township farm tour by Morris Land Conservancy staff, the following were indicated to be of special concern for the White Township agricultural community relative to long term agriculture operations:

- The aging of farmers is of concern. As farmers become older, there are too few young farmers interested to take their place. This is exacerbated by the high cost of land, inhibiting purchase of farms by young farmers;
- Due to strict development limits, the Highlands Water Planning and Protection Act, and ensuing Regional Master Plan, have greatly decreased land values in the Preservation Area of the Highlands. This has decreased farmer's equity in their land, making it more difficult to secure bank loans for farming operations. Since they can no longer make a reasonable return on the land due to lower equity, it has also caused more farmers to work longer before retiring. These problems are exacerbated by a lack of state funding to pay farmers for lost land values;
- Lower land equity also leaves farmers more vulnerable to low yield crop years, since there is less land equity to cushion low monetary returns.
- Farmers who may otherwise be willing to sell their land within the Township or County Farmland Preservation Programs, sometimes hesitate to do so since offered dollars are lower than they can receive on the open market. This is especially true in the Highlands Planning Area, where the strict development limits of the Preservation do not apply; and
- Trespassing on farms by All Terrain Vehicle riders, and sometimes hunters, can cause crop damage.

Township of White: Vision for Farmland Preservation

The Mission Statement of the White Township Agricultural Advisory Committee:

The Agricultural Advisory Committee's mission is to ensure the viability and sustainability of the agricultural economy and industry in White Township. Located within easy reach of consumer markets in Pennsylvania and New York, the AAC seeks to permanently preserve agricultural lands in the Township to protect the livelihoods of the many farmers in the town. Protecting the agricultural lands and its supporting infrastructure will ensure the Township's rural landscape remains secure.

Goals of the White Township Agricultural Advisory Committee:

The Agricultural Advisory Committee seeks to preserve agricultural land in the Township where the farmer is interested in participating in preservation programs and where the land is currently in agricultural production or has a strong potential for sustained agricultural production in the future. To date, the AAC has preserved approximately 752 acres of farmland, and its goal is to preserve an additional 1,400 acres within the next ten years.

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

⁴ New Jersey Department of Agriculture, State Agriculture Development Committee, Right to Farm Program: Resolving Agricultural-Related Conflicts <http://www.state.nj.us/agriculture/sadc/rtfconflictres.htm>. Accessed March 25, 2007.

⁵ New Jersey Department of Agriculture, New Jersey's Farmland Assessment Act, An Informational Guide on Basic Requirements. July 2006.

⁶ New Jersey Association of County Tax Boards, 2008 Tax Assessment Data. <http://www.njactb.org/>.

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⁸ New Jersey Department of Agriculture, Agricultural Smart Growth Plan 2006. <http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf> Accessed March 27, 2007.

⁹ Personal communication with Kent Hardmeyer, United States Department of Agriculture, Natural Resources Conservation Service. May 15, 2007 and/or August 2008.

¹⁰ Agriculture Transition Policy Group, Final Report. January 10, 2006. <http://www.state.nj.us/governor/home/pdf/agriculture.pdf>. Accessed March 11, 2007.

¹¹ New Jersey Department of Agriculture, Economic Development Strategies, January 2007.

¹² Personal communication with Bill Tietjen, Rutgers Cooperative Extension of Warren County, May 30, 2007.

¹³ New Jersey Department of Agriculture, Training. <http://www.state.nj.us/agriculture/grants/training.html>. Accessed April 4, 2007.

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¹⁶ New Jersey Department of Agriculture, Agricultural Education. <http://www.jerseyageducation.nj.gov/>. Accessed April 1, 2007.

¹⁷ New Jersey Department of Agriculture, Division of Plant Industry, Programs. <http://www.state.nj.us/agriculture/divisions/pi/prog/>. Accessed April 1, 2007.

¹⁸ New Jersey Gypsy Moth Aerial Defoliation Survey 2008, N.J. Department of Agriculture, Division of Plant Industry.

¹⁹ United States Department of Agriculture, Rural Development, About Us.
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²⁰ United States Department of the Treasury, Internal Revenue Service, Farmers May Harvest Lower Taxes by Averaging Income. <http://www.irs.gov/businesses/small/article/0,,id=123985,00.html>. Accessed April 3, 2007.

²¹ Ben Kurtzman, Legislative Specialist, American Farmland Trust. E-mail communication. April 4, 2007.

²² United States Department of Agriculture, Farm Service Agency, Farm Loan Programs, Background.
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²³ Personal Communication with Virginia Brophy, United States Department of Agriculture, Farm Service Agency. August 12, 2008.

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Tara Bowers, Foodshed Alliance of the Ridge and Valley. July 23, 2007.

Virginia Brophy, United States Department of Agriculture, Farm Service Agency. August 12, 2008.

Steve Bruder, State Agriculture Development Committee. August 2007. July 2008.

David Dech, Warren County Planning Director. October 2007.

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

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Monique Purcell, New Jersey Department of Agriculture, Division of Agriculture and Natural Resources. April 18, 2007 and/or August 25, 2008.

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

Bob Resker, Administrator, Warren County Land Preservation Office. May 2007. August 19, 2008.

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Laura Williams, New Jersey Forest Service, July 28, 2008.

Maps

- a. Farmland Map
- b. Agricultural Soils Categories
- c. Project Area Map
- d. Farm Parcels that meet SADC Criteria for
Agricultural Soils
- e. Farm Parcels that meet SADC Criteria for
Tillable Land
- f. Farm Parcels that meet SADC Criteria for both
Agricultural Soils and Tillable Land

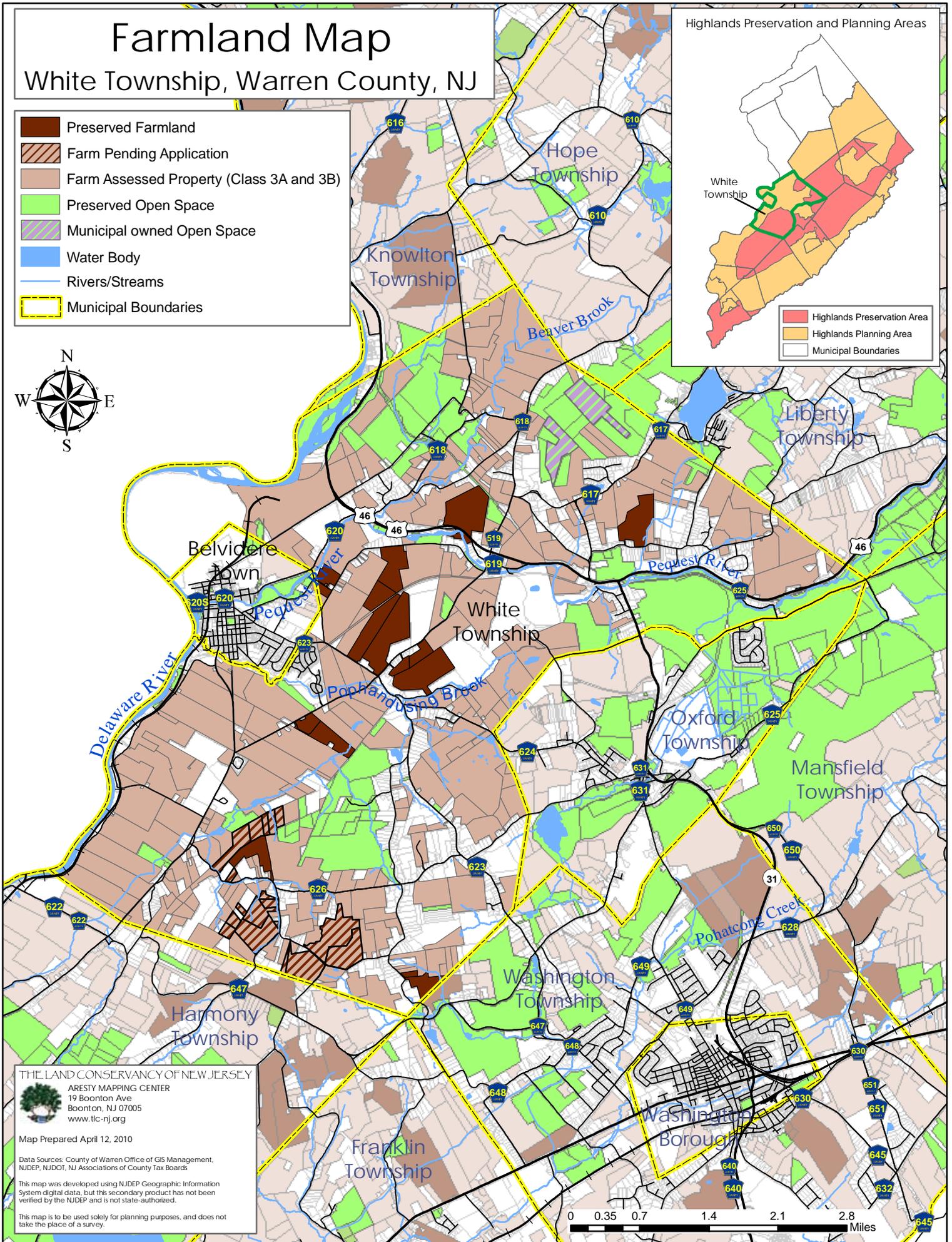
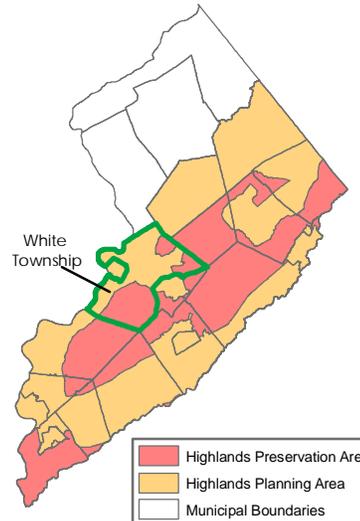
Farmland Map

White Township, Warren County, NJ

- Preserved Farmland
- Farm Pending Application
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Municipal owned Open Space
- Water Body
- Rivers/Streams
- Municipal Boundaries



Highlands Preservation and Planning Areas



THE LAND CONSERVANCY OF NEW JERSEY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005
www.tlc-nj.org

Map Prepared April 12, 2010

Data Sources: County of Warren Office of GIS Management, NJDEP, NJDOT, NJ Associations of County Tax Boards

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

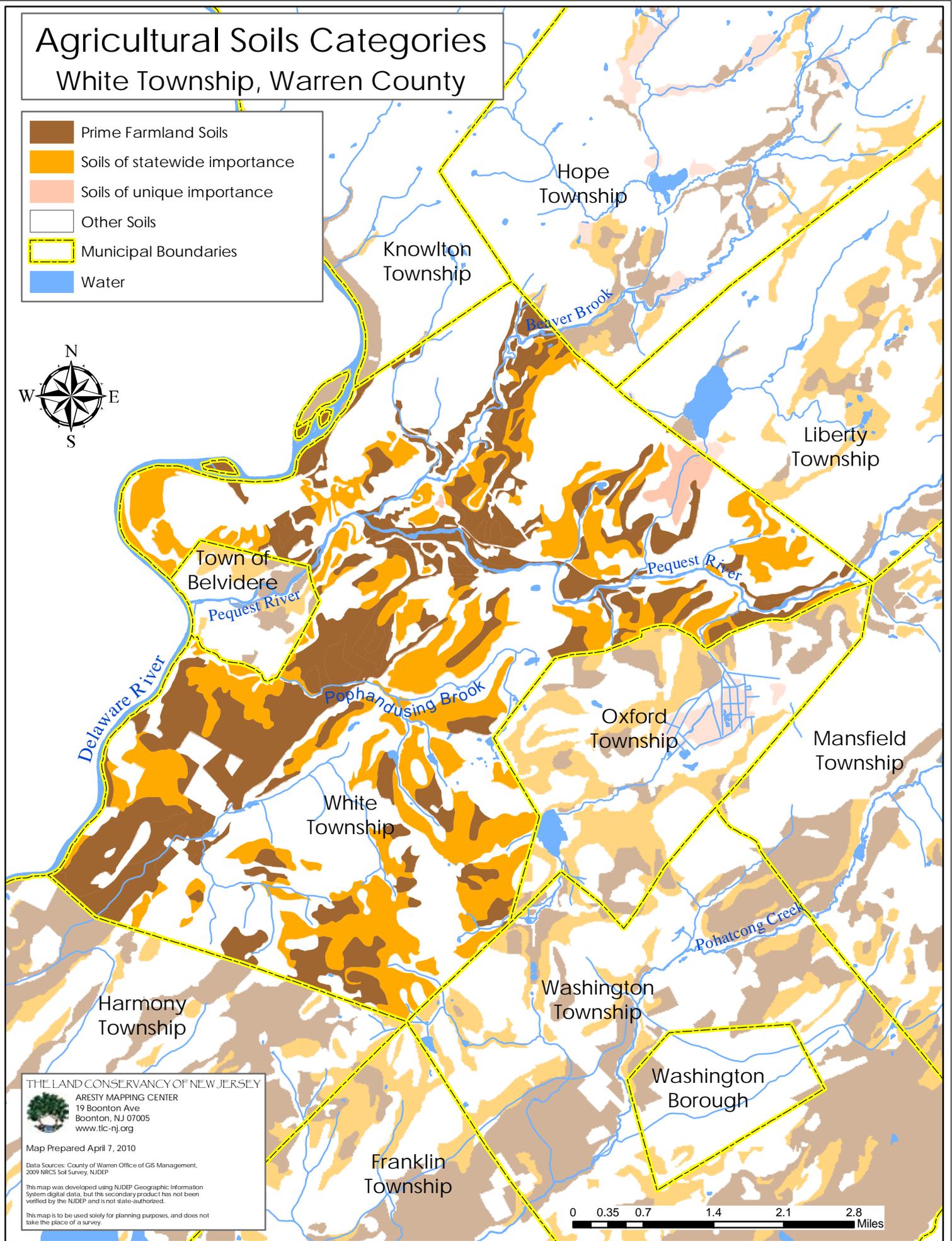
This map is to be used solely for planning purposes, and does not take the place of a survey.



Agricultural Soils Categories

White Township, Warren County

	Prime Farmland Soils
	Soils of statewide importance
	Soils of unique importance
	Other Soils
	Municipal Boundaries
	Water



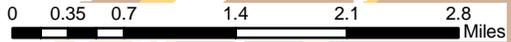
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Map Prepared April 7, 2010

Data Sources: County of Warren Office of GIS Management,
 2009 NRCS Soil Survey, NJDEP

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

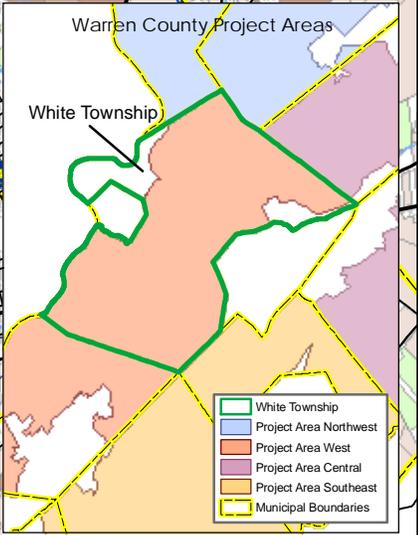
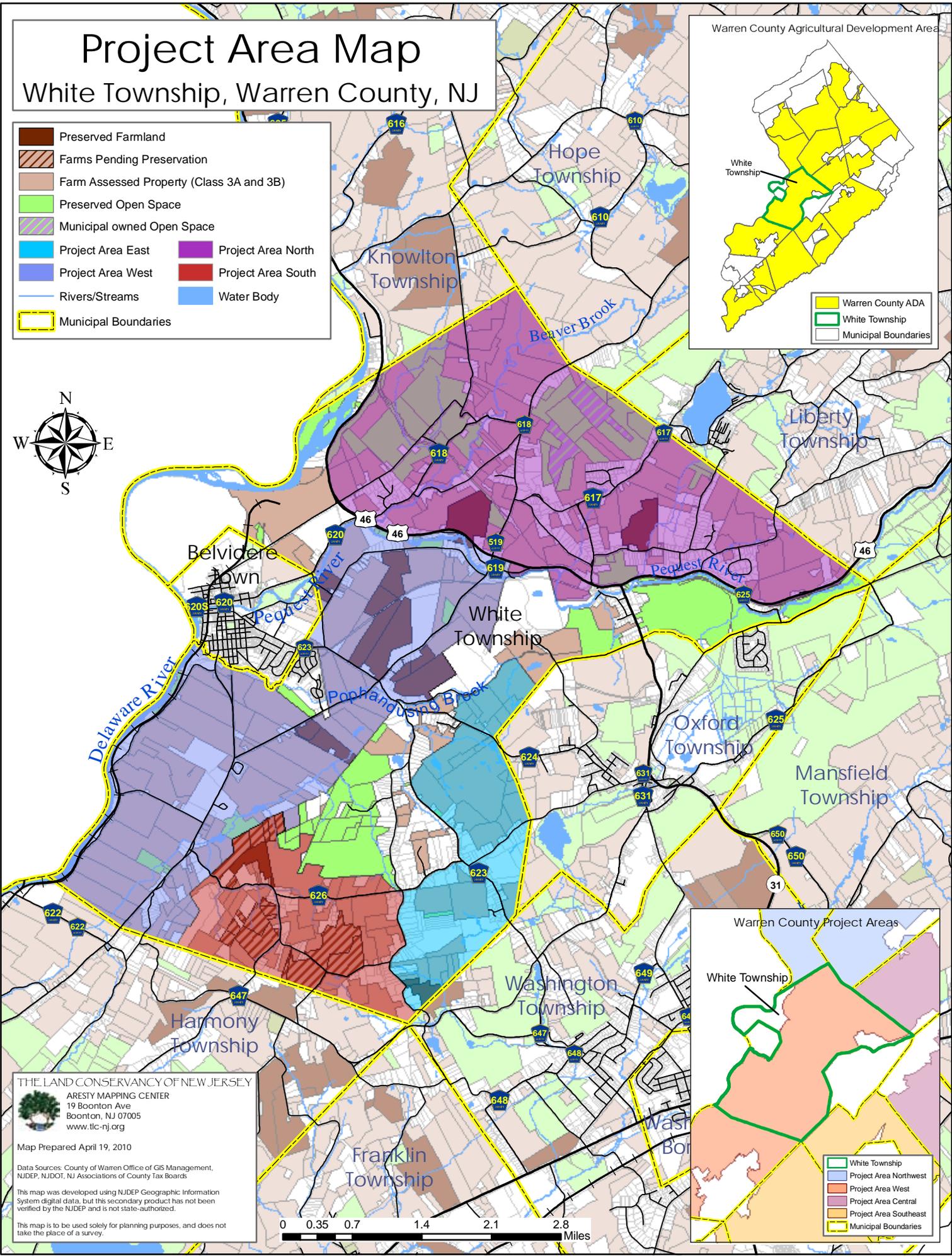
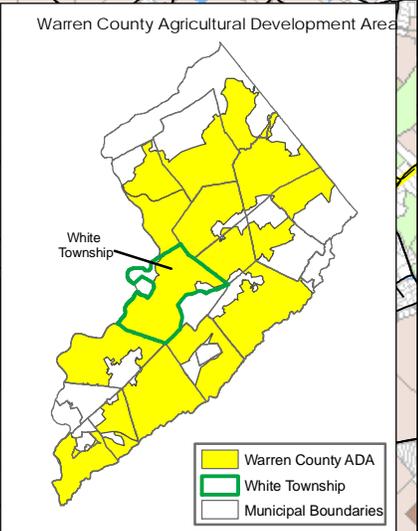
This map is to be used solely for planning purposes, and does not take the place of a survey.



Project Area Map

White Township, Warren County, NJ

-  Preserved Farmland
-  Farms Pending Preservation
-  Farm Assessed Property (Class 3A and 3B)
-  Preserved Open Space
-  Municipal owned Open Space
-  Project Area East
-  Project Area West
-  Rivers/Streams
-  Municipal Boundaries
-  Project Area North
-  Project Area South
-  Water Body



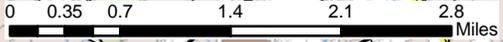
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Map Prepared April 19, 2010

Data Sources: County of Warren Office of GIS Management, NJDEP, NJDOT, NJ Associations of County Tax Boards

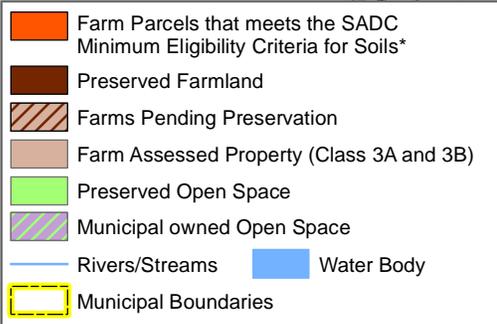
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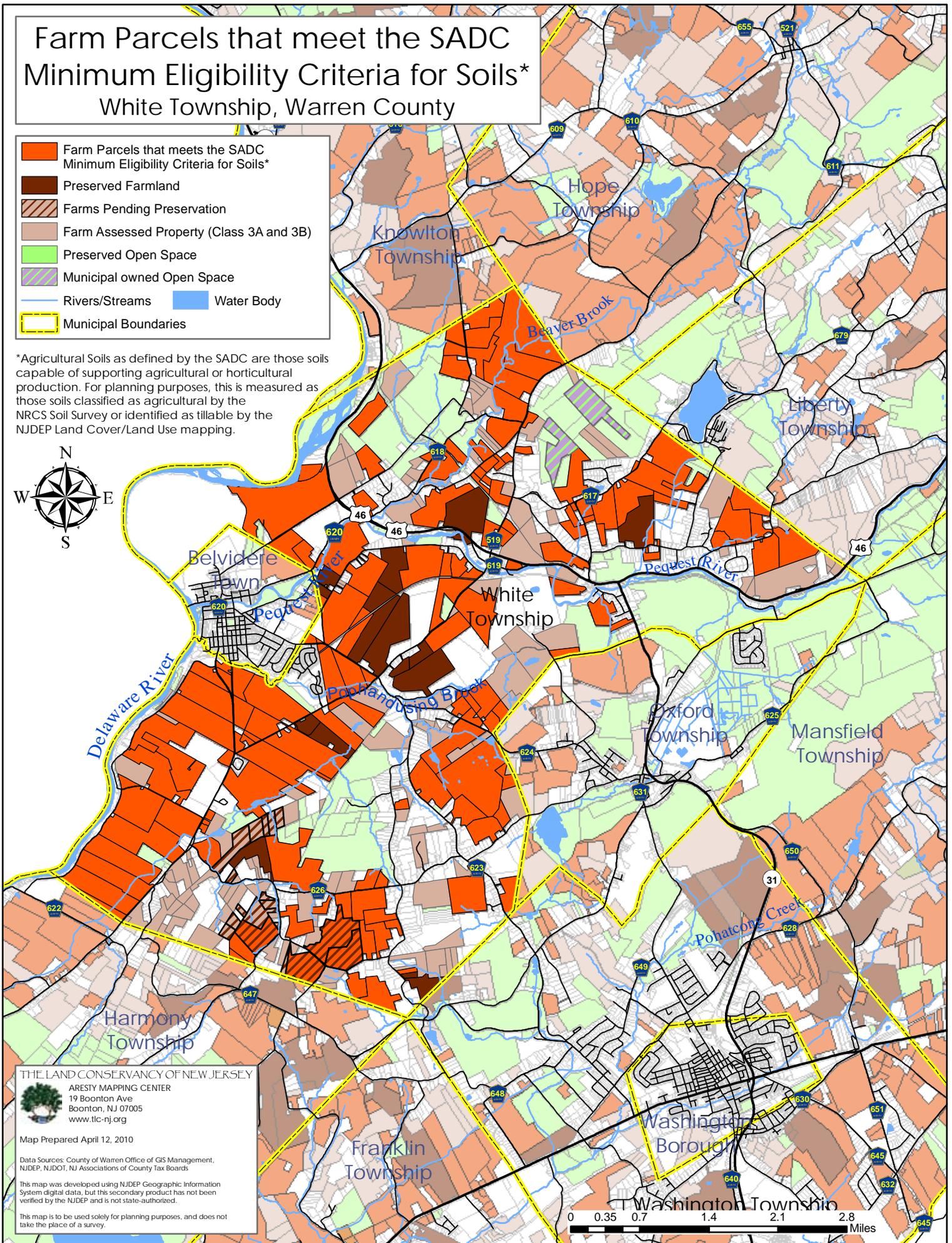


Farm Parcels that meet the SADC Minimum Eligibility Criteria for Soils*

White Township, Warren County



*Agricultural Soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. For planning purposes, this is measured as those soils classified as agricultural by the NRCS Soil Survey or identified as tillable by the NJDEP Land Cover/Land Use mapping.



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Map Prepared April 12, 2010

Data Sources: County of Warren Office of GIS Management, NJDEP, NJDOT, NJ Associations of County Tax Boards

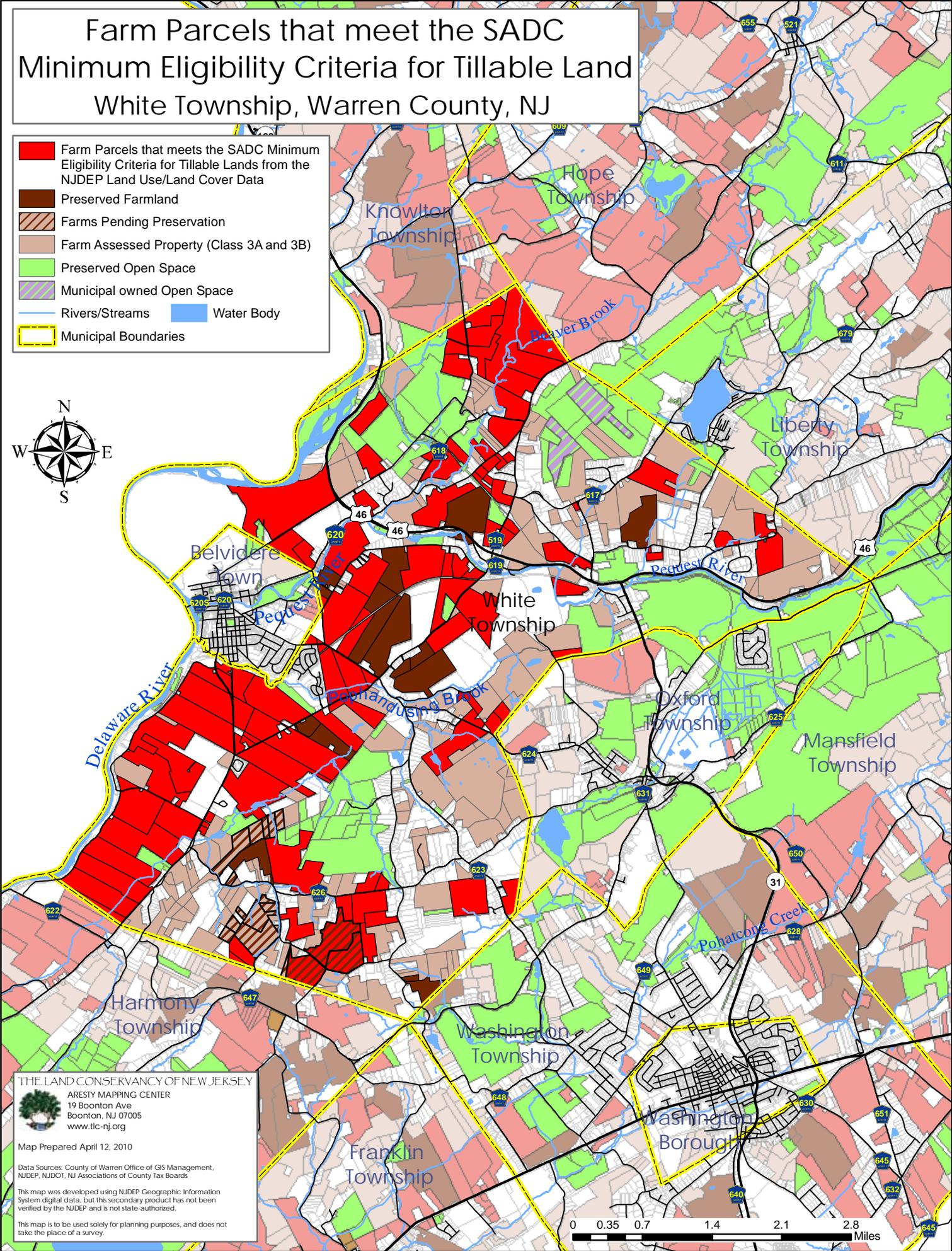
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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



Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land White Township, Warren County, NJ

- Farm Parcels that meets the SADC Minimum Eligibility Criteria for Tillable Lands from the NJDEP Land Use/Land Cover Data
- Preserved Farmland
- Farms Pending Preservation
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Municipal owned Open Space
- Rivers/Streams
- Water Body
- Municipal Boundaries



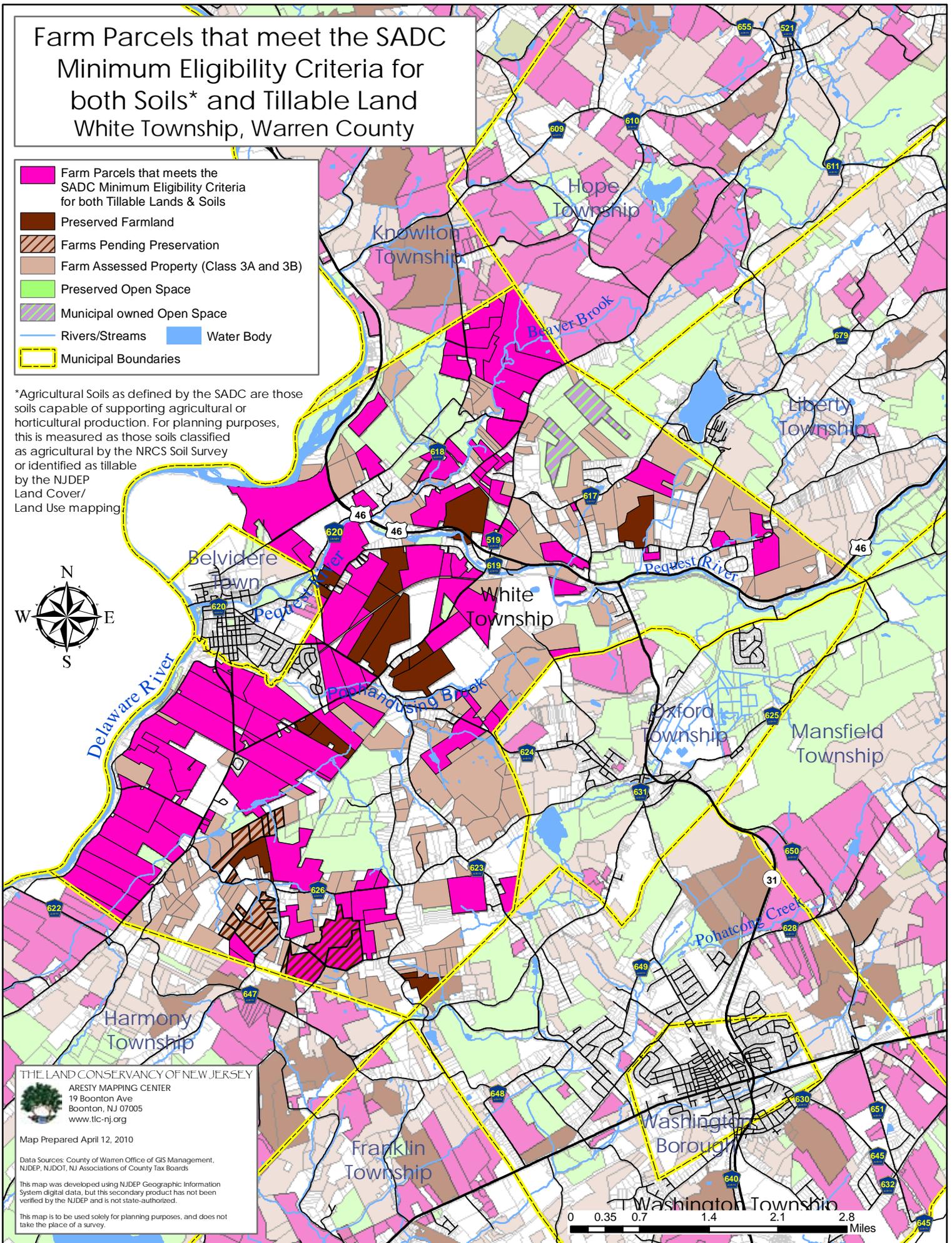
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 Map Prepared April 12, 2010
 Data Sources: County of Warren Office of GIS Management,
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 This map was developed using NJDEP Geographic Information
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 verified by the NJDEP and is not state-authored.
 This map is to be used solely for planning purposes, and does not
 take the place of a survey.



Farm Parcels that meet the SADC Minimum Eligibility Criteria for both Soils* and Tillable Land White Township, Warren County

- Farm Parcels that meets the SADC Minimum Eligibility Criteria for both Tillable Lands & Soils
- Preserved Farmland
- Farms Pending Preservation
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Municipal owned Open Space
- Rivers/Streams
- Water Body
- Municipal Boundaries

*Agricultural Soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. For planning purposes, this is measured as those soils classified as agricultural by the NRCS Soil Survey or identified as tillable by the NJDEP Land Cover/ Land Use mapping.



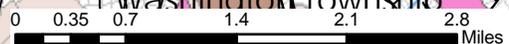
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This map is to be used solely for planning purposes, and does not take the place of a survey.



Appendices

- a. Public Hearing #1- August 14, 2008– Notice and Agenda
- b. Ordinance 2004-13: Buckhorn Springs Property Purchase
- c. Warren County FY09 Minimum Score Report
- d. SADC Deed of Easement
- e. White Township Right to Farm Ordinance- 1997, Ordinance 65-1
- f. Parcel Data Tables:
 1. Farm Assessed Parcels in White Township
 2. Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land: Targeted Farms

Proof of Publication of Notice in The Express-Times

Under Act No. 587, approved May 16, 1929

State of Pennsylvania ss:
County of Northampton

Rebecca Weaver, Credit, A/R Manager of The Express-Times, doing business in the County and State aforesaid, being duly sworn, deposes and says that The Express-Times is a daily newspaper published at 30 No. 4th Street, City of Easton, County and State aforesaid, which was established in the year 1855, since which date said daily newspaper has been regularly issued in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions and issues of the said daily newspaper on the following date, viz: and the 1st day of August, A.D. 2008.

Affiant further deposes that she is duly authorized by The Express-Times, a daily newspaper to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice of publication and that all allegations in the foregoing statement as to time, place and character of publication are true.

Rebecca Weaver
Credit, A/R, Mgr., The Express-Times

Sworn to and subscribed before me this 1st day of August 2008.

Pamela J. James
Pam James, Notary Public

My Commission Expires September 26, 2009

State of Advertising Costs

White Township
555 CR 519
Belvidere, NJ 07823

To The Express-Times, Dr.

For Publishing the notice of advertisement attached hereto on the above stated dates-

	\$ 54.00
Service charge	\$ 5.00
Total	\$ 59.00

Publisher's Receipt for Advertising Costs

The Express-Times, a daily newspaper, hereby acknowledges receipt of the aforesaid advertising and publication costs, and certifies that the same have been fully paid.

The Express-Times, a Daily Newspaper

30 No. 4th St., Easton, PA Established 1855 Dial (610) 258-7171

By _____

TOWNSHIP OF WHITE
PLEASE TAKE NOTICE that the Township of White will conduct a Public Hearing at the regularly scheduled meeting of the White Township Committee on August 14, 2008 at the Township Municipal Building, 555 CR 19, Belvidere, NJ at 7:00 P.M. at which time and place all interested parties will have an opportunity to be heard concerning the development of a revised Farmland Preservation Plan for the Township.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Pamela J. James, Notary Public
City of Easton, Northampton County
My Commission Expires Sept. 26, 2009
Member, Pennsylvania Association of Notaries

White Township
Invites the Public
To Provide Comment on the
Draft White Township Comprehensive Farmland Preservation Plan Update

Thursday, August 14, 2008
7:00 pm

White Township Municipal Building

Agenda

- Welcome and Introduction
Samuel Race, Mayor
David Newhouse, Chair, Agricultural Advisory Committee
Jason Menegus, Open Space Committee
 - Framework of Farmland Planning Process
 - Public Meeting Format
 - Overview of the White Township Farmland Maps
 - Identification of Project Areas and Land Preservation Goals
Barbara Heskins Davis, Morris Land Conservancy
 - Public Comment on Draft Plan and Maps
Audience
-

Why draft an Updated Farmland Preservation Plan?

The primary purpose of completing the Farmland Preservation Plan for our Township is to provide a vision and strategy for the preservation of our agricultural resources. This Plan will prioritize farmland for preservation based upon input local farmland owners, residents, municipal officials, county board and committees. The Plan will conform to the updated State Agriculture Development Committee (SADC) guidelines and can be used by the Township to apply for funding through our Planning Incentive Grant from the SADC. The Plan is a requirement for eligibility into this Program.

Anticipated Timeline:

August 14, 2008: Public Meeting #1: Vision Meeting for Updated Farmland Plan

September 15, 2008: SADC deadline for submittal of Draft Plan to the county

December 15, 2008: SADC deadline for submittal of Draft Plan to the state

February 15, 2009: SADC deadline for releasing comments on Draft Plan

March 2009: Public Meeting #2: Public Comments on Draft Farmland Plan

April 2009: Final Farmland Preservation Plan delivered to Township and SADC

ORDINANCE 2004-13

ORDINANCE AUTHORIZING WHITE TOWNSHIP TO ASSIST IN THE PURCHASE OF THE “BUCKHORN SPRINGS PROPERTY” BY THE TRUST FOR PUBLIC LAND [BLOCK 18, LOTS 40, 41, 42, 43, 44, 52, 53, 60, 78, 80, 83.01, 84 85, 87, 88, 89, 91, 92, 92.01, 94, 95 AND 96, WHITE TOWNSHIP] AND THE EXECUTION OF AN AGREEMENT TO PARTICIPATE IN THE FUNDING OF THE PURCHASE PRICE IN FURTHERANCE THEREOF

WHEREAS, the Trust for Public Land (“TPL”) will, by simultaneous closings, purchase the approximate 500 acre Buckhorn Springs property from private owners and sell the property to the New Jersey Department of Environmental Protection for permanent conservation and open space purposes; and

WHEREAS, TPL has arranged a consortium of governmental and private nonprofit entities which will assist in the purchase of the property; and

WHEREAS, TPL has requested that White Township participate in the funding of the acquisition project in the amount of \$250,000.00; and

WHEREAS, the township committee is of the opinion that participating in the purchase is in the best interest of the township; and

WHEREAS, funds for participating in the purchase are available in account no.: 40841065,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of White that it hereby authorizes participation in the purchase of the “Buckhorn Springs Property”, described above, for \$250,000.00 pursuant to the Memorandum of Agreement dated June 3, 2004 from TPL, attached hereto and incorporated herein by reference; and

BE IT FURTHER ORDAINED by the Township Committee of the Township of White that it hereby authorizes the mayor and municipal clerk to execute the said Agreement; and

BE IT FURTHER ORDAINED by the Township Committee of the Township of White that it hereby authorizes the municipal clerk and township attorney to take all action necessary and appropriate to effectuate the intent and purpose of this ordinance.

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

Warren County FY09 Minimum Score for Eligible Farm: 38

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

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

March 1, 2007

Page 23 of 25

ADC_FLP score24.rdf

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

Applicant / Owner	Net Acres	Total Score	Round
Hope Twp.			
May, Robert C & Diane L.	37	56.39	2008A
Independence Twp.			
Kasharian, John & Jean	9	44.59	2007A
McCloskey, Anne	46	43.20	2007A
Knowlton Twp.			
Fritz, Estate of Walter & Gladys	13	60.66	2007A
Demers, Doake & Smith Mary J.	77	65.72	2008A
Liberty Twp.			
Pryslak Farms Partnership	60	55.93	2006A
Kurnath, Albert & Jacqueline	74	40.28	2006A
Quick, Alan & Gail	51	34.37	2007A
Topoleski, Robert & Maurine	11	42.04	2007A
Mansfield Twp.			
Sams, Terry L. & Brenda C.	57	54.23	2008A
Terhune Farm Partnership, LP #3	72	66.95	2008A
Terhune Farm Partnership, LP #2	64	52.21	2008A
Terhune Farm Partnership, LP #1	77	60.93	2008A
Warren Co (Smith Estate)	161	61.51	2007A
Getto, Lawrence P.	42	57.46	2007A
Particari, Anthony F. & Mari Ann	65	63.65	2007A
Washington Twp.			
Heath, Joseph J. & Marilyn M.	9	66.55	2007A
McFadden, Thomas & Ruth	14	47.21	2008A
Rigoletti, Martin J. & Jean A.	36	70.00	2007A
White Twp.			
Matthews, Ivan M. & Betty S.	39	54.29	2006A
Bullock, Clarence & Carol	109	50.22	2008A
Steinhardt, Joseph	51	42.09	2008A
White Twp (Crossroads Farm)	109	60.06	2006A
Steinhardt, Therese	77	58.51	2008A
War/Pequest Development LLC	59	71.44	2008A
Matthews, Timothy I. & Lynda K.	88	40.74	2007A
County Total/Averages	59	3,820	55.60

Minimum Score for Eligible Farm is determined at 70% of County Average
 March 1, 2007

E3-E

DEED OF EASEMENT

STATE OF NEW JERSEY AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Deed is made _____, 20 _____.

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

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

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

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

The tax map reference for the Premises is:

Township of _____
Block _____, Lot _____

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

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

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

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

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.
2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.
3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

Prepared by: _____

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

- i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
- ii. No change in the pre-existing nonagricultural use is permitted;
- iii. No expansion of the pre-existing nonagricultural use is permitted; and
- iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

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

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

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

- i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
- ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

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

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

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

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

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

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

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

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

sample conditions:

- a. the Exception Area shall not be severed or subdivided from the Premises
- b. the Exception area may be severed and subdivided from the Premises
- c. the Exception Area shall be limited to one residential unit
- d. (Right to Farm Language if Exception is Non-Severable)

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

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

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

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

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor’s spouse’s parents, Grantor’s spouse’s lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.
- iii. _____ residual dwelling site opportunity(ies) have been allocated to the Premises pursuant to the provisions of N.J.A.C. 2:76-6.17, "Residual Dwelling Site Opportunity". The Grantor's request to exercise a residual dwelling site opportunity shall comply with the rules promulgated by the Committee in effect at the time the request is initiated.

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

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

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

(OR)

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

For the purpose of this Deed of Easement:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____(L.S.)

_____(L.S.)

_____(Corporate Seal)

Secretary
(For use by corporations only)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

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

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

Print name and title below signature

(CORPORATE ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ 20 _____, the subscriber

_____, personally appeared before me, who, being by me duly sworn on his or her oath, deposes and makes proof to my satisfaction, that he or she is the Secretary of

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

Sworn to and subscribed before me, the date aforesaid

Print name and title below signature

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

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

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

Chairperson
_____ County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

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

Print name and title below signature

(STATE AGRICULTURE DEVELOPMENT COMMITTEE)

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

Gregory Romano, Executive Director
State Agriculture Development Committee

Date

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

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

- (a) is named in and personally signed this DEED OF EASEMENT,
- (b) signed, sealed and delivered this DEED OF EASEMENT as the Committee's act and deed, and
- (c) is the Executive Director of the State Agriculture Development Committee.

Print name and title below signature

White

§ 65-1

FARMING

§ 65-1

Chapter 65

FARMING

ARTICLE I
Right to Farm

§ 65-1. Purpose.

§ 65-2. Definitions.

§ 65-3. Protection of farming and agricultural activities.

§ 65-4. Complaints; mediation.

§ 65-5. Composition of the Agricultural Protection Committee; terms.

§ 65-6. Deed notice.

[HISTORY: Adopted by the Township Committee of the Township of White: Art. I, 8-8-1997. Amendments noted where applicable.]

GENERAL REFERENCES

Land use — See Ch. 71.

ARTICLE I
Right to Farm
[Adopted 8-8-1997]

§ 65-1. Purpose.

The purpose of this article in keeping with the policy of the New Jersey Legislature, as expressed in the Right to Farm Act, N.J.S.A.4:1C-1 et seq., is to conserve, protect and encourage the development and improvement of agricultural lands within the township for the production of food and other agricultural products and the preservation of open space and to protect and

§ 65-1

WHITE CODE

§ 65-2

encourage the viability of the agricultural industry by establishing a positive agricultural business climate in order to promote agricultural production to serve the interests of all citizens of White Township. It is the purpose of this article to help reduce the loss of agricultural land in White Township by protecting commercial farms operated in accordance with acceptable methods and techniques of agricultural production from nuisance actions, while at the same time acknowledging the need to provide a proper balance among the varied and sometimes conflicting interests of all lawful activities in the State of New Jersey.

§ 65-2. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ACCEPTABLE MANAGEMENT PRACTICES — Agricultural management practices recommended or endorsed by the State Agricultural Development Committee and all relevant federal or state statutes or rules and regulations adopted pursuant thereto.

COMMERCIAL FARM — Any operation producing, with the exception of sale, agricultural or horticultural products worth \$500 or more annually and which meet the eligibility requirements for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A.54:4-23.1 et seq.

NUISANCE — Any private action which unreasonably interferes with the comfortable enjoyment of another's property, which may be enjoined or abated, and for which the injured or affected property owner may recover damages.

§ 65-3. Protection of farming and agricultural activities.

- A. In all relevant actions filed subsequent to the adoption of this article, it shall be presumed that a commercial farm or agricultural use, structure or activity in connection therewith which is conducted or located within White Township and which conforms to acceptable agricultural management practices and which does not pose a direct threat to public health and safety shall not constitute a public or private nuisance, nor shall any such use, activity, or structure be deemed to otherwise invade or interfere with the use and enjoyment of any other land or property or pose an unusual or unreasonable threat to persons.
- B. Any agricultural use or common farmsite activity which conforms to acceptable agricultural management practices, when reasonable and necessary for the operation of the commercial farm, may occur on holidays, Sundays and weekdays, at night and in the day, subject to the restrictions and regulations of the township's Zoning Ordinance,¹ state and township health and sanitary codes and state and federal environmental regulations.
- C. Agricultural uses and common farmsite activities specifically protected by this article include but are not limited to production, harvesting, storage, grading, packaging and processing of farm products; wholesale and retail marketing of crops, plants, animals and other related commodities; the use and applications of techniques and methods of soil preparation and management; fertilization; weed, disease and pest control; disposal of farm waste; irrigation, drainage and water management; and grazing.

¹ Editor's Note: See Ch. 71, Land Use.

§ 65-4. Complaints; mediation.

- A. When the township is in receipt of a complaint alleging that an agricultural use, structure or activity in connection with a commercial farm operation constitutes a nuisance or is not in conformance with acceptable management practices as defined herein, the Township Committee may refer the complaint to the duly appointed Agricultural Protection Committee for mediation.
- B. Upon referral of such a complaint by the Township Committee to the Agricultural Protection Committee, the Committee shall invite the affected parties to discuss the nature of the complaint, its reasonableness or unreasonableness in light of acceptable management practices and any solution or remedy which will satisfy the aggrieved party without interfering with or discouraging the operation of the commercial farm against which the complaint was registered. Determination of whether the farm is following acceptable management practices shall be made by the State Agricultural Development Committee. The results of the meeting shall be nonbinding upon either party and shall not abridge the right of either party to take legal action concerning the complaint.

§ 65-5. Composition of the Agricultural Protection Committee; terms.

- A. The Agricultural Protection Committee shall consist of five members.
- B. The members of the Agricultural Protection Committee shall serve for terms of two years. If a member dies or retires from the Committee before the term is up, the member who takes his or her place shall serve the unexpired term.

§ 65-6. Deed notice. [Amended 8-2-2001]

Whenever any farm property eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq., is subdivided, or a new major or minor subdivision abuts such farm property, or a new major or minor subdivision contains space of at least five acres in size not owned by individual homeowners or a homeowners' association, then the following language shall be inserted in the deeds to all lots:

The grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above-described premises. The grantee further acknowledges that the Township of White has adopted a Right-to-Farm Ordinance establishing acceptable farming activities which may result in the emanation of noise, odors, dust and fumes caused when such activities are conducted in accordance with recognized agricultural practices. Such activities include, but are not limited to, the production, harvesting, storage, grading, packaging and processing of crops, farm and horticultural products; the wholesale and retail marketing of crops, plants, livestock and other related commodities; the use and application of techniques and methods of soil preparation and management; fertilization; weed, disease and pest control by aerial and ground spraying; the spreading of manure and chemical and organic fertilizers; disposal of farm waste; irrigation, drainage and water management; and grazing. The grantee further acknowledges that such activities may occur on holidays, weekends, and at all times of the day, including early morning, evening and nighttime hours. By acceptance of this conveyance, the grantee does hereby waive objection to such activities.

**ORDINANCE TO AMEND AN ORDINANCE ENTITLED
"FARMING", CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF WHITE**

BE IT ORDAINED by the Township Committee of the Township of White that Chapter 65 of the Code of the Township of White, "Farming" be amended to read as follows:

65-6. Deed notice.

Whenever any farm property eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1, et. seq., is subdivided, or a new major or minor subdivision abuts such farm property, or a new major or minor subdivision contains space of at least (5) acres in size not owned by individual homeowners or a homeowners' association, then the following language shall be inserted in the deeds to all lots:

The grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above-described premises. The grantee further acknowledges that the Township of White has adopted a Right-to-Farm ordinance establishing acceptable farming activities which may result in the emanation of noise, odors, dust and fumes caused when such activities are conducted in accordance with recognized agricultural practices. Such activities include, but are not limited to, the production, harvesting, storage, grading, packaging and processing of crops, farm and horticultural products; the wholesale and retail marketing of crops, plants, livestock and other related commodities; the use and application of techniques and methods of soil preparation and management; fertilization; weed, disease and pest control by aerial and ground spraying; the spreading of manure and chemical and organic fertilizers; disposal of farm waste; irrigation, drainage and water management; and grazing. The Grantee further acknowledges that such activities may occur on holidays, weekends, and at all times of the day, including early morning, evening and nighttime hours. By acceptance of this conveyance, the grantee does hereby waive objection to such activities.

Adopted: August 2, 2001

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
7	2	CR 519	22.13	3B	CLINE, LORRAINE
7	3	CR 519	94.92	3B	REALTY CO OF PENN%REAL ESTATE GENN5
7	4	CR 519	92.57	3B	REALTY CO OF PENN%REAL ESTATE GENN5
7	5	FOUL RIFT RD	95.47	3B	REALTY CO OF PENN%REAL ESTATE GENN5
7	11	CR 519	131.94	3B	REALTY CO OF PENN%RELA ESTATE GENN5
7	14	123 CR 519	70.87	3B	ROMANI MARGARET EST C/O HAYES, S.
7	16	39 FOUL RIFT RD	96.12	3B	REALTY CO OF PENN%REAL ESTATE GENN5
9	4	12 CR 519	19.96	3B	REALTY CO OF PENN%REAL ESTATE GENN5
9	5	CR 519	2.52	3B	CLINE, LORRAINE
10	1	1386 RIDGE RD	29.01	3B	HARTUNG, RICHARD STUART & IRENE
10	5	RIDGE RD	7.77	3B	HARTUNG, RICHARD STUART & IRENE
10	7	14 WHITE RD	10.68	3B	SLAWIK, GARY D
10	7.01	16 WHITE RD	5.69	3B	SLAWIK, KURT S
10	9	8 LOWER GLEN RD	23.66	3B	SCHWAB, HARRY G
10	11	5 LOWER GLEN RD	11.06	3B	SMITH, ELIZABETH H/TRUST
10	11.02	4 LOWER GLEN RD	2.25	3B	SMITH, ELIZABETH H/TRUST
10	17	81 LOMMASON GLEN RD	10.64	3B	SALONIS,PATRICK C&SCHWARTZMAN,WENDY
10	22	57 LOMMASON GLEN RD	6.77	3B	CREVELING, ERNEST & MOLLIE
10	23	47 LOMMASON GLEN RD	9.42	3B	MCMULLEN, SHAWN R
10	24	43 LOMMASON GLEN RD	16.49	3B	CREVELING, ERNEST & MOLLIE
10	26	17 LOMMASON GLEN RD	1.24	3B	KELLEY, VICTOR & DIANA
10	27	13 LOMMASON GLEN RD	15.33	3B	CLEMENTE, MICHAEL S
10	29	BUCKHORN DR	37.54	3B	STEINHARDT, JOSEPH W
10	30	32 BUCKHORN DR	3.83	3B	DALRYMPLE BRENT
10	32	44 BUCKHORN DR	2.20	3B	STEINHARDT, THERESE A
10	33	CASTNERS RD	25.53	3B	ERHARDT, VERNON C. & BEVERLY M.
10	33.01	49 CASTNERS RD	58.65	3B	STEINHARDT, THERESE A
10	33.02	61 CASTNERS RD	8.37	3B	WALL,NORBERT F & DREW A RICCO
10	34	CASTNERS RD	9.92	3B	STEINHARDT, THERESE A
10	35	CASTNERS RD	9.10	3B	STEINHARDT, THERESE A
10	37	OFF CASTNERS RD	4.05		STEINHARDT, JOSEPH W
10	39	18 BUCKHORN DR	9.24	3B	STEINHARDT, JOSEPH W
10	40	OFF CASTNERS RD	11.26	3B	CREVELING, ERIC
10	41	OFF CASTNERS RD	5.17	3B	HUMMER, RICHARD JR
10	43	OFF CASTNERS RD	36.90	3B	WALL,NORBERT F & DREW A RICCO
10	45	CASTNERS RD	4.38	3B	WALL,NORBERT F & DREW A RICCO

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
10	52	LOMMASON GLEN	7.37	3B	ROSE, HUGH M & KAREN L
10	54	OFF LOMMASON GLEN	12.32	3B	ROSE, KAREN
10	55	OFF LOMMASON GLEN	13.42	3B	ROSE, HUGH
10	56	OFF LOMMASON GLEN	10.24	3B	SMITH, ELIZABETH H/TRUST
10	57	OFF CR 519	8.26	3B	UNKNOWN C/O EARL C SMITH
11	1	CASTNERS RD	13.57	3B	DICKERSON JOHN & LAURIE
11	3	68 BUCKHORN DR	15.01	3B	HARRIS, CHARLES E & CATHERINE K
11	4	BUCKHORN DR & MONTANA RD	60.68	3B	DEMETER,FRANK & RICHARD/NEWHOUSE,B
11	5	BUCKHORN DR	0.49		DUCKWORTH ROBERT R
11	6	76 BUCKHORN DR	6.27	3B	DUCKWORTH ROBERT R
11	9	MONTANA RD	0.98	3B	JONES, MITCHELL
12	1	122 BUCKHORN DR	19.59	3B	DEMETER, FRANK
12	2	146 BUCKHORN DR	26.61	3B	DEMETER, FRANK
12	13	OFF SPRING LA	53.54	3B	N & F, LTD
12	20	OFF MONTANA RD	6.83	3B	SMITH JOHN H & JEAN M
13	5	175 SUMMERFIELD ROAD	33.95	3B	HUMMER TIMOTHY & TERRI
13	7	SUMMERFIELD RD	11.19	3B	GREGORY SCOTT C. & BRENDA E.
13	11	87 SUMMERFIELD RD	53.50	3B	JOHNSON, ELIZABETH
13	11.01	131-145 SUMMERFIELD RD	20.90	3B	MC EVOY JANET
13	17.01	BUCKHORN DR	23.79	3B	MCEVOY, GERARD V & JANET L
13	18	239 BUCKHORN DR	9.74	3B	HAUSAMANN, JAMES C & CYNTHIA
13	21	189 BUCKHORN DR	30.74	3B	NEWHOUSE, DAVID
13	22	175 BUCKHORN DR	26.60	3B	WALBURN, JOHN J JR
13	23	BUCKHORN DR	58.16	3B	DEMETER,FRANK & RICHARD/NEWHOUSE,B
13	24	BUCKHORN DR	37.67	3B	DALRYMPLE, BRENT
13	30	95 BUCKHORN DR	80.48	3B	DEMETER, FRANK JR
13	35	BUCKHORN DR	14.67	3B	DEMETER FRANK JR
14	4	42 SPRING LA	33.61	3B	ENZ, KATHLEEN M
14	5.03	58 SPRING LA	4.20	3B	TOCCI, FREDERICK W & MALLE
14	17	SUMMERFIELD RD	60.01	3B	JARVIS ALBERT
14	24.01	595 BRASS CASTLE RD	1.25	3B	KWIATEK, MARK A & LAUREN
14	24.02	591 BRASS CASTLE RD	11.34	3B	KWIATEK, MARK & LAUREN
14	37	579A BRASS CASTLE ROAD	83.49	3B	MARTIN, CARL, KEN, ALICE
14	49	72 SPRING LA	24.26	3B	GODUSCH, ROBERT
14	50	OFF SPRING LANE	29.57	3B	BURD, DONALD EST. & GUY N.
14	50.01	OFF SPRING LANE	5.58	3B	BURD DONALD EST. & GUY N.

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
14	51	SPRING LA	5.46	3B	TOCCE, FREDERICK W & MALLE
14	51.01	33 HARTMANS TRAIL	9.63	3B	COOK,BRIAN D & LAURA J.
14	52	44 SPRING LA	5.33	3B	ENZ, KATHLEEN M
14	52.01	OFF SPRING LANE	8.20	3B	AAROE LYN PAUL
14	55	OFF SPRING LANE	26.14	3B	AAROE, LYN PAUL
15	1	BRASS CASTLE RD	34.21	3B	WIDDOS, RANDY S
16	12	BELVIDERE-WASHINGTON RD	39.15	3B	APPLE MOUNTAIN RECREATION INC
16	23	BRASS CASTLE RD	70.77	3B	APPLE MOUNTAIN RECREATION
16	24	794 BRASS CASTLE RD	6.64	3B	NEWHOUSE, DAVID
16	24.15	BRASS CASTLE ROAD	7.86	3B	NEWHOUSE, DAVID
16	38	HAZEN-OXFORD RD	26.16	3B	NEWHOUSE, DAVID & BETTY J
16	42	HAZEN-OXFORD RD	85.10	3B	RACE, SAMUEL R & JEAN A
16	43	HAZEN-OXFORD RD	7.49	3B	ABBONDANTE CLAUDE & BARBARA
16	43.01	000 HAZEN-OXFORD RD	16.33	3B	ABBONDANTE, CLAUDE & BARBARA
16	44	369 HAZEN-OXFORD RD	209.23	3B	APPLE MOUNTAIN RECREATION INC
16	45	12F HAZEN-OXFORD RD.	18.29	3B	ACCETTURO, MARIE A
16	46	212 BUCKLEY AVE	40.18	3B	APPLE MOUNTAIN RECREATION INC
16	48	270 BUCKLEY AVE	42.31	3B	S G S A LIMITED PARTNERSHIIP
16	48.01	250 BUCKLEY AVE	15.46	3B	HARRISON, RANDY & JOANN
16	57	HAZEN-OXFORD RD	4.22	3B	PARR GARY D & DORCAS E
17	15	402 BUCKHORN DR	9.21	3B	TORDIK, GREGORY C & AMY D
17	30	659 BRASS CASTLE RD	7.09	3B	PETERSEN, RONALD & SILVANA K
17	43	SUMMERFIELD ROAD	28.96	3B	SICO, DOMINIC
17	46	BRASS CASTLE ROAD	9.12	3B	PETERSEN, RONALD
17	49	404 BUCKHORN DR	8.37	3B	PARAGALLO, JOHN & ROBERTA A
17	60	BUCKHORN DR	8.10	3B	HAUSAMANN, JAMES E & NANCY S
18	4	132 CR 519	3.59	3B	WORTMANN, ROBERT
18	4.01	134 CR 519	2.20	3B	HAYES,S/COOPER,A/VALLER J
18	4.02	144 CR 519	4.55	3B	HAYES,S/COOPER,A/VALLER J
18	4.03	140 CR 519	39.77	3B	HAYES,S/COOPER,A/VALLER J
18	7	196 CR 519	133.77	3B	TISHUK, WILLIAM
18	8	HAZEN-BRIDGEVILLE RD	111.03	3B	GARGANO, MARIE RECEIVER
18	9	248 CR 519	122.80	3B	WYCKOFF,JOHN JR & SUSAN,MORRIS,JUDY
18	13	268 CR 519	43.89	3B	PARKS, JAMES R
18	14	284 CR 519	48.11	3B	MACKEY DEVLEN R & MACKEY HOLLY
18	15	296 CR 519	43.48	3B	MACKEY DEVLEN R & MACKEY HOLLY

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
18	16	298 CR 519	39.38	3B	RUSTICUS, YKE & MARY C
18	18	345 CR 519	33.57	3B	BILYK FAMILY LIMITED PARTNERSHIP
18	19	356 CR 519	2.78	3A	BILYK FAMILY LIMITED PARTNERSHIP
18	21	366 CR 519	0.34	3B	BILYK FAMILY LIMITED PARTNERSHIP
18	34	769 BRASS CASTLE ROAD	53.71	3B	CANTELMO, JOSEPH MRS.
18	57	SUMMERFIELD RD	9.44	3B	SALA,ROBERT P & JANET F
18	58	SUMMERFIELD RD	20.71	3B	JOHNSON ELIZABETH
18	58.02	168 SUMMERFIELD RD	20.49	3B	SIMONE, PASCAL
18	58.03	142 SUMMERFIELD RD	21.34	3B	REDFERN, THOMAS & JILL JOHSON
18	60	SUMMERFIELD RD	138.45	3B	GLASS ANNA
18	68	LOMMASON GLEN RD	46.91	3B	MATTHEWS IVAN & BETTY
18	68.01	LOMMASON GLEN	6.36	3B	KELLEY, VICTOR K & DIANA
18	68.02	LOMMASON'S GLEN	6.27	3B	MATTHEWS IVAN M & BETTY S
18	68.05	16 LOMASSON GLEN RD	1.46	3A	MATTHEWS, THOMAS ALAN
18	70	48 LOMMASON GLEN RD	3.14	3B	MATTHEWS, TIMOTHY
18	71	58 LOMMASON GLEN RD	5.07	3B	MATTHEWS, TIMOTHY
18	73	76 LOMMASON GLEN RD	38.25	3B	MATTHEWS TIMOTHY L & LYNDA
18	74	88 LOMMASON GLEN RD	34.34	3B	OTT JANE & WARDEN MARY
18	77	CR 519	8.52	3B	MATTHEWS, TIMOTHY I & LYNDA K
18	79	CR 519	11.53	3B	MATTHEWS, TIMOTHY I & LYNDA K
18	82	CR 519	17.21	3B	MATTHEWS, TIMOTHY I & LYNDA K
18	83	OFF LOMMASON GLEN	10.49	3B	MATTHEWS, TIMOTHY
18	86	SUMMERFIELD RD	2.77	3B	MATTHEWS TIMOTHY I.
18	95	CR 519	14.01	3B	HAYCOCK, CARL F JR
18	96	CR 519	19.12	3B	HAYCOCK, CARL F JR
21	3	135 CR 620	28.00	3B	SMITH, EARL RICHARD
21	4	FOUL RIFT RD	92.56	3B	SMITH, EARL RICHARD
21	6	FOUL RIFT RD	123.26	3B	HUMMER, RICHARD JR
21	7	FOUL RIFT RD	85.19	3B	SMITH EARL RICHARD & DONALD W
21	7.02	FOUL RIFT ROAD	6.47	3B	SMITH JAMES & KAREN
21	7.03	187 CR 519	10.50	3B	MEDFAC, LLC
21	9	FOUL RIFT RD	45.92	3B	SMITH, E RICHARD
21	10	FOUL RIFT RD	9.59	3B	REALTY CO OF PENN%REAL ESTATE GENN5
21	11	FOUL RIFT RD	92.61	3B	POSTMA PETER
21	12	FOUL RIFT RD	85.46	3B	SMITH, E R & D C/O SMITH J
23	7	FOUL RIFT RD	2.57	3B	SMITH, RICHARD EARL

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
23	8	157 FOUL RIFT RD	0.86	3B	HUMMER, RICHARD JR
24	7	159 FOUL RIFT RD	3.43	3B	HUMMER, RICHARD JR
27	1	200 CR 620	0.68	3B	SAMA PROPERTIES LLC
28	2	188 CR 620	7.85	3B	SAMA PROPERTIES LLC
28	2.01	140 CR 620	10.63	3B	6INABERRY, MARY ELIZABETH
30	1	2 OLD PHILLIPSBURG RD	30.77	3B	SMITH, E RICHARD
30	2	68 CR 620	29.69	3B	SMITH, EARL RICHARD
30	5	CR 519	9.02	3B	SMITH, EARL RICHARD & DONALD W
30	6.01	231 CR 519	5.19	3B	NIEUWENHUIS, RICHARD E & GERTRUDE A
30	6.02	231 CR 519	5.43	3B	NIEUWENHUIS, RICHARD E & GERTRUDE A
30	7	CR 519	46.81	3B	WYCKOFF, JOHN W JR & JUDY MORRIS
30	8	257 CR 519	105.54	3B	WHIE TOWN REALTY
30	11	257 CR 519	1.20	3B	WHITETOWN REALTY, LLC
31	1	949 BRASS CASTLE RD	3.29	3B	RUSTICUS, YKE & MARY C
31	14	CR 519	49.23	3B	BILYK FAMILY LIMITED PARTNERSHIP
31	14.01	305 CR 519	59.80	3B	RUSTICUS, YKE & MARY C
31	15	357 CR 519	8.15	3B	BILYK FAMILY LIMITED PARTNERSHIP
32	5	380 CR 519	13.26	3B	HIONIS, CHRISTINA & PAT
32	8	434 CR 519	54.55	3B	DEBOER, STEVEN J & ROBERT A
32	8.01	418 CR 519	19.93	3B	HIONIS, CHRISTINA & PAT
32	9	466 CR 519	3.32	3B	UNANGST, OSCAR & LORRAINE
32	10	470 CR 519	87.85	3B	UNANGST, OSCAR
32	11	CR 519	25.31	3B	SHOEMAKER, HOWARD M & MYRNA K
32	15	141 E QUARRY RD	36.70	3B	TILCON C/O S O'REILLY
32	16	E QUARRY RD	11.99	3B	TILCON C/O S O'REILEY
32	21	35 W QUARRY RD	92.96	3B	HIONIS, CHRISTINA & PAT
33	6	HAZEN-OXFORD RD	14.37	3B	GALLAHER, KENNETH & JAMES WADDELL
33	9	416 HAZEN-OXFORD RD	17.22	3B	HAGAN, TIMOTHY & KRISTIN
33	10	QUARRY RD	10.74	3B	PERRY, VALERIE R
33	10.03	QUARRY RD	2.91	3B	PERRY, VALERIE
33	14	410 HAZEN-OXFORD RD.	15.95	3B	COSTEIRA, JOAO
33	16	HAZEN-OXFORD RD	13.11	3B	RACE, SAMUEL R & JEAN A
33	20	374 HAZEN-OXFORD RD	15.12	3B	ROTHMAN, ARTHUR R & JOAN E
33	20.01	HAZEN-OXFORD RD	15.91	3B	KISZONAK, ANDREW & JANET
33	20.02	HAZEN-OXFORD RD	42.37	3B	ROTHMAN, ARTHUR R & JOAN E
33	21	E QUARRY RD	15.94	3B	TILCON C/O S O'REILEY

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
33	22	E QUARRY RD	85.63	3B	TILCON C/O S O'REILLY
33	23	E QUARRY RD	51.12	3B	TILCON C/O S O'REILLY
34	16	12 MILL RD	26.84	3B	PWC INC
34	19	MT. PISGAH AVE	55.03	3B	TILCON C/O S O'REILEY
34	20	101 E QUARRY RD	14.73	3B	POPINKO FAMILY LIMITED PARTNERSHIP
34	21.01	14 BUTTZVILLE RD	35.28	3B	HANSELL CHARLES F. 3RD
34	32	ROUTE 31	8.26	3B	MIKALIUNAS, PAUL
42	5	ROUTE 46	20.87	3B	CRAMER, STEWART
42	9	7 TITMAN RD	0.39	3B	HOFFMAN, HELEN M
43	2	ROUTE 46	7.67	3B	HOFFMAN, HELEN M
46	8	ROUTE 46	8.54	3B	BULLOCK, CAROL
46	10	OFF ROUTE 46	1.17	3B	BULLOCK, CLARENCE & CAROL
46	30	WATER ST	4.79	3B	FRATEZI, ARMANDO
46	30.01	WATER ST	1.19	3B	FRATEZI, ARMANDO
46	34	ORCHARD ST	21.65	3B	SCHNEIBER, HARRY
46	37	140 PEQUEST DR	97.26	3B	ROCHE VITAMINS INC
46	38.07	100 PEQUEST DR	5.44	3B	SMITH, GLENN A SR & HEATHER L
47	1	CR 519 & PEQUEST DR	9.95	3B	UNANGST, OSCAR
47	3	21 PEQUEST DR	18.94	3B	UNANGST, OSCAR & LORRAINE
47	5	PEQUEST DR	87.39	3B	UNANGST, OSCAR & LORRAINE
47	9	141 PEQUEST DR	64.17	3B	CHAMBERLAIN, EVERETT & JUDITH
47	10	BRASS CASTLE RD	106.64	3B	CHAMBERLAIN, E A, J L & E C
47	10.01	181 PEQUEST DR	1.72	3B	CHAMBERLAIN, EVERETT A
47	10.02	185 PEQUEST DR	1.51	3B	CHAMBERLAIN, JUDITH L
47	11	OFF HAZEN-BELVIDERE RD	8.92	3B	BILYK FAMILY LIMITED PARTNERSHIP
47	12	BRASS CASTLE RD	31.43	3B	SUPPLEE, MILDRED C
47	13	53 PEQUEST RD	14.98	3B	BODOLSKY, THOMAS & JAYNE
47.01	5	BRASS CASTLE RD	15.69	3B	UNANGST, OSCAR
48	1	487 CR 519	53.89	3B	UNANGST, OSCAR
48	6.01	CR 519	108.54	3B	HENSLER-UNANGST FARMS, LLC
48	12	HAZEN-BELV. RD	63.96	3B	SUPPLEE, MILDRED C
48	13	928 BRASS CASTLE RD	31.97	3B	BILYK FAMILY LIMITED PARTNERSHIP
49	2	966 BRASS CASTLE RD	1.38	3B	RUSTICUS, YKE & MARY C
49	3	BRASS CASTLE RD	7.05	3B	BELBY, MICHAEL E & KATHRYNE A
50	1	194 ORCHARD ST	9.24	3B	SCHNEIBER, HARRY
50	2	PEQUEST DR	4.62	3B	BELBY, MICHAEL & KATHRYN

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
51	4	WATER ST	22.64	3B	FRATEZI, ARMANDO
51	5	2 MANUNKA CHUNK RD	42.30	3B	ROCHE VITAMINS INC C/O A DENOYER
52	10	MANUNKA CHUNK RD	251.41	3B	DSM NUTRITIONAL PRODUCTS INC
52	12	OFF ROUTE 46	18.46	3B	DSM NUTRITOIONAL PRODUCTS INC
52	25	6 BROOKSIDE AVE	2.07	3B	COSTELLO FAMILY TRUST
54	6.01	63 SAREPTA RD	5.95	3B	GODFREY, WILLIAM A
54	6.04	69 SAREPTA RD	9.26	3B	OLIVEIRA HELDER & MARGARIDA
54	6.07	77 SAREPTA RD	6.70	3B	GESCHWINDER,JOHN &VALERIE PATTERSON
54	6.08	SAREPTA RD	5.89	3B	KIMBALL, KENT D.
54.01	2	1 SAREPTA RD	26.96	3B	WADE ROBERT
55	1	534 ROUTE 46	12.97	3B	WASHBURN, THOMAS G & ANNE E
55	2	500 ROUTE 46	60.94	3B	CLIFFSIDE GARDENS, LLC
55	3	SAREPTA RD	34.35	3B	BARKER, GARY & JACQUELINE A LARUE
55	3.05	29 UPPER SAREPTA RD	18.33	3B	DEFINIS, ELAINE
55	8	OFF ROUTE 46	43.57	3B	QUICK, JACOB & CAROL
56	1	243 UPPER SAREPTA RD	23.35	3B	SPENCER, CRAIG & DOROTHEA
56	4	227 UPPER SAREPTA ROAD	16.56	3B	BOHRER, WILLIAM
56	4.01	201 UPPER SAREPTA RD	36.26	3B	GALATIANOS, GUS
56	9	OFF ROUTE 46	52.67	3B	QUICK, JACOB & CAROL
59	1	121 HOPE CROSSING RD	43.68	3B	THOMPSON, ROBERT & GLORIA
59	2.04	HOPE CROSSING RD	7.55	3B	CERBONE NICHOLAS
59	2.05	HOPE CROSSING RD	8.28	3B	LARNEY MICHAEL
59	4	HOPE CROSSING RD	17.61	3B	MENEGUS, JOSEPH
59	5	HOPE CROSSING RD	7.80	3B	MENEGUS, BERTHA LENA
59	11	120 SAREPTA RD	17.54	3B	MCCREA, DAVID W & LETITIA M
60	5	623 CR 519	5.10	3B	MENEGUS, RAYMOND N
60	6	HOPE CROSSING RD	10.20	3B	MENEGUS, WALTER & MARIA
60	6.01	108 HOPE CROSSING RD	6.32	3B	MENEGUS, JOSEPH
60	7	HOPE CROSSING RD	5.98	3B	PENSACK, HOWARD E & SHIRLEY A
60	8.01	HOPE CROSSING RD	6.74	3B	GLENN, JAMES L & KARIN
60	9	HOPE CROSSING RD	4.33	3B	MENEGUS,BERTHA LENA,JEFFREY J,RAY M
60	12	593 CR 519	22.51	3B	ZURAWELL, WALTER
60	13	CR 519	10.16	3B	BULLOCK, CLARENCE E & CAROL A
61	3	47 HOPE CROSSING RD	13.31	3B	STAMPF, GYORGY C/O KOCH & NELSON
61	5	114 SAREPTA RD	44.62	3B	KIMBALL, KENT D
62	3	569 CR 519	19.50	3B	CAPRIO, ANGELINA

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
62	7	ROUTE 46	98.95	3B	BULLOCK, CAROL A
62	20	20 SAREPTA RD	46.21	3B	SHOEMAKER, HOWARD & MYRNA K
62	20.01	HOPE CROSSING RD	6.11	3B	SHOEMAKER KEVIN S & BEVERLY L
62	24	464 ROUTE 46 & 40 HOPE CR	77.72	3B	STAMPF, GYORGY C/O KOCH & NELSON
63	2	576 CR 519	8.79	3B	CORDINA, INC
63	3	568 CR 519	10.83	3B	VANDE VREDE, BRYAN & DEBRA L
63	9	ROUTE 46	53.83	3B	HOFFMAN, HELEN M
64	2	CR 519	30.82	3B	SHOEMAKER, HOWARD, KEVIN, & KYLE
64	6	RUTHERFORD DR	34.67	3B	HOFFMAN, HELEN M
64	8	RUTHERFORD DR	42.51	3B	CRAMER, STEWART
66	5	MOUNTAIN LAKE RD	9.60	3B	GODFREY, JOHN M & KIMBERLEY L
66	7	MOUNTAIN LAKE RD	10.13	3B	PHILSON DAVID & BONNIE
66	8	79 GREEN POND RD	2.48	3B	OLIVER, ANNA C/O FRED OLIVER
66	11	51 GREEN POND RD	18.37	3B	MOONEY, JAMES F & MARY T
67	1	UPPER SAREPTA RD	44.19	3B	REINALDA, ANNA
67	3	236 UPPER SAREPTA RD	42.24	3B	KILTS, E DAVID & KAREN A
67	4	216 UPPER SAREPTA RD	33.81	3B	ROEDEL, JOYCE M
67	5	SAREPTA RD	25.52	3B	OLIVER, RAYMOND A
67	5.01	UPPER SAREPTA RD	6.81	3B	KRIVANEK, C STEPHEN III
67	5.02	198 UPPER SAREPTA RD	4.98	3B	RODRIGUEZ, JOSE & HERMINIA
67	5.03	UPPER SAREPTA RD	6.67	3B	RODRIGUEZ, JOSE & HERMINIA
67	5.04	186 UPPER SAREPTA RD	6.51	3B	RODRIGUEZ, JOSE & HERMINIA
67	6	170 UPPER SAREPTA RD	8.13	3B	SMITH, RICKY & ELMER J & MARY L
67	16	CR 519	48.75	3B	THOMPSON, PERIE & KATHARINE
67	17	703 CR 519	52.74	3B	MATARAZZO, ROBERT J & LAURA R
67	18	783-785 CR 519	70.65	3B	MATARAZZO, ROBERT J & LAURA R
67	19	CR 519	42.67	3B	MATARAZZO, ROBERT J & LAURA R
67	21	OFF HOPE-BRIDGEVILLE RD	0.64	3B	MATARAZZO, ROBERT & LAURA
67	22	24 DOE HOLLOW LA	158.73	3B	DEER HOLLOW FARM, % J. FLATH
67	23	OFF OSMUN RD-KNOWLTON TWP	3.92	3B	STONE, HARRY
68	25	MOUNTAIN LAKE RD	2.65	3B	BULLOCK, CLARENCE E
68	35	MOUNTAIN LAKE RD	60.13	3B	OLIVER ANNA C/O FRED OLIVER
68	54	668 CR 519	7.53	3B	THOMPSON ROBERT & JOAN SCHNIEBER
68	59	682 CR 519	20.89	3B	ZIKAS, ALEX T & ROEDEL, MELISSA ANN
68	60	CR 519	8.02	3B	THOMPSON, ROBERT
68	65	796 CR 519	9.58	3B	BOLCATO, GEORGE P, GEORGE W & MARIE M

Appendix F.1: Farm Assessed Property in White Township

Block	Lot	Property Location	Acres	Class	Property Owner Name
68	79	MOUNTAIN LAKE RD	24.72	3B	BULLOCK, CLARENCE
68	80	MOUNTAIN LAKE RD	19.58	3B	BULLOCK, CAROL
69	1	208 MOUNTAIN LAKE RD	79.67	3B	BULLOCK, ROBERT E & JANET
69	3	157 MOUNTAIN LAKE RD	64.08	3B	BULLOCK, CLARENCE E
69	4	MOUNTAIN LAKE RD	62.42	3B	CAPRIO, ANGELINA
69	5	MOUNTAIN LAKE RD	45.81	3B	JOHNSON, CRAIG B & SUSAN R
69	8	50 GREEN POND RD	16.75	3B	GESLAK WALTER & WANDA
69	9	50 GREEN POND RD	4.22	3B	GESLAK WALTER & THOMAS
69	16	150 BEECHWOOD RD	9.01	3B	JAKOBSEN, LINDA C
69	22	118 BEECHWOOD RD	77.89	3B	DUNNE, TIMOTHY & MIRIAM
69	24	53 TAMARACK RD	37.67	3B	PERFETTO, ANTHONY J JR, A J SR, & JOAN
69	24.23	43 TAMARACK RD	18.60	3B	4ELUCCA, KENNETH 7 JOANN
69	35	BEECHWOOD RD	10.17	3B	STECKEL, TRUDY L, HARRY W & RYAN W
70	9	99 BEECHWOOD RD	9.25	3B	CHIRCOP, VINCENT
70	9.01	95 BEECHWOOD RD	1.01	3B	CHIRCOP, VINCENT E
71	3	TAMARACK ROAD	60.75	3B	SHOEMAKER, HOWARD & MYRNA
71	8	FREE UNION RD	19.47	3B	KEATING, GARRETT M.
71	9	FREE UNION RD	65.84	3B	SHOEMAKER MYRNA K
71	15	117 FREE UNION RD	43.73	3B	SHOEMAKER, KEVIN & KYLE & MYRNA
71	17	FREE UNION RD	21.36	3B	SHOEMAKER, HOWARD M & MYRNA K
72	5	OFF FREE UNION RD	74.01	3B	PROPSNER, ARTHUR & LEONA
72	5.01	100 FREE UNION RD	9.17	3B	PROPSNER, MARTHA
72	6	84 FREE UNION RD	58.09	3B	CAMMAROTA, RUDOLF O
72	13	20 ROUTE 46	107.56	3B	AMIN, ARVIND & PATEL C PRAFULLA
72	13.01	64 ROUTE 46	7.44	3B	MAKATURA, EARL W & RUTH ANN
72	23	2 ROUTE 46	9.36	3B	GARRIQUES, LENARD A & KATHLEEN A
72	24	OFF FOOTHILL LANE	8.34	3B	GARRIQUES, LENARD & KATHLEEN
72	27	OFF FOOTHILL LANE	1.56	3B	GARRIQUES, LENARD & KATHLEEN
72	28	ROUTE 46	8.75	3B	MAKATURA, EARL W & RUTH ANN
72	31	FREE UNION RD	5.33	3B	KEATING, GARRETT M.

White Township: Farms Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land: Targeted Farms

Block	Lot	Property Location	Acres	Class	Owner	Project Area
14	37	579A BRASS CASTLE ROAD	83.49	3B	MARTIN, CARL, KEN, ALICE	East
15	1	BRASS CASTLE RD	34.21	3B	WIDDOS, RANDY S	East
16	42	HAZEN-OXFORD RD	85.10	3B	RACE, SAMUEL R & JEAN A	East
33	10	QUARRY RD	10.74	3B	PERRY, VALERIE R	East
33	10.03	QUARRY RD	2.91	3B	PERRY, VALERIE	East
33	16	HAZEN-OXFORD RD	13.11	3B	RACE, SAMUEL R & JEAN A	East
33	20	374 HAZEN-OXFORD RD	15.12	3B	ROTHMAN, ARTHUR R & JOAN E	East
33	20.01	HAZEN-OXFORD RD	15.91	3B	KISZONAK, ANDREW & JANET	East
East Project Area Subtotal:			260.57			

34	16	12 MILL RD	26.84	3B	PWC INC	North
54	6.08	SAREPTA RD	5.89	3B	KIMBALL, KENT D.	North
54.01	2	1 SAREPTA RD	26.96	3B	WADE ROBERT	North
55	3	SAREPTA RD	34.35	3B	BARKER, GARY & JACQUELINE A LARUE	North
55	8	OFF ROUTE 46	43.57	3B	QUICK, JACOB & CAROL	North
56	1	243 UPPER SAREPTA RD	23.35	3B	SPENCER, CRAIG & DOROTHEA	North
56	4	227 UPPER SAREPTA ROAD	16.56	3B	BOHRER, WILLIAM	North
56	4.01	201 UPPER SAREPTA RD	36.26	3B	GALATIANOS, GUS	North
59	1	121 HOPE CROSSING RD	43.68	3B	THOMPSON, ROBERT & GLORIA	North
59	4	HOPE CROSSING RD	17.61	3B	MENEGUS, JOSEPH	North
59	11	120 SAREPTA RD	17.54	3B	MCCREA, DAVID W & LETITIA M	North
60	5	623 CR 519	5.10	3B	MENEGUS, RAYMOND N	North
60	6	HOPE CROSSING RD	10.20	3B	MENEGUS, WALTER & MARIA	North
60	6.01	108 HOPE CROSSING RD	6.32	3B	MENEGUS, JOSEPH	North
60	7	HOPE CROSSING RD	5.98	3B	PENSACK, HOWARD E & SHIRLEY A	North
60	8.01	HOPE CROSSING RD	6.74	3B	GLENN, JAMES L & KARIN	North
60	9	HOPE CROSSING RD	4.33	3B	MENEGUS, BERTHA LENA, JEFFREY J, RAY M	North
60	12	593 CR 519	22.51	3B	ZURAWELL, WALTER	North
61	5	114 SAREPTA RD	44.62	3B	KIMBALL, KENT D	North
62	3	569 CR 519	19.50	3B	CAPRIO, ANGELINA	North
62	24	464 ROUTE 46 & 40 HOPE CR	77.72	3B	STAMPF, GYORGY C/O KOCH & NELSON	North
63	2	576 CR 519	8.79	3B	CORDINA, INC	North
63	3	568 CR 519	10.83	3B	VANDE VREDE, BRYAN & DEBRA L	North
64	8	RUTHERFORD DR	42.51	3B	CRAMER, STEWART	North
66	8	79 GREEN POND RD	2.48	3B	OLIVER, ANNA C/O FRED OLIVER	North
67	1	UPPER SAREPTA RD	44.19	3B	REINALDA, ANNA	North

White Township: Farms Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land: Targeted Farms

Block	Lot	Property Location	Acres	Class	Owner	Project Area
67	3	236 UPPER SAREPTA RD	42.24	3B	KILTS, E DAVID & KAREN A	North
67	4	216 UPPER SAREPTA RD	33.81	3B	ROEDEL, JOYCE M	North
67	16	CR 519	48.75	3B	THOMPSON, PERIE & KATHARINE	North
67	17	703 CR 519	52.74	3B	MATARAZZO, ROBERT J & LAURA R	North
67	18	783-785 CR 519	70.65	3B	MATARAZZO, ROBERT J & LAURA R	North
67	19	CR 519	42.67	3B	MATARAZZO, ROBERT J & LAURA R	North
67	21	OFF HOPE-BRIDGEVILLE RD	0.64	3B	MATARAZZO, ROBERT & LAURA	North
67	22	24 DOE HOLLOW LA	158.73	3B	DEER HOLLOW FARM, % J. FLATH	North
69	3	157 MOUNTAIN LAKE RD	64.08	3B	BULLOCK, CLARENCE E	North
70	9	99 BEECHWOOD RD	9.25	3B	CHIRCOP, VINCENT	North
70	9.01	95 BEECHWOOD RD	1.01	3B	CHIRCOP, VINCENT E	North
71	8	FREE UNION RD	19.47	3B	KEATING, GARRETT M.	North
71	17	FREE UNION RD	21.36	3B	SHOEMAKER, HOWARD M & MYRNA K	North
72	6	84 FREE UNION RD	58.09	3B	CAMMAROTA, RUDOLF O	North
North Project Area Subtotal:			1227.94			

10	33	CASTNERS RD	25.53	3B	ERHARDT, VERNON C. & BEVERLY M.	South
10	33.02	61 CASTNERS RD	8.37	3B	WALL,NORBERT F & DREW A RICCO	South
11	4	BUCKHORN DR & MONTANA RD	60.68	3B	DEMETER,FRANK & RICHARD/NEWHOUSE,B	South
11	9	MONTANA RD	0.98	3B	JONES, MITCHELL	South
13	11	87 SUMMERFIELD RD	53.50	3B	JOHNSON, ELIZABETH	South
13	11.01	131-145 SUMMERFIELD RD	20.90	3B	MC EVOY JANET	South
13	17.01	BUCKHORN DR	23.79	3B	MCEVOY, GERARD V & JANET L	South
13	22	175 BUCKHORN DR	26.60	3B	WALBURN, JOHN J JR	South
13	23	BUCKHORN DR	58.16	3B	DEMETER,FRANK & RICHARD/NEWHOUSE,B	South
13	24	BUCKHORN DR	37.67	3B	DALRYMPLE, BRENT	South
13	30	95 BUCKHORN DR	80.48	3B	DEMETER, FRANK JR	South
18	57	SUMMERFIELD RD	9.44	3B	SALA,ROBERT P & JANET F	South
18	58	SUMMERFIELD RD	20.71	3B	JOHNSON ELIZABETH	South
18	60	SUMMERFIELD RD	138.45	3B	GLASS ANNA	South
South Project Area Subtotal:			565.23			

7	2	CR 519	22.13	3B	CLINE, LORRAINE	West
7	3	CR 519	94.92	3B	REALTY CO OF PENN%REAL ESTATE GENN5	West
7	4	CR 519	92.57	3B	REALTY CO OF PENN%REAL ESTATE GENN5	West
7	5	FOUL RIFT RD	95.47	3B	REALTY CO OF PENN%REAL ESTATE GENN5	West

White Township: Farms Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land: Targeted Farms

Block	Lot	Property Location	Acres	Class	Owner	Project Area
7	11	CR 519	131.94	3B	REALTY CO OF PENN%RELA ESTATE GENN5	West
7	14	123 CR 519	70.87	3B	ROMANI MARGARET EST C/O HAYES, S.	West
7	16	39 FOUL RIFT RD	96.12	3B	REALTY CO OF PENN%REAL ESTATE GENN5	West
18	4	132 CR 519	3.59	3B	WORTMANN, ROBERT	West
18	4.01	134 CR 519	2.20	3B	HAYES,S/COOPER,A/VALLER J	West
18	4.02	144 CR 519	4.55	3B	HAYES,S/COOPER,A/VALLER J	West
18	7	196 CR 519	133.77	3B	TISHUK, WILLIAM	West
18	8	HAZEN-BRIDGEVILLE RD	111.03	3B	GARGANO, MARIE RECEIVER	West
18	9	248 CR 519	122.80	3B	WYCKOFF,JOHN JR & SUSAN,MORRIS,JUDY	West
18	14	284 CR 519	48.11	3B	MACKEY DEVLEN R & MACKEY HOLLY	West
18	16	298 CR 519	39.38	3B	RUSTICUS, YKE & MARY C	West
21	3	135 CR 620	28.00	3B	SMITH, EARL RICHARD	West
21	4	FOUL RIFT RD	92.56	3B	SMITH, EARL RICHARD	West
21	6	FOUL RIFT RD	123.26	3B	HUMMER, RICHARD JR	West
21	7	FOUL RIFT RD	85.19	3B	SMITH EARL RICHARD & DONALD W	West
21	10	FOUL RIFT RD	9.59	3B	REALTY CO OF PENN%REAL ESTATE GENN5	West
21	11	FOUL RIFT RD	92.61	3B	POSTMA PETER	West
21	12	FOUL RIFT RD	85.46	3B	SMITH, E R & D C/O SMITH J	West
28	2	188 CR 620	7.85	3B	SAMA PROPERTIES LLC	West
28	2.01	140 CR 620	10.63	3B	6INABERRY, MARY ELIZABETH	West
30	1	2 OLD PHILLIPSBURG RD	30.77	3B	SMITH, E RICHARD	West
30	2	68 CR 620	29.69	3B	SMITH, EARL RICHARD	West
30	5	CR 519	9.02	3B	SMITH, EARL RICHARD & DONALD W	West
30	6.01	231 CR 519	5.19	3B	NIEUWENHUIS, RICHARD E & GERTRUDE A	West
30	6.02	231 CR 519	5.43	3B	NIEUWENHUIS, RICHARD E & GERTRUDE A	West
30	7	CR 519	46.81	3B	WYCKOFF, JOHN W JR & JUDY MORRIS	West
30	8	257 CR 519	105.54	3B	WHIE TOWN REALTY	West
31	1	949 BRASS CASTLE RD	3.29	3B	RUSTICUS, YKE & MARY C	West
31	14	CR 519	49.23	3B	BILYK FAMILY LIMITED PARTNERSHIP	West
31	14.01	305 CR 519	59.80	3B	RUSTICUS, YKE & MARY C	West
31	15	357 CR 519	8.15	3B	BILYK FAMILY LIMITED PARTNERSHIP	West
32	8	434 CR 519	54.55	3B	DEBOER, STEVEN J & ROBERT A	West
32	10	470 CR 519	87.85	3B	UNANGST, OSCAR	West
46	37	140 PEQUEST DR	97.26	3B	ROCHE VITAMINS INC	West
47	1	CR 519 & PEQUEST DR	9.95	3B	UNANGST, OSCAR	West
47	3	21 PEQUEST DR	18.94	3B	UNANGST, OSCAR & LORRAINE	West

White Township: Farms Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land: Targeted Farms

Block	Lot	Property Location	Acres	Class	Owner	Project Area
47	5	PEQUEST DR	87.39	3B	UNANGST, OSCAR & LORRAINE	West
47	9	141 PEQUEST DR	64.17	3B	CHAMBERLAIN, EVERETT & JUDITH	West
47	10	BRASS CASTLE RD	106.64	3B	CHAMBERLAIN, E A, J L & E C	West
47	11	OFF HAZEN-BELVIDERE RD	8.92	3B	BILYK FAMILY LIMITED PARTNERSHIP	West
47	13	53 PEQUEST RD	14.98	3B	BODOLSKY, THOMAS & JAYNE	West
48	1	487 CR 519	53.89	3B	UNANGST, OSCAR	West
48	13	928 BRASS CASTLE RD	31.97	3B	BILYK FAMILY LIMITED PARTNERSHIP	West
49	2	966 BRASS CASTLE RD	1.38	3B	RUSTICUS, YKE & MARY C	West
49	3	BRASS CASTLE RD	7.05	3B	BELBY, MICHAEL E & KATHRYNE A	West
50	2	PEQUEST DR	4.62	3B	BELBY, MICHAEL & KATHRYN	West
West Project Area Subtotal:			2607.11			