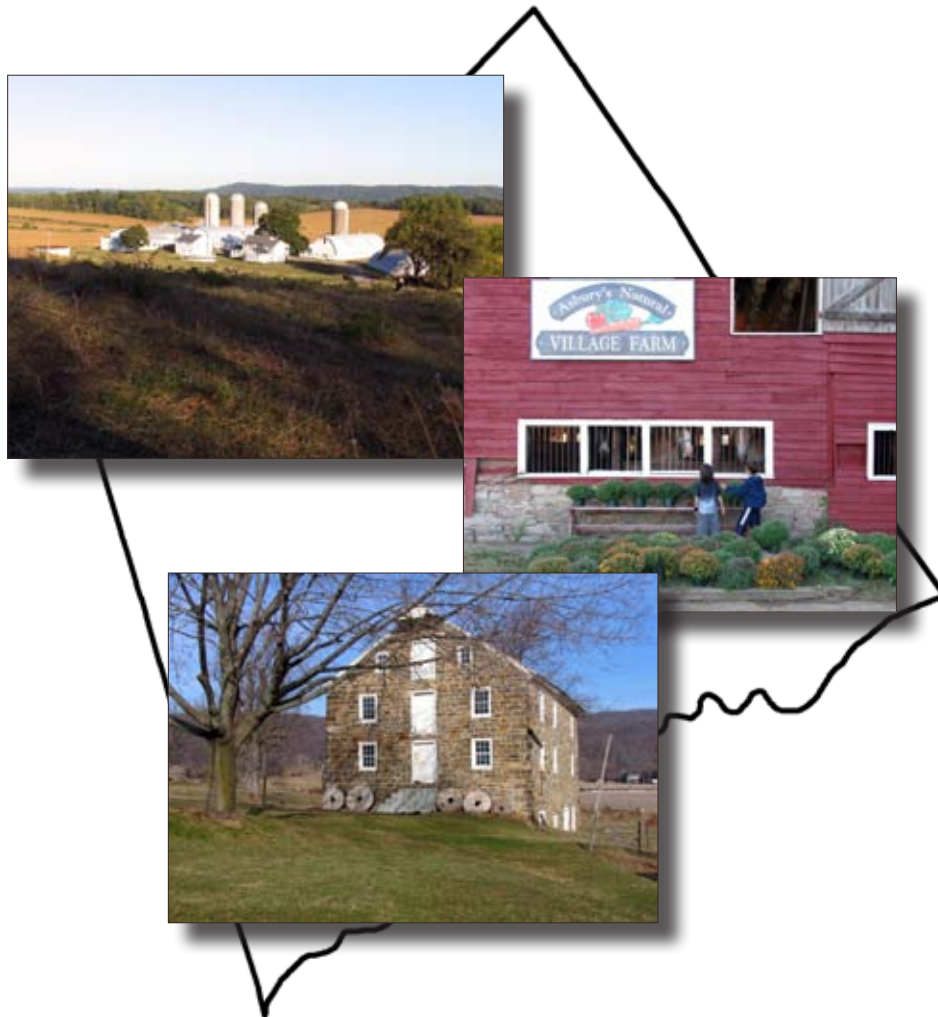


COMPREHENSIVE FARMLAND PRESERVATION PLAN - 2008

for the
Township of Franklin
County of Warren



Compiled by



Morris Land Conservancy
A nonprofit land trust

with

Township of Franklin
Agricultural Advisory Committee

April 2008

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Produced by:

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APRIL 2008

Acknowledgements

Morris Land Conservancy wishes to acknowledge the following individuals and organizations for their help in providing information, guidance, and materials for the *Township of Franklin Comprehensive Farmland Preservation Plan - 2008*. Their contributions have been instrumental in the creation of the Plan.

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U.S. Natural Resource Conservation Service: Kent Hardmeyer, Ron Phelps, and Janice Reid

U.S. Department of Agriculture Farm Service Agency: Ken Bingham and Virginia Brophy

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Table of Contents

| Chapter | Page |
|---|------|
| Executive Summary | E-1 |
| I. Agricultural Land Base of Franklin Township..... | 1-1 |
| II. Agricultural Industry in Franklin Township..... | 2-1 |
| III. Land Use Planning in Franklin Township..... | 3-1 |
| IV. Farmland Preservation Program- Overview..... | 4-1 |
| V. Future Farmland Preservation Program | 5-1 |
| VI. Economic Development | 6-1 |
| VII. Natural Resource Conservation | 7-1 |
| VIII. Agricultural Industry Sustainability, Retention and Promotion | 8-1 |
| Literature Cited | L-1 |
| Maps | |
| a. Farmland Map | |
| b. Agricultural Soil Categories | |
| c. Project Area Map | |
| d. Farmland that meets the SADC Criteria for Agricultural Soils | |
| e. Farmland that meets the SADC Criteria for Tillable Land | |
| f. Farmland that meets SADC Criteria for both Agricultural Soils and Tillable Land | |
| Appendices | |
| a. Public Hearing #1 – November 26, 2007 – Notice, Agenda | |
| b. Public Hearing #2 – May 7, 2008 – Notice | |
| c. Warren County FY09 Minimum Score Report | |
| d. Franklin Township Right-to-Farm Ordinance | |
| e. SADC Deed of Easement | |
| f. Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land | |
| g. Farmland Parcel Data Table | |

EXECUTIVE SUMMARY



Nearly three quarters of Franklin Township is assessed as farmland, giving Franklin one of the twenty largest farmland bases in New Jersey (it is eighteenth in the state), and the largest agricultural base in Warren County. Located in the southern edge of Warren County, Franklin Township is nearly 24 square miles of thick forests, scenic ridgelines, and rich agricultural landscapes. The soils of Franklin Township are some of the most productive in New Jersey, and 63% of the Township's soils are capable of supporting agricultural production.

Franklin Township has **10,933 acres** under farmland assessment and, since 1991, has preserved **2,038 acres** of farmland. Thus, 8,895 acres of farmland remain unprotected in Franklin, or 81% of the Township's agricultural land base. Based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for productive soils and tillable land, **5,546 acres** are potentially eligible for farmland preservation in Franklin Township, using a parcel-based analysis. According to the 2005 New Jersey Farmland Assessment, there are **8,182 acres** are active agricultural land in the Township. Therefore, 68% of the active agricultural land is potentially eligible for preservation through the state program.

To promote and accelerate the Township's farmland preservation program, Franklin Township enrolled in the SADC Planning Incentive Grant (PIG) program for farmland preservation. The Township has identified four project areas for farmland preservation: the Musconetcong Valley, Pohatcong Ridge, Pohatcong Valley East, and Pohatcong Valley West. Based upon available funding to purchase and preserve farmland and the amount of potential farmland eligible for preservation, the following preservation goals are identified for Franklin Township:

| | |
|-------------------|--------------|
| One year target: | 250 acres, |
| Five year target: | 1,250 acres, |
| Ten year target: | 2,500 acres. |

There are currently six farms pending preservation in Franklin Township through two different preservation programs. If all six projects are successful, Franklin would add an additional **458 acres** of preserved farmland in the Township. Franklin Township is deeply committed to preserving their farming community and, in 1980, established one of the first Right to Farm ordinances in Warren County. In addition, Franklin Township's Open Space tax (which supports both their open space and farmland preservation program) is the highest in Warren County, at six and one-half cents per \$100 of assessed property value.

CHAPTER 1: AGRICULTURAL LAND BASE OF FRANKLIN TOWNSHIP



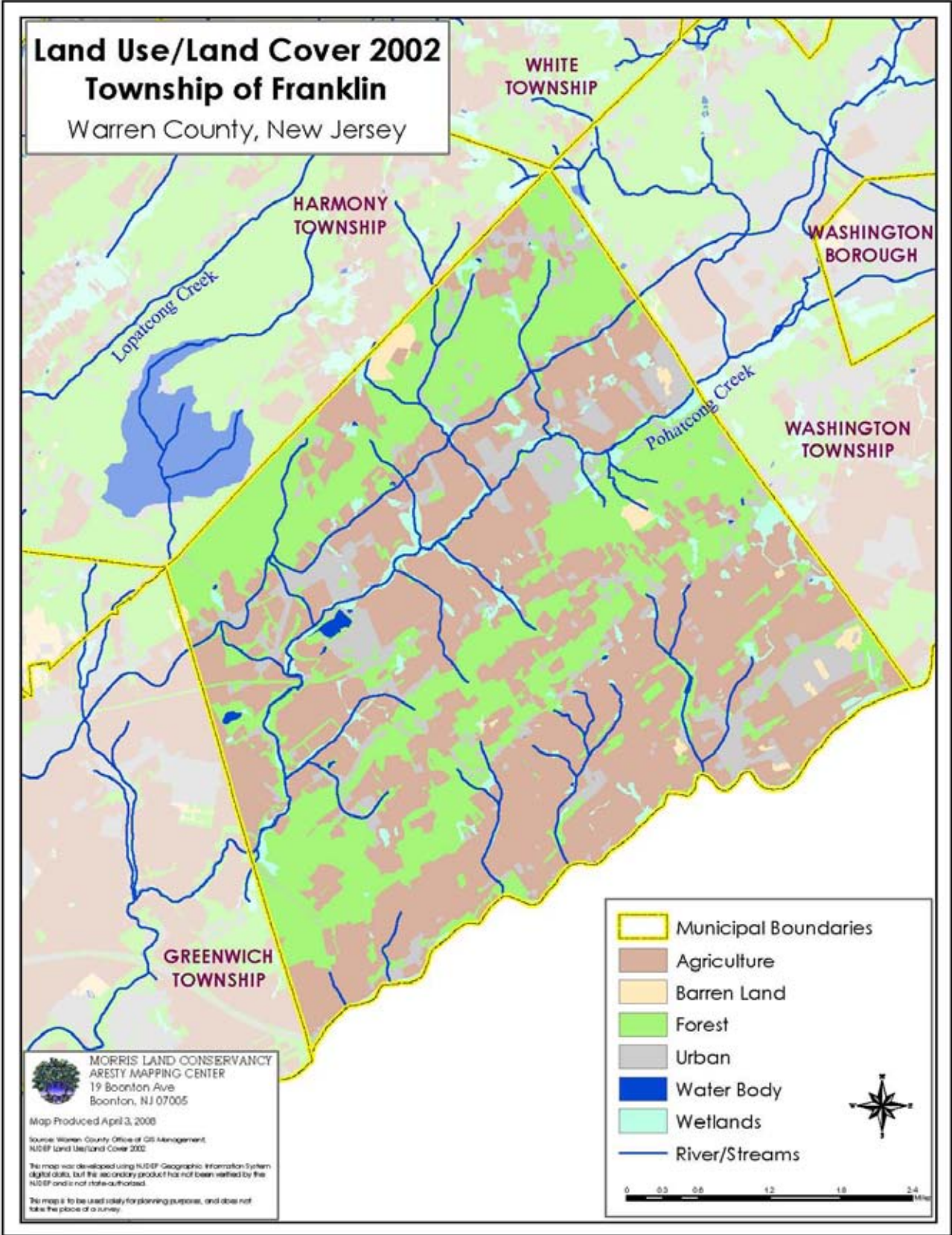
Agricultural Landscape

The Township of Franklin contains 15,076 acres (23.6 square miles) of land along the Hunterdon County border in southern Warren County. Nearly three-quarters of this land, (10,933 acres) is assessed as farmland, giving Franklin one of the twenty largest farmland bases in New Jersey (see *Farmland Parcels Table* in *Appendix*). In addition to its rich agricultural landscape, Franklin Township supports considerable environmental resource areas, including mountains, valleys, rivers, and ridgelines. Franklin has not experienced the sprawling development patterns that have consumed large parts of other communities, leaving the Township in the same rural condition that local residents have appreciated for generations (see *Land Use/Land Cover Map* below). Its rural atmosphere, pristine natural resources, and productive agricultural lands make Franklin one of New Jersey's premier farming communities. A planned system of agricultural preservation and community stewardship can protect these special resources and both preserve and enhance the quality of life for Franklin Township residents.

Franklin is situated entirely within the Highlands Physiographic Province – a series of northeast-southwest running ridgelines that extend from Connecticut through New York and New Jersey and into Pennsylvania. The Highlands Province was formed by geologic pressures that uplifted metamorphic and igneous rocks above the surrounding areas. The rocks in this province are highly resistant to weathering and erosion, which gives the region a severely sloping relief pattern that is characterized by vertical escarpments, sheer vertical rock faces, and deeply entrenched river valleys. Due to the impenetrability of these rocks, the groundwater aquifers in the Highlands Province are some of the most pristine in the country. The Highlands also supports suitable habitats for an abundant array of plant and animal species.

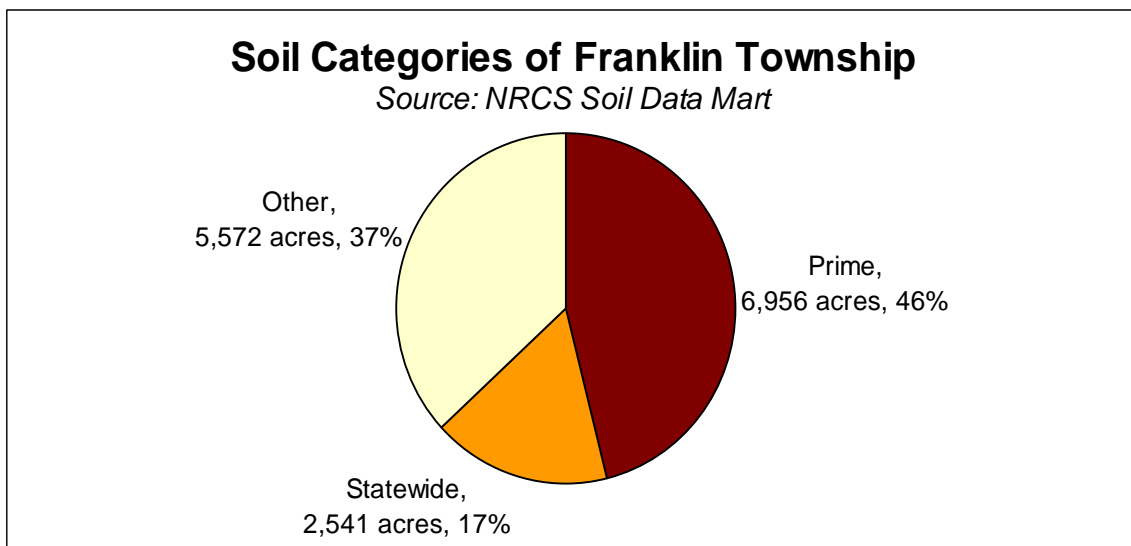
Soils

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



The soils of Franklin Township are some of the most productive in New Jersey. Most of its soils were formed from weathered bedrock and glacial till that was ground down by glaciers moving through low-lying areas. The most common glacial till soils in Franklin are the Washington and Bartley loam soils, which overlay 3,986 and 1,170 acres in the Township, respectively. (*Warren County Soil Survey*)¹

Washington and Bartley loam soils are both classified as *prime farmland soils*. Prime farmland soils have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They have the soil quality, growing season, and moisture supply needed for economic production and sustained high yields of crops, when treated and managed according to acceptable farming methods. Prime farmland soils are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. (*Warren County Soil Survey*) Franklin is home to a total of sixteen different types of New Jersey prime farmland soils that cover 6,956 acres. (*NRCS Soil Datamart website*)² Franklin's prime soils tend to be concentrated in and around the Musconetcong and Pohatcong Valleys (see *Agricultural Soil Categories* map).



Farmland *soils of statewide importance* do not meet the stringent productivity criteria of prime farmland soils, but are capable of producing high yields of crops when treated and managed according to acceptable farming methods. Some statewide important soils may exhibit levels of productivity that rival prime farmland soils if conditions are favorable. Approximately seventeen percent (2,541 acres) of Franklin Township is designated as having farmland soils of statewide importance. (*NRCS Soil Datamart website*) Annandale, Califon, and Washington gravelly loam soils are the most common soil types in this category. They have similar chemical contents and vertical profiles as the prime soils, but are found on slopes greater than 8%, and are therefore less optimal for field crop agriculture. (*Warren County Soil Survey*)

Farmland *soils of unique importance* can be used for growing specialized crops. There are no unique soils identified in Franklin Township. Most *other soils* are not unusable as farmland, but do not exhibit ideal characteristics for agriculture. Parker-Edneyville rock outcrops and Annandale soils on greater than 15% slopes are the most common soils in this category. They cover a total of 37% (5,572 acres) in Franklin Township. (*NRCS Soil Datamart website*) Most of the Township’s productive soils are actively utilized for agriculture. The *Active Agricultural Areas Chart* below shows the land area covered by each soil category that was being actively tilled at the time of the last recording in 2002.

| Active Agricultural Areas in Each Soil Categories | | | |
|--|----------------------|--------------------------------|-------------------|
| <i>Source: NRCS Soil Datamart; NJDEP 2002 Land Use/Land Cover data</i> | | | |
| Soil Categories | Total Acreage | Active Farmland Acreage | % of total |
| Prime Farmland Soils | 6,956.0 | 4,722.8 | 67.9% |
| Statewide Important Soils | 2,540.7 | 1,480.2 | 58.3% |
| Other Soils | 5,572.1 | 1,211.6 | 21.7% |
| Total | 15,068.8 | 7,414.6 | 49.2% |

Surface Waters

The Township of Franklin contains a number of streams and small agricultural ponds. The Township lies entirely within Watershed Management Area 1, also known as the Upper Delaware River watershed. Surface waters in this area flow to the Delaware River in northwest New Jersey. The Township is divided into the Pohatcong Creek Subwatershed to the north and the Musconetcong River Watershed to the south.

Pohatcong Creek and its tributaries are classified as Category One (C1) streams. Category One waters are designated for the purpose of implementing anti-degradation policies set forth in New Jersey's rules for Surface Water Quality Standards. These standards state that C1 waters should be protected from “measurable changes in water quality characteristics because of their clarity, color, scenic setting and other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s)”. Unfortunately, Pohatcong Creek has been identified as an impaired waterway due to excessive concentrations of fecal coliform from agricultural runoff. (*NJDEP Division of Watershed Management*) A 300 foot buffer zone – mandated around Category One Waters and their tributaries – and/or agricultural best management practices must be established in order to meet regulatory requirements for improving water quality in Pohatcong Creek. (*Franklin Township Open Space & Recreation Plan*)³

The Musconetcong River, which forms the southern border of Franklin Township, was designated by President Bush as a Wild and Scenic River in 2006. As such, its exceptional natural and scenic features are to be protected from dam construction and significant changes in water quality. As part of the Wild and Scenic Rivers Program, the National Park Service commits to work with nearby landowners to promote river-friendly actions, especially agricultural best management practices. Township farmers should be encouraged to participate in this program.

Irrigation

Groundwater provides the only supply of water for irrigation in Franklin Township. Groundwater sources are generally preferred to surface waters because they contain less sediment and particulates that may clog irrigation pipes and damage crops. Approximately 68 acres of land in Franklin Township were irrigated for field crops in 2005, which represents less than 1% of the Township's active farmland. (*Warren County Farmland Assessment in 2005*) However, this is the largest amount of irrigated land that has been recorded in Franklin Township, and the use of water for irrigation is increasing. Currently, watersheds within Franklin have a net surplus of available water supplies (*New Jersey Highlands Council*). Ensuring the farmers will have access to these abundant local resources for agricultural use will be imperative in maintaining the farming industry within Franklin Township and throughout New Jersey. New Jersey Highlands Council

Securing sustainable yields of water for irrigation will require responsible management of the groundwater recharge process. Groundwater is partially recharged by surface water bodies, but it is primarily replenished through precipitation. A number of factors influence groundwater recharge rates, including topography, soil type, climatic conditions, and retention by vegetative cover. Groundwater provides the base flow for surface water bodies, and collects into underground aquifers, which supply useful quantities of water to irrigation wells. Consequently, ensuring adequate groundwater recharge rates and surface water quality by instituting best management practices and retaining natural surface cover is important to maintaining the irrigation sources in Franklin Township. (*Franklin Township Open Space and Recreation Plan*)

The complexity of Franklin's aquifer system underscores the need for its careful management. The underlying geology that supports local groundwater aquifers is composed of gneiss, limestone, and shale. The yields from these individual formations are highly variable. In general, gneiss has the lowest groundwater recovery rate, followed by shale, and then limestone. However limestone generally has no primary porosity, and groundwater moves only through joints, fractures, and cavities within the rock, which occur irregularly. It is also highly susceptible to surface contamination. Withdrawal of groundwater from these aquifers at a rate approaching a maximum yield can result in reduced base flow to surface water bodies and the creation of sinkholes. (*Township of Franklin Master Plan*)⁴

Another threat to water sustainability in Franklin Township is surface contamination. During the late 1970's, it was discovered that the Kittatinny Limestone Aquifer – the sole source of potable water in the Pohatcong Valley – was contaminated by high levels of tetrachloroethylene (TCE) and perchloroethylene (PCE), which are volatile organic compounds that may be linked to industrial, commercial, and residential sources. Some local wells that were found to be contaminated in Franklin were connected to a public water supply that extends from Washington Borough southwest into the middle of Franklin Township. (*Franklin Township Open Space and Recreation Plan*) Contamination from point sources, such as industrial or large-scale agricultural facilities, and non-point sources, such as runoff from farm fields and roadways, must be prevented.

Farmland Trends & Statistics

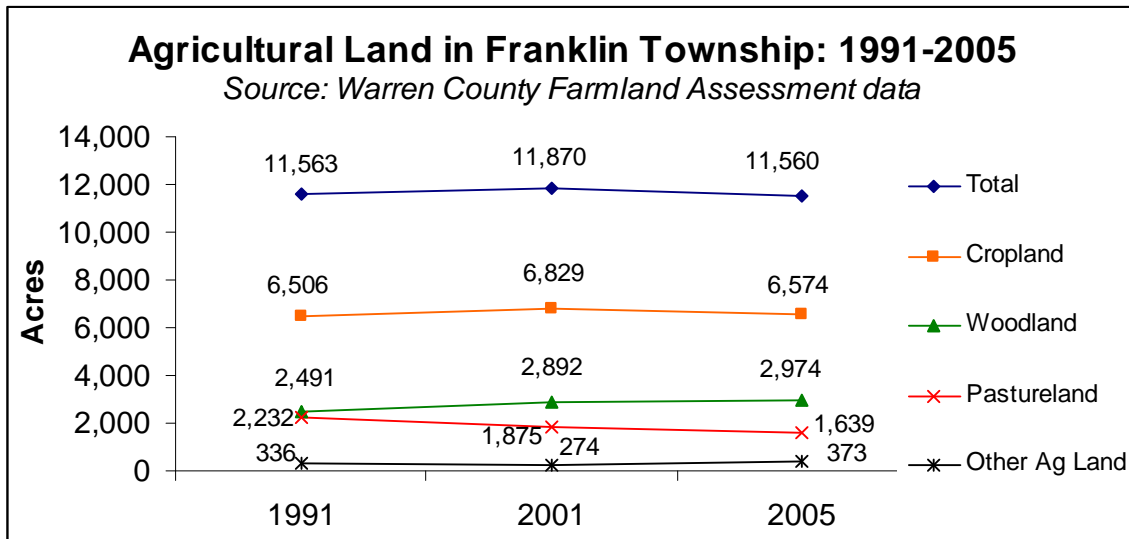
Agriculture is the predominant land use in Franklin Township. There are currently 10,933 acres of farm-assessed property in the Township. This is the largest agricultural land base among Warren County municipalities, and eighteenth among all New Jersey municipalities. Farmlands occupy nearly three-fourths of the Township’s land area. (*Warren County Farmland Assessment in 2005*)⁵

The average size of operating farm units in Warren County and the State of New Jersey was 96 and 81 acres, respectively, in 2002. (*Census of Agriculture*)⁶ Farms in Franklin are generally larger than most in Warren County, as they are located in a more rural environment and primarily support land-intensive field crop production. Consequently, the average farm size in Franklin has likely not experienced the same severe downward trend that has been observed throughout Warren County over the past 25 years (see *Average Farm Size* chart below).

Average Farm Size in Warren County

| | 1987 | 1992 | 1997 | 2002 |
|-----------------------------|------|------|------|------|
| Average Farm Acreage | 132 | 128 | 105 | 96 |
| Median Farm Acreage | NA | NA | 37 | 31 |

Source: Census of Agriculture



Franklin has retained almost all of its farmland since 1991 (see *Farmland Acreage* chart above). The most notable trend has been the decline in pasturelands, which amounted to 593 acres and more than one-quarter of all pastures over this time period. The rise in woodland acreage, both attached and unattached woodlots, nearly offsets this loss. This trend is consistent with land being converting from active pastures to abandoned or fallow farmland.

The overall reduction in available farmland acreage in Warren County as a whole is a trend that has been observed at the state and national levels as well. The American Farmland Trust found that, “*Every single minute of every single day America loses two acres of farmland.*” (*The American Farmland Trust*⁷) These losses are the results of changes in the industry of agriculture as well as changes in the sociological structure of rural areas. These influences have combined with trends in the housing development market to cause large areas of farmland to be converted into new homes and commercial areas. Franklin Township is committed to maintaining its agricultural community and resisting developments that will disrupt the rural lifestyles local residents enjoy.

¹ Soil Conservation Service. Soil Survey of Warren County, New Jersey. United States Department of Agriculture. April 1979.

² New Jersey Office of the Natural Resource Conservation Service website. Soils www.nj.nrcs.usda.gov/technical/soils/. Accessed September 2007.

³ Franklin Township Environmental and Open Space Commission, with the Morris Land Conservancy. An Open Space and Recreation Plan for Franklin Township. January 2006.

⁴ Township of Franklin, with Banisch Associates. Township of Franklin Master Plan. November 1991.

⁵ New Jersey State Agriculture Development Committee. New Jersey Farmland Assessment. Tax year 2005. Warren County Summary.

⁶ United States Department of Agriculture: National Agricultural Statistics Service, Census of Agriculture. www.nass.usda.gov/Census_of_Agriculture/index.asp. Accessed June 2007.

⁷ American Farmland Trust. Farming on the Edge – Sprawling Development Threatens America’s Best Farmland. www.farmland.org/farmingontheedge/major_findings.htm. Accessed March 2005.

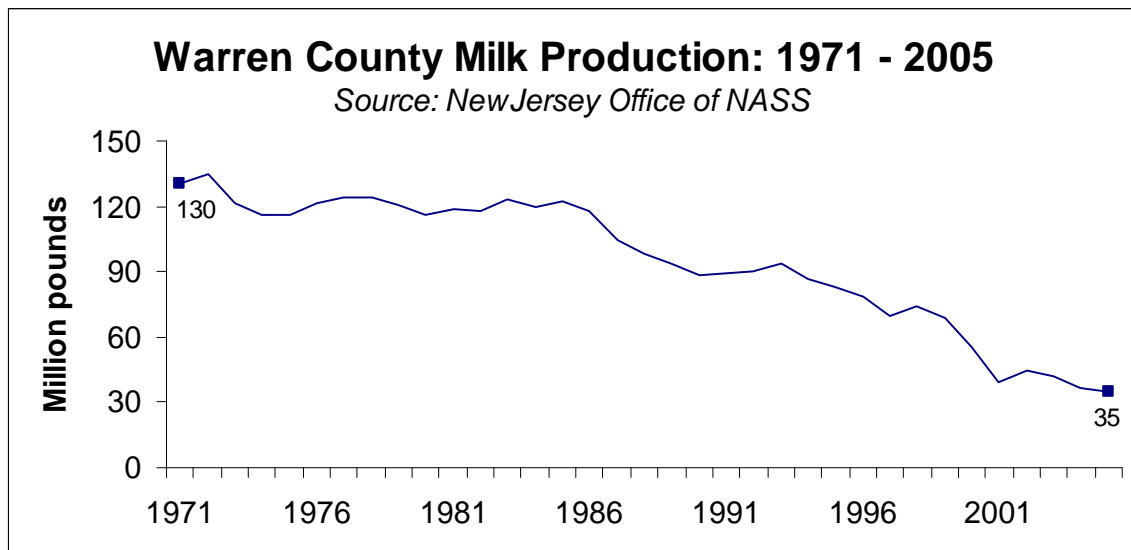
CHAPTER 2: AGRICULTURAL INDUSTRY IN FRANKLIN TOWNSHIP



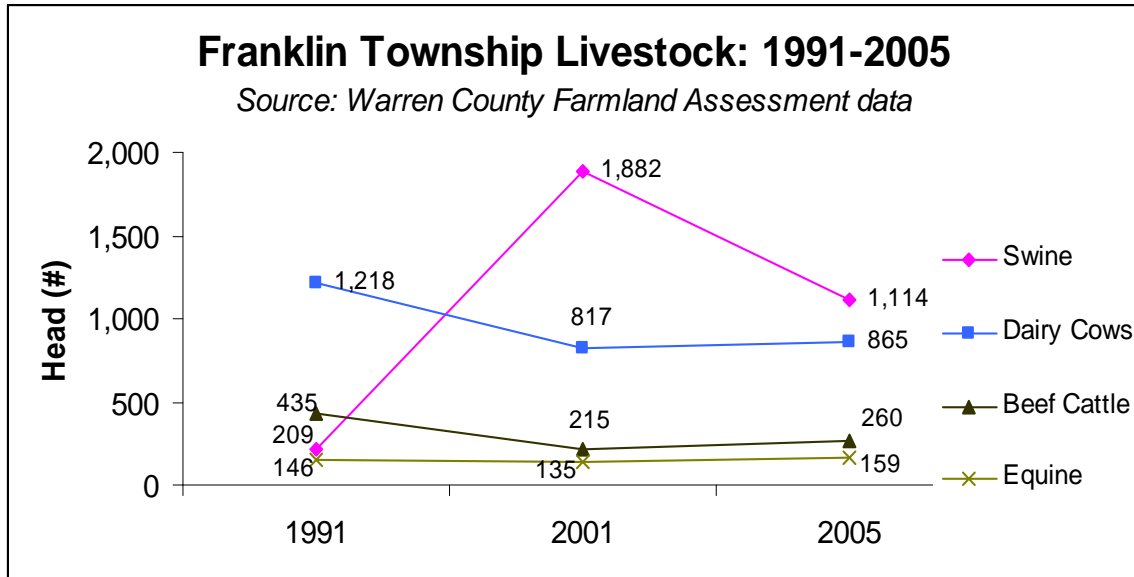
Trends in Agricultural Production

The agricultural production trends in Franklin Township are determined by local conditions, such as land availability and right-to-farm support, as well as the regional agricultural environment. The agricultural land base of Franklin Township has remained relatively consistent, and the Township's strong dedication to farming has not weakened over the years. Consequently, Franklin's capacity for agricultural production has not measurably shifted. However, changes in the regional agricultural conditions, especially the decline of the region's dairy industry, have had a notable influence on farming in the Township.

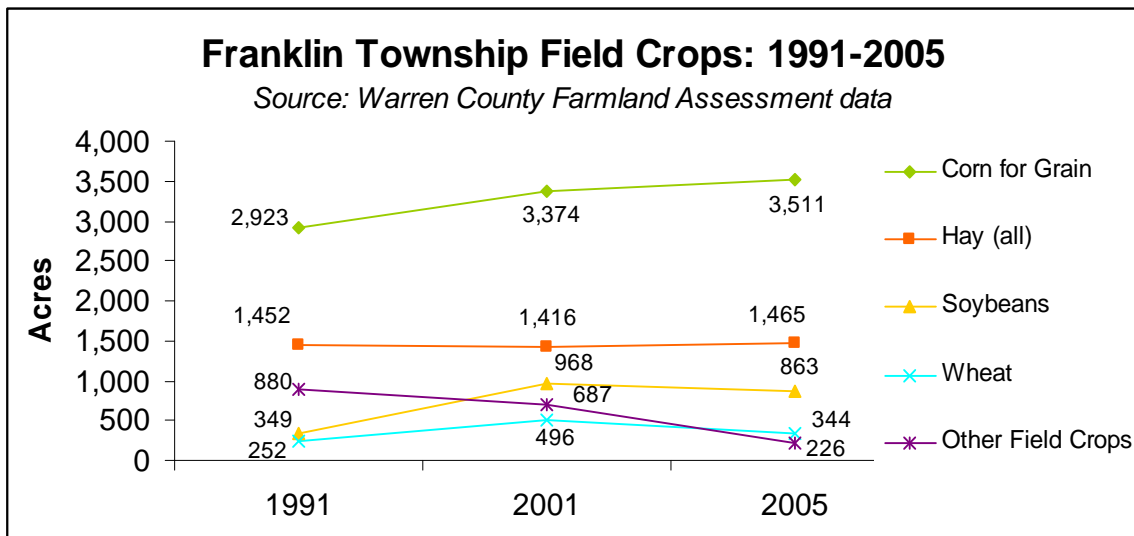
Dairy was among the most common agricultural practices in northern New Jersey. However, during the 1960's a number of events combined to weaken the region's dairy industry. Improvements in refrigerated transportation technology reduced the New York market's dependence upon the nearby dairy farms of northern New Jersey. The greater availability of dairy products across the country caused milk prices to fall sharply, which hurt the economic viability of local dairy farmers. The price of fuel – a significant input to the transportation-dependent dairy industry – spiked as well. Consequently, many dairy farmers fell into debt or retired, and the productivity of the local dairy industry dropped (see *Milk Production* chart below)¹.



Franklin Township’s farmers were not as severely affected by these trends as were farmers elsewhere in Warren County. Franklin did not experience the development pressures that tempted many agricultural landowners throughout the region to sell their property for development. Instead, Franklin’s dairy farmers turned to swine, equine, and other livestock farming operations (see *Livestock* chart below). Many decided to convert their suitable pasturelands into fields for crops.



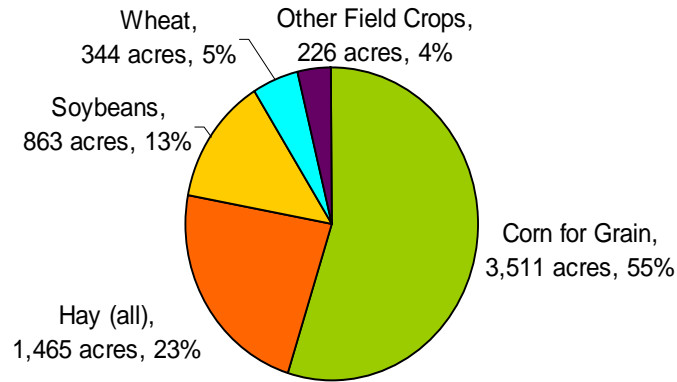
* The number of swine was recorded incorrectly during the 1991 farmland assessment.



Today, field crops are the predominant form of agriculture in Franklin Township. Corn for grain, hay, and soybeans are the Township’s most common crops, but wheat and “other” crops such as rye and nursery products occupy notable areas as well (see *Field Crops* charts above, below).

2005 Franklin Township Field Crop Acreage

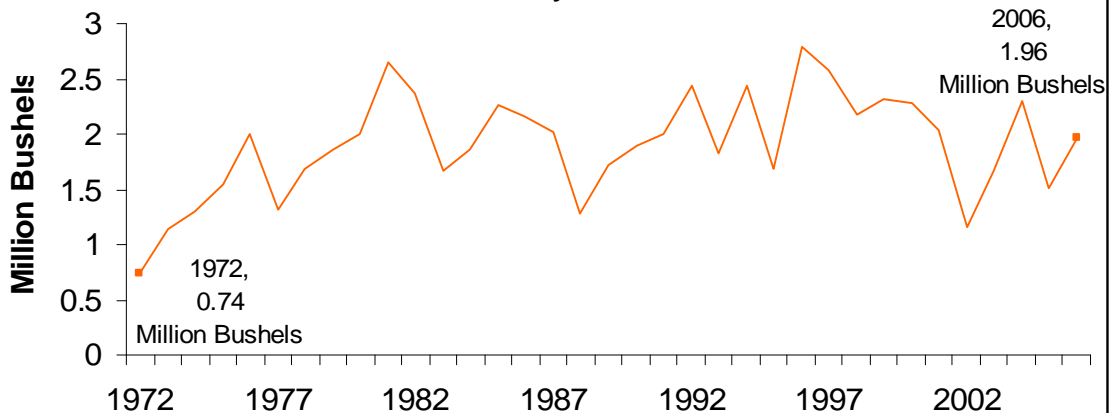
Source: Warren County Farmland Assessment data

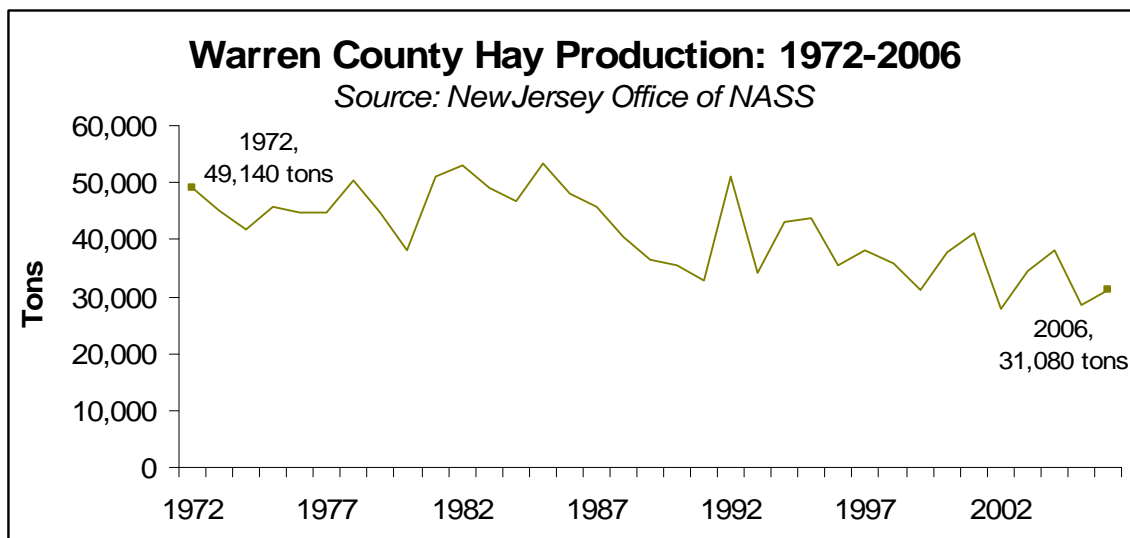
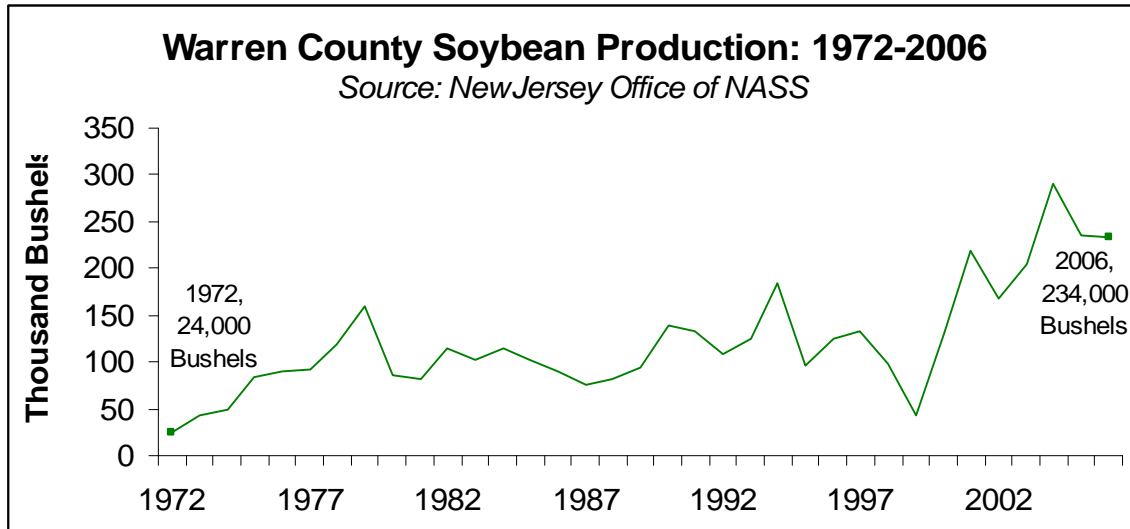


Trends in the acreage of land planted for these three principal field crops are dictated by short-term and long-term market fluctuations. Short-term trends include seasonal weather conditions and prices of inputs, such as fertilizers and fuel. For instance, Warren County's field crop production was greatly affected by severe drought conditions during 2002, causing historically low outputs of corn and hay (see *Corn Production* chart below)². Long-term trends include availability of support services, land prices, and local demand for certain crops. For example, the declining dairy industry and increasing development pressures in Warren County have strained the production of low-value, land-intensive hay (see *Hay Production* chart below).

Warren County Corn for Grain: 1972-2006

Source: New Jersey Office of NASS



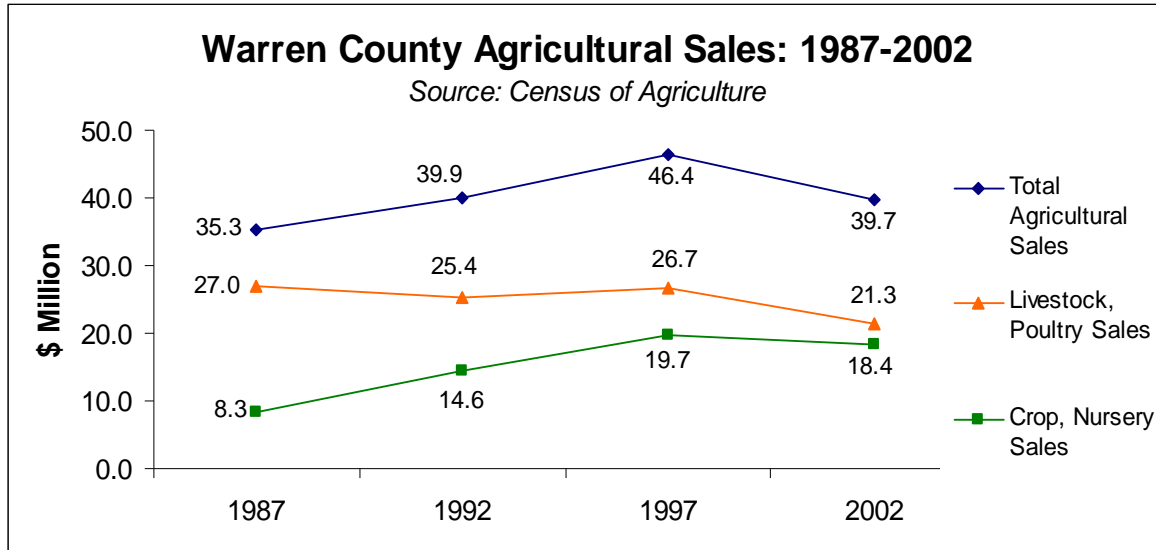


Trends in Agricultural Sales

Agricultural sales values are calculated only at the County level using data from the United States Department of Agriculture's National Agriculture Statistics Service. (NASS)³ Trends in the market value of the products produced by Warren County's agricultural industry are difficult to determine because overall county-level market values are not compiled annually, but rather reported every five years as part of the National Census of Agriculture. The next Census report will be available at the beginning of 2008.

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

Additional variability is accrued when extrapolating county level trends to the municipal level. Agricultural trends in the Township are roughly comparable to those observed in the county as a whole. However, the agricultural industry as assessed at the municipal level is much more heavily influenced by microeconomic activities, such as the operations of individual firms and farms, than the agricultural industry as assessed at the county level. Consequently, trends in the municipal agricultural industry would be expected to be slightly different than county level trends with sharper increases and declines in overall sales values corresponding to the activities of individual farms and businesses.



Livestock and Poultry Products

Dairy and livestock sales are 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 Franklin is sold to local 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 1997⁴. 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). Sales from the traditionally dominant dairy and livestock sector have been consistently falling during the past twenty years in Warren County (see *Agricultural Sales* chart above). Until recently, a combination of high input costs, historically low milk prices, and weather

related losses created a scenario that the New Jersey Department of Agriculture likened to “a perfect storm”. (*New Jersey Department of Agriculture*)⁵ Increased sales from specialized crops, such as nursery and greenhouse products, have largely compensated for decreased livestock sales, which has caused overall sales figures to remain steady during this time (see *Crop Sales* chart below).

Poultry (1.2 million animals) is the largest subcategory of livestock in Franklin Township. This is due mostly to the large number of birds kept at the Ise Poultry Plant in Broadway. Swine (1,114 head) are the second most common livestock animal in Franklin Township with dairy cows (865 head), beef cattle (260 head), and equine (159 head) behind them. (2005 N.J. Farmland Assessment data)

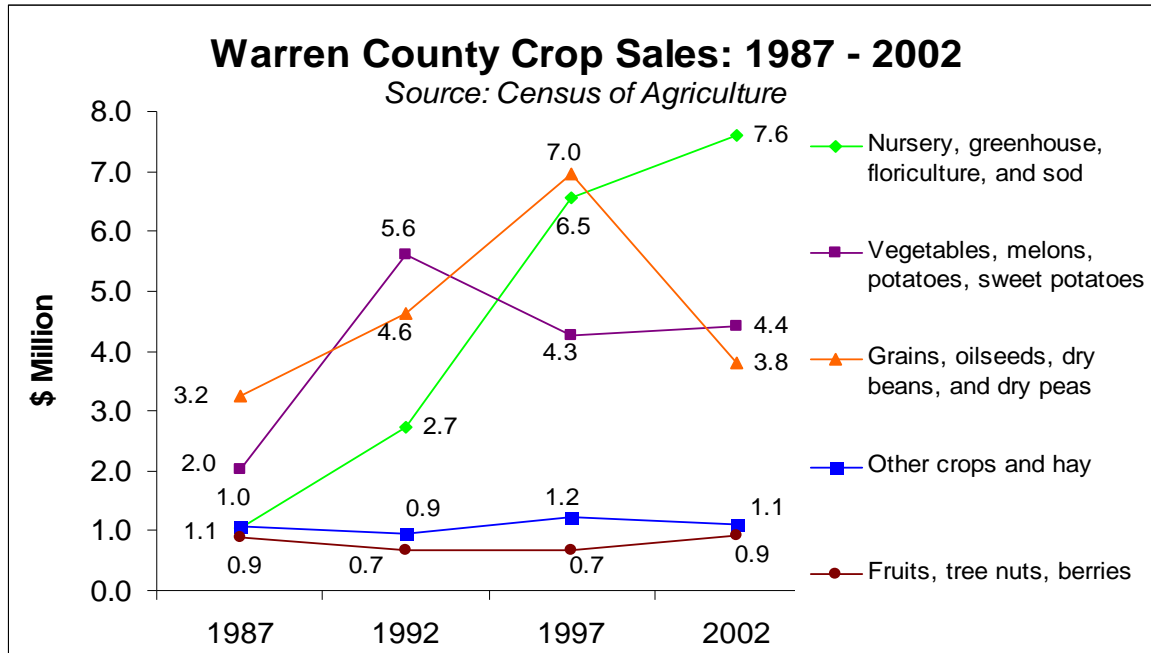
Field Crops

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 *2002 Crops Sales by Category* chart below). Approximately 63 acres of land in Franklin Township was occupied by nursery products in 2005. The most common products were trees/shrubs (40 acres) and Christmas trees (20 acres). (2005 N.J. Farmland Assessment data)

Nursery and greenhouse yields were not as adversely affected by drought conditions during the 2002 Census year as the yields of other field crops, and thus their share of Warren County’s crop sales may be somewhat inflated. However, the nursery and greenhouse industry has experienced far more growth than any other agricultural sector in the County over the last 20 years, indicating a continuing upward trend (see *Crop Sales* chart below).

Vegetables were the County’s second highest earning crop during 2002 with \$4.4 million in sales. Roughly 48 acres in Franklin Township were planted with vegetables during 2005, with the largest acreages devoted to other/mixed vegetables (31 acres) and pumpkins (16 acres). 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 vegetable crop.

While vegetables account for a large percentage of 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 may 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 soybeans – Franklin Township’s most common field crops in terms of acres planted in 2005 (see *Field Crop Acreage* chart above). 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, and are likely to remain the most common products in Franklin. ISE Farms (egg processing) is the major buyer of corn from area farmers.

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. Franklin Township supports 1,165 acres of hay. (2005 N.J. 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 supplement the County’s fruit production, and are being produced by many more farms in recent years. Franklin Township contains 30 acres of land that supports apple orchards (17 acres) and a variety of other fruits. (2005 N.J. Farmland Assessment data)

Agricultural Businesses and Support Services

The agriculture support services in Franklin 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 and Frank Rymon and Sons, 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 Market – 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 all the needs of the Township's agricultural community. Consequently, local farmers have become adept at minimizing the need for many repair services by fixing a variety of mechanical problems themselves. Farmers tend to specialize in some kind of agricultural repair and supplement 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 have become absent from the area, which forces 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 imposes transportation costs that cut deeply into their operations' profitability.

While many agricultural support businesses have left Warren County, local farmers still benefit from the wide range of these services throughout the northern New Jersey and eastern Pennsylvania region. 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*⁶. The agricultural businesses listed in these Green Pages that are located in or around Warren County are provided below.

Agricultural Businesses Servicing Warren County, New Jersey

Source: Rutgers Cooperative Extension of Salem County, New Jersey

Construction

Morton Buildings, Inc.
PO Box 126
Phillipsburg, NJ 08865-0126
Phone: (908) 454-7905
Website: <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 Rout e57W
Washington, NJ 07882
Phone: (908) 689-3202

Feed

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

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

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

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

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

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) Penwell Mills Feed 448 Penwell Rd Port Murray, NJ 07865 Phone: (908) 689-3725</p> <p>Tickner's Inc. 90 Main St. Hackettstown, NJ 07840 Phone: (908) 852-4707</p> <p>Global Ag, Jacob Bilyk Route 519, Hazens Corner, Harmony, NJ</p> | <p>Large Animal Veterinarians Brockbrader, Nordstrom & Ellis Tranquility Large Animal Vet Andover, NJ Phone: (908) 852-1300</p> <p>Dr. Frey Alpha Veterinary Care Alpha, NJ 08865 Phone: (908) 454-8384</p> <p>Dr. Wessel & Zaccheo Warren Animal Hospital Phillipsburg, NJ Phone: (908) 859-0702</p> |
| <p>Fertilizers & Chemicals Growmark FS, Inc PO Box 116 Bloomsbury, NJ 08804 Phone: (908) 479-4500 or (800) 248-4649</p> <p>Growmark FS, Inc. Route 519, Harmony, NJ</p> | <p>Animal Processing Frigid Freeze Riegelsville, PA</p> <p>Vacchiano Farms Washington, NJ</p> |
| <p>Crop Production Services (PCS) Pittstown, NJ</p> | <p>Seed Suppliers Penwell Mills, LLC 448 Penwell Road Port Murray, NJ 07865 Phone: (908) 689-3725 Phone: (800) 273-5201</p> |
| <p>Slaughtering Joe Chiu New Village, NJ</p> | |
| <p>Auction Houses Livestock Cooperative Auction Market 225 W Stiger St Hackettstown, NJ 07840 (908) 852-0444</p> | <p>Ron Sigler Asbury, NJ</p> |

¹ New Jersey Office of the National Agriculture Statistics Service. Dairy Production – Warren County. www.nass.usda.gov/Statistics_by_State/New_Jersey/index.asp. Accessed June 2007.

² New Jersey Office of the National Agriculture Statistics Service. www.nass.usda.gov/Statistics_by_State/New_Jersey/index.asp . Accessed December 2007.

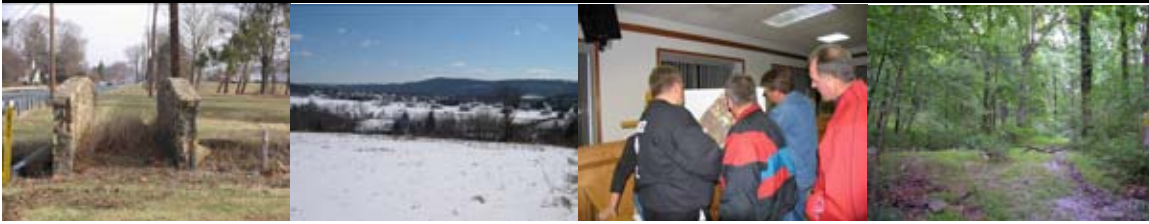
³ National Agriculture Statistics Service (NASS). www.agcensus.usda.gov/. Accessed June 2007.

⁴ The 2002 Census withheld this data to avoid disclosing information for individual farms.

⁵ New Jersey Department of Agriculture. New Jersey Agriculture 2006 Annual Report. www.state.nj.us/agriculture/pdf/06AnnualReport.pdf

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

CHAPTER 3: LAND USE PLANNING IN FRANKLIN TOWNSHIP



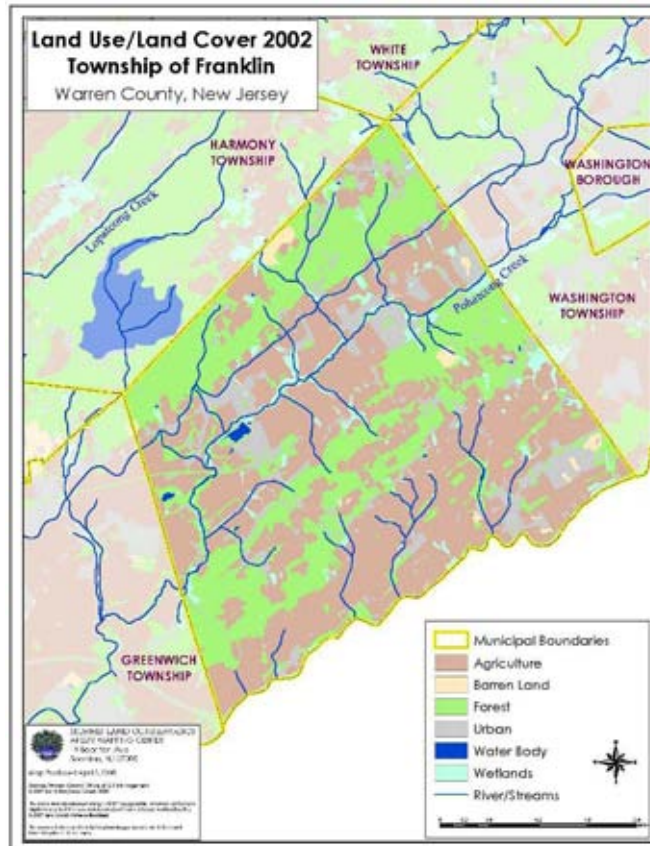
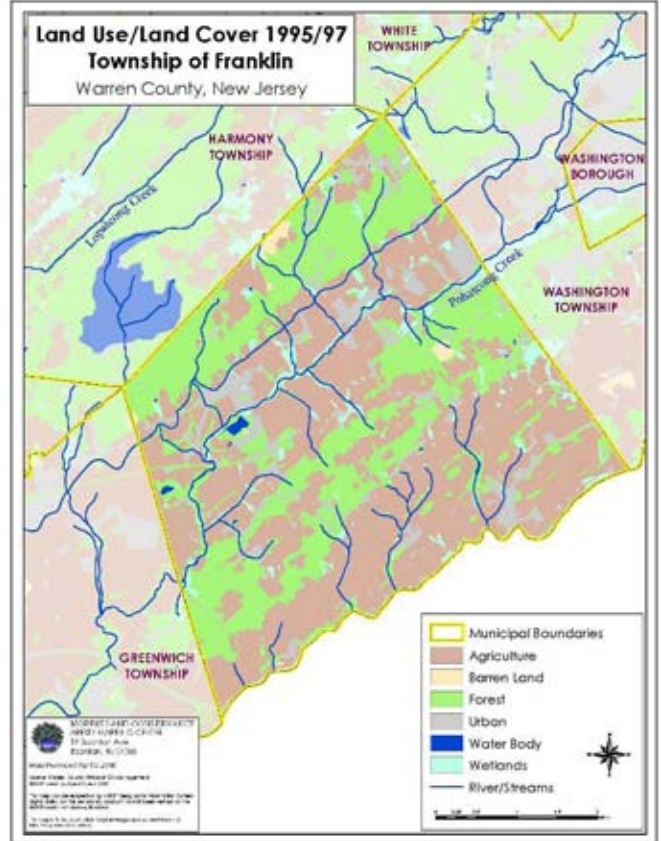
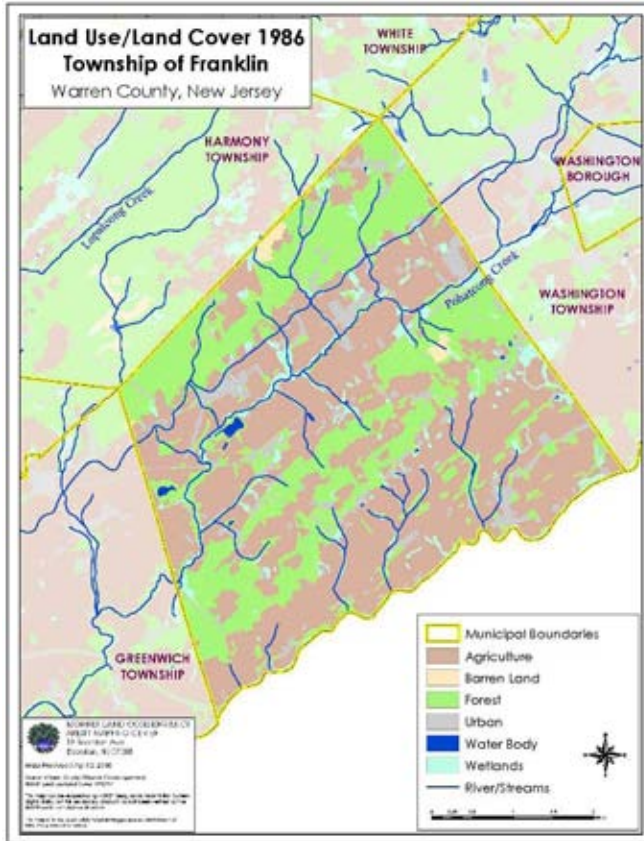
Land Use Patterns

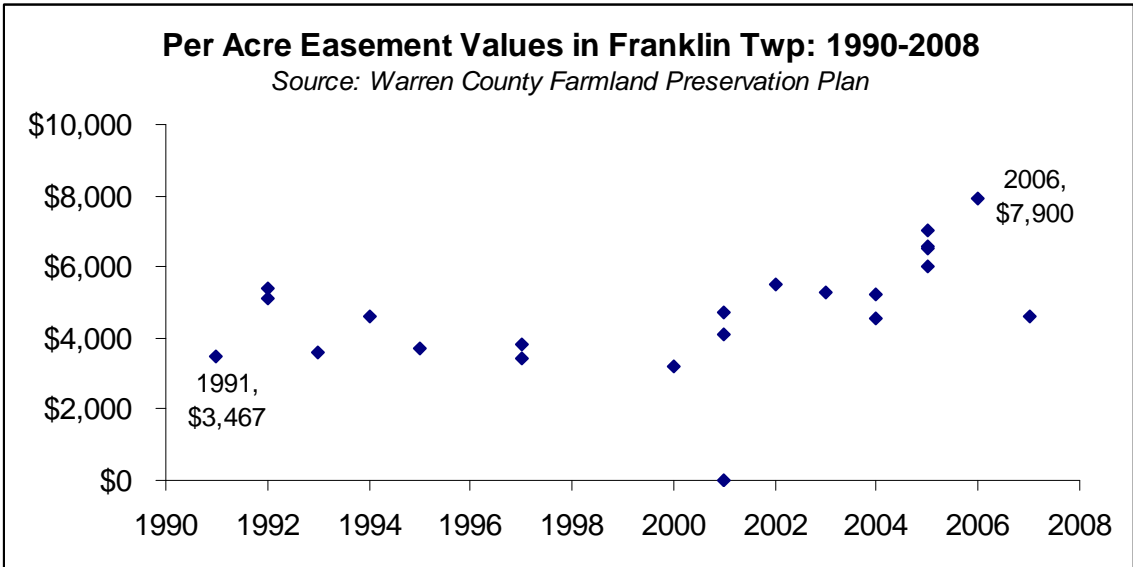
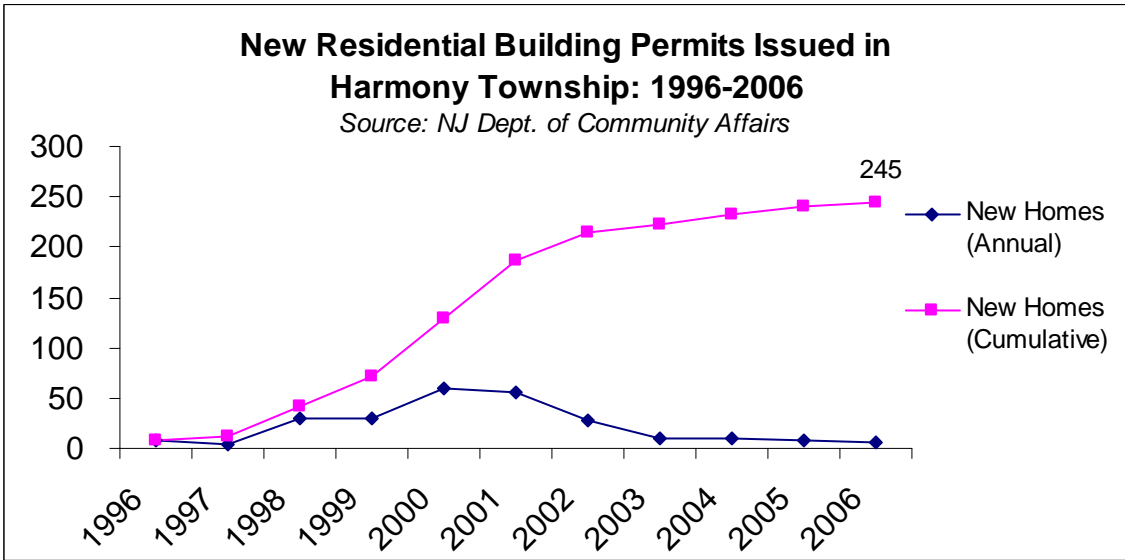
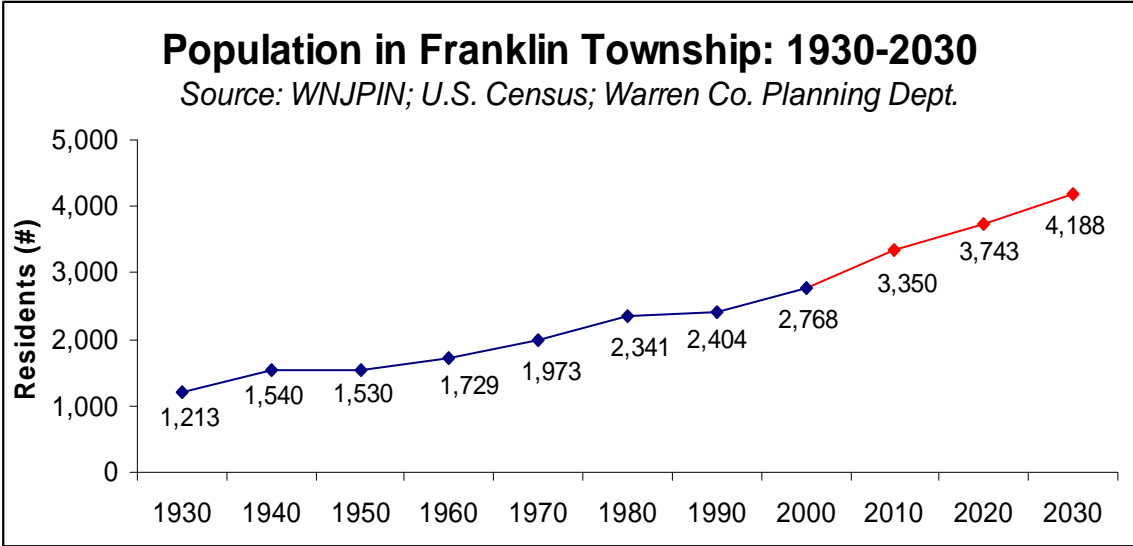
Historically, Franklin Township has been a sparsely settled area of New Jersey. Agricultural homesteads were established in the Musconetcong and Pohatcong Valleys by European immigrants during the eighteenth century. Small clusters of buildings were originally erected surrounding grist mills, taverns, and repair shops near the Musconetcong River in what is now the village of Asbury. The Morris Turnpike (Route 57), the Port Murray-Phillipsburg trolley line, and the Morris Canal contributed to the growth of the villages at Broadway and New Village. The remainder of the Township's land area associated with the Pohatcong and Highlands (Scott's Mountain) Ridgelines were left in their natural conditions. (*Franklin Township website*)¹

Today, the land use patterns of Franklin Township closely resemble the rural, small-town landscape of its past. Asbury, Broadway, and New Village remain the centers of commerce and population, and the majority of the Township's land area is active farmland. However, there has been a notable buildup of commercial and residential development that has taken place along Route 57 and in some places along CR-632. These most recent developments typify the sprawling, suburban landscape that has come to dominate nearby municipalities (see *Land Use/Land Cover Maps* below). Franklin Township is committed to retaining its traditional, agricultural, centers-based landscape by minimizing these types of development patterns in the future.

Development Pressures

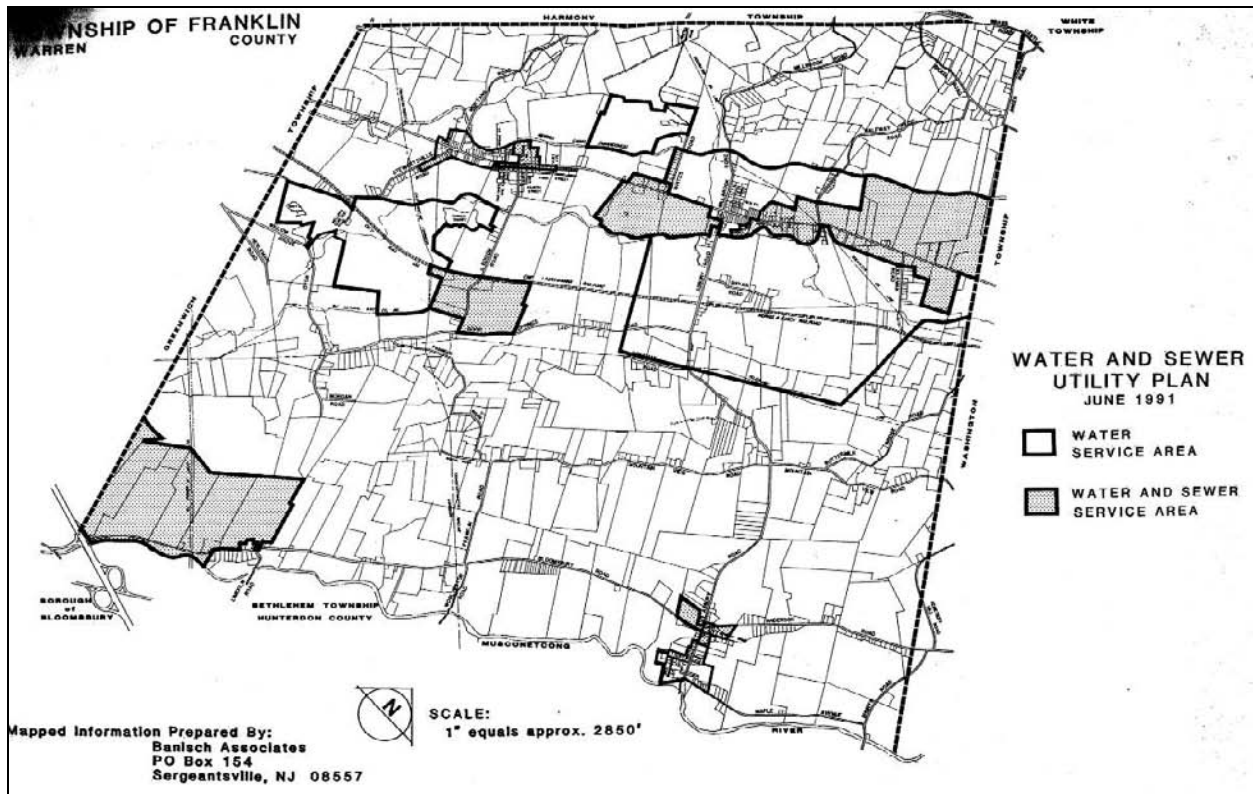
Franklin has begun to experience development pressure. The Township is moderately accessible to both Interstate and regional highways, and the general westward population migration in northern New Jersey along these roadways has noticeably affected the Township in recent decades. Multiple low-density residential developments have been completed within the Township in recent years (see *Building Permit Chart* below), and land values continue to rise (see *Per Acre Easement Chart* below). Population projections from the Warren County Planning Department anticipate that the Franklin will grow by more than 50% before 2030 (see *Population* chart below). (*WNJPIN*², *U.S. Census*³, *Warren County Planning Department*⁴) The principal causes of this growth are the Township's large acreage of developable land, its relative proximity to the commercial centers at Phillipsburg, Hackettstown, and Washington, and its accessibility from Route 57 and Interstate 78.





Infrastructure – Public Sewers and Water

Franklin Township contains some areas near the Washington Township border that are serviced by public water. This is due to the contamination of the limestone sole source aquifer that lies beneath this area. The *Franklin Township Master Plan*⁵ expresses a willingness to extend water service only to existing subdivisions in the northern parts of the Township and future developments within the villages of Asbury, Broadway, or New Village (see *Proposed Water and Sewer Service Areas* map below). There are currently no existing sewer service areas in Franklin Township. However, the *Master Plan* indicates that areas within the Planned Development, Industrial, Office Building, and Commercial zones, indicated in the map below, may be eligible for future sewer service.



Land Use Planning Initiatives

Franklin Township has been the subject of extensive land use planning efforts. The State of New Jersey, through the *State Development and Redevelopment Plan*, the *Highlands Regional Master Plan*, and the *Route 57 Scenic Corridor Plan* has recognized Franklin as the location of prime agricultural areas, natural resource lands, and aesthetically pleasing viewsheds. Warren County has been a long-time partner in preserving farmland in Franklin as well. In addition, the Township has undertaken planning and zoning initiatives that are consistent with maintaining its rural, agricultural environment.

State Development and Redevelopment Plan

The New Jersey State Planning Commission drafted the *State Development and Redevelopment Plan (SDRP)*⁶ to outline general policy objectives concerning land use and future development in the State. The SDRP identifies five Planning Areas where different sets of goals and guidelines are considered appropriate to determine future development activities. (see *Planning Areas Map* below) These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural, Rural-Environmentally Sensitive, Environmentally Sensitive, and Park. Franklin Township only contains Rural, Rural-Environmentally Sensitive, Environmentally Sensitive, and Park planning areas.

Rural Planning Areas (PA 4) are suitable for the preservation of large contiguous areas of farmland. Sustaining the agricultural industry while confining development and redevelopment within existing towns are included among the policy objectives applicable to these areas. Franklin contains 75 acres of land (<1% of the Township) in PA 4, which are located in its southwestern corner.

Rural-Environmentally Sensitive Areas (PA 4B) are lands within the Rural Planning Area that support environmentally-sensitive resources such as underground aquifers or critical wildlife habitats. These areas warrant special management consideration in order to preserve both their natural and agricultural value. PA 4B occupies 10,536 acres in Franklin (69% of the Township), and is focused within the Pohatcong and Musconetcong Valleys.

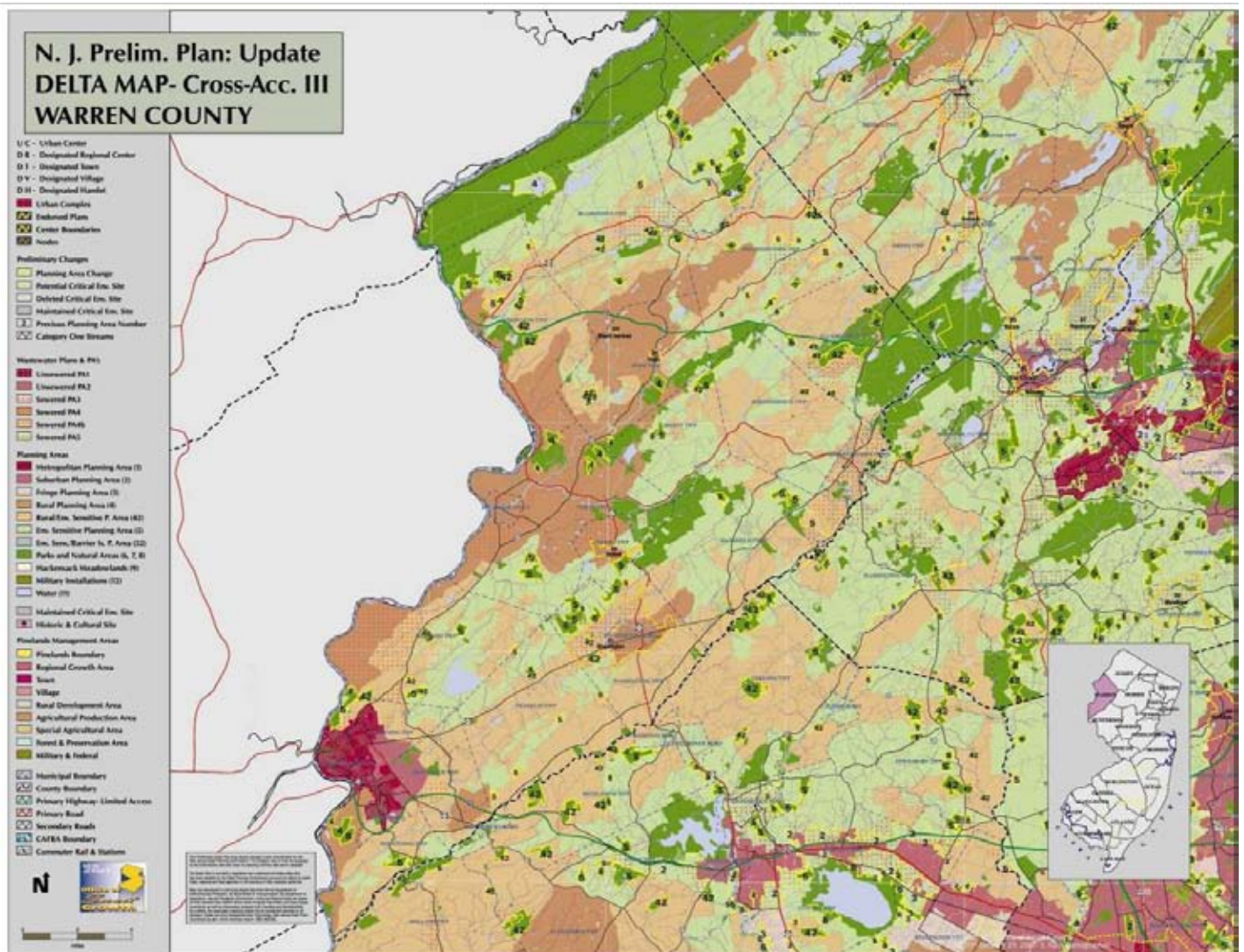
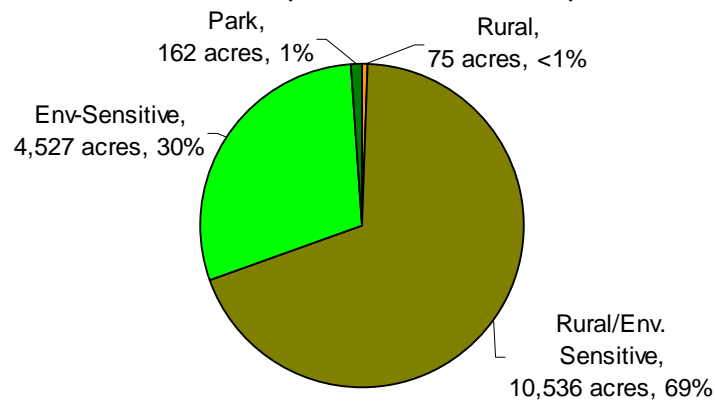
Environmentally Sensitive Planning Areas (PA 5) contain lands where natural resource preservation should be the primary planning consideration. Development should be minimized or constrained to existing centers while large contiguous natural areas should be preserved as open space. PA 5 comprises 4,527 acres and 30% of the Township's land area. This Planning Area is concentrated on top of Scott's Mountain and the Pohatcong Ridgeline.

Park Planning Areas (PA 8) are lands that have been permanently preserved for natural resource or recreational purposes. They may include watershed lands, wildlife management areas, municipal parks, or many other types of natural areas. Franklin contains 162 acres of PA 8, which are scattered throughout the Township (see *State Planning Areas* chart below).

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. Franklin does not contain any existing or proposed centers.

SDRP Planning Areas in Franklin Township

Source: State Development and Redevelopment Plan



Source: New Jersey Office of Smart Growth⁷

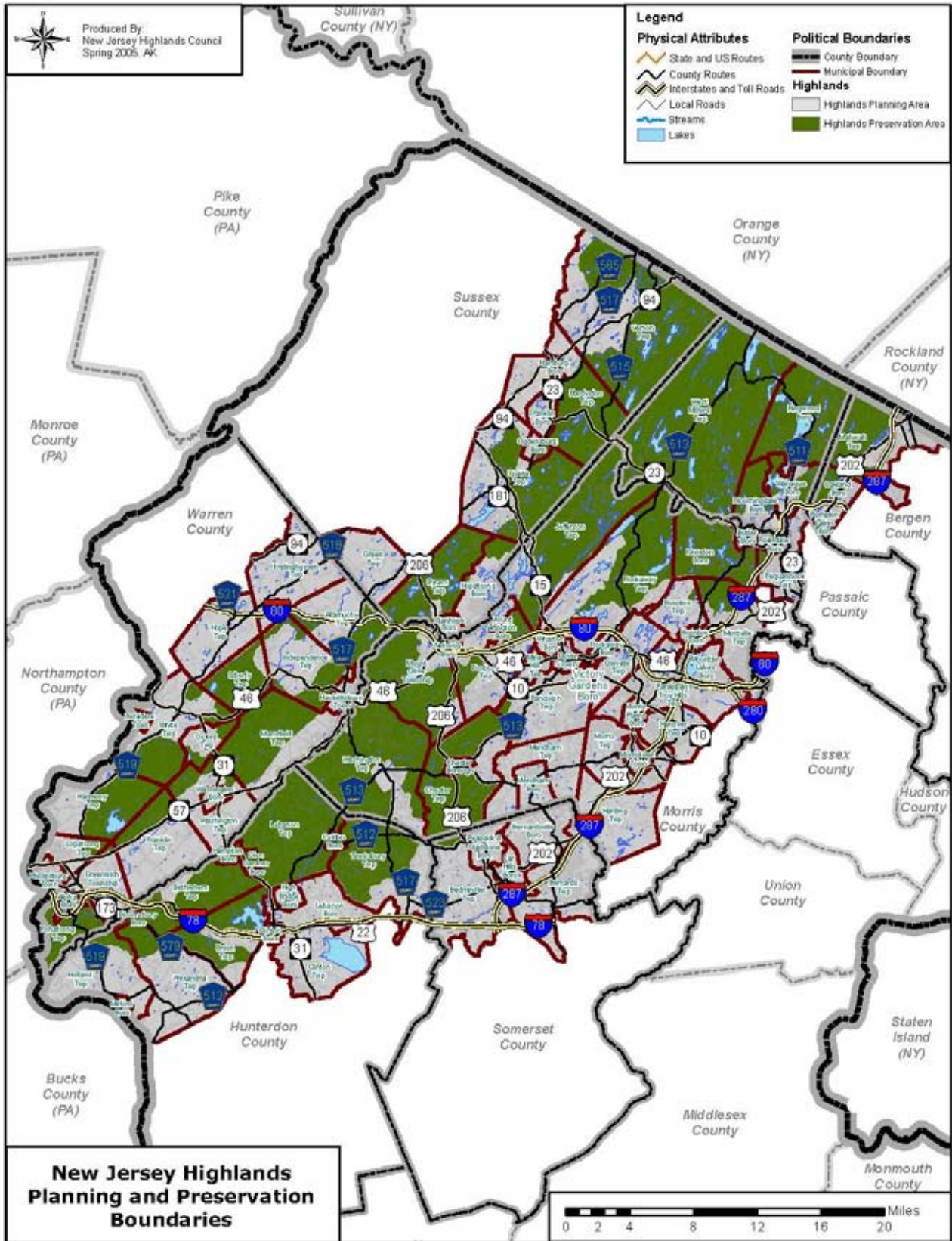
Highlands Regional Master Plan

The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act on August 10, 2004. In an effort to ensure the integrity of northern New Jersey's drinking water resources, the Highlands Act imposes strict land use controls over large parts of the 88-municipality region, known as the Highlands Preservation Zone (see *Highlands* map below). Areas within the Preservation Zone are subject to heightened restrictions on development, water use and activities that affect water quality or environmentally sensitive lands. The Act expands mandatory buffers around the region's streams and water bodies, sets limits on impervious coverage for individual properties and requires master plan conformance from Preservation Area municipalities, among other criteria.

Franklin Township falls entirely within the Highlands region (see *Highlands Planning and Preservation Area* map below). All land in Franklin north of Route 57 is within the Preservation zone. The Preservation zone occupies 3,792 acres (25%) in the Township, of which 239 acres are preserved farmland and 2,333 acres are unpreserved farmland. The remaining (planning) area contains 1,750 acres of preserved farmland and 6,671 acres of unpreserved farmland.

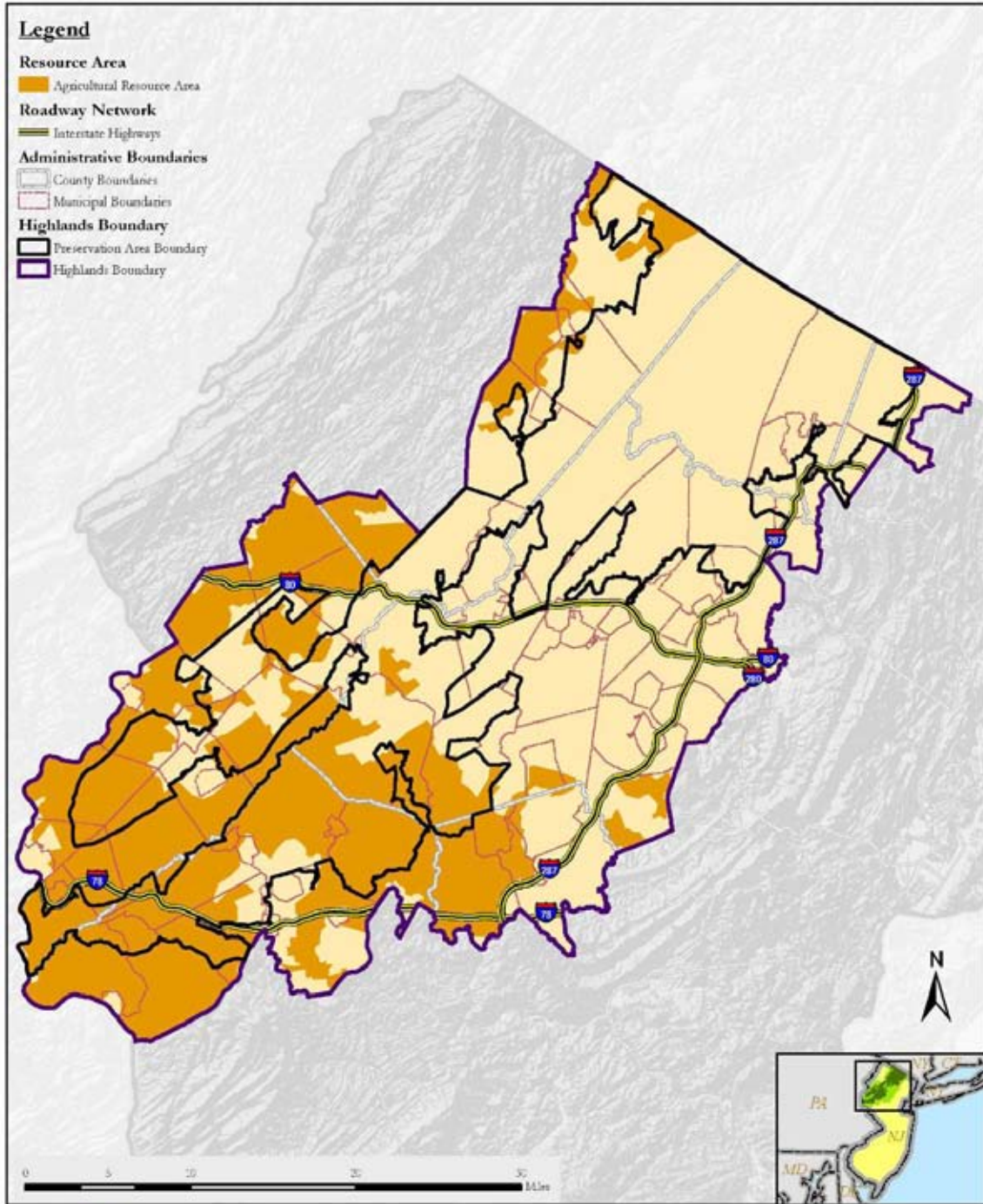
The Highlands Council – the regional planning body charged with implementing the Highlands Act – has established the preservation of farmland and the industry of farming as one of its principal objectives. To this end, the *Highlands Draft Regional Master Plan* identifies an Agricultural Resource Area that will receive the bulk of future funding and institutional support from the Highlands Council. The Agricultural Resource Area encompasses areas that contain contiguous farmbelts and quality agricultural soils. Almost all of Franklin Township falls within the Agricultural Resource Area (see *Agricultural Resource Area* map below). (*Highlands Draft Regional Master Plan*)⁸

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*)⁹ High, and medium priority areas cover almost all of the Pohatcong and Musconetcong Valleys in Franklin Township, and lower priority areas cover much of Scott's Mountain and the Pohatcong Ridgeline (see *Agricultural Priority Areas* map below).



Source: New Jersey Highlands Council

Agricultural Resource Area



The Highlands Council makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be applied with respect to the information contained on this map. The State of New Jersey shall not be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the State be liable for any other consequences from any such reliance.

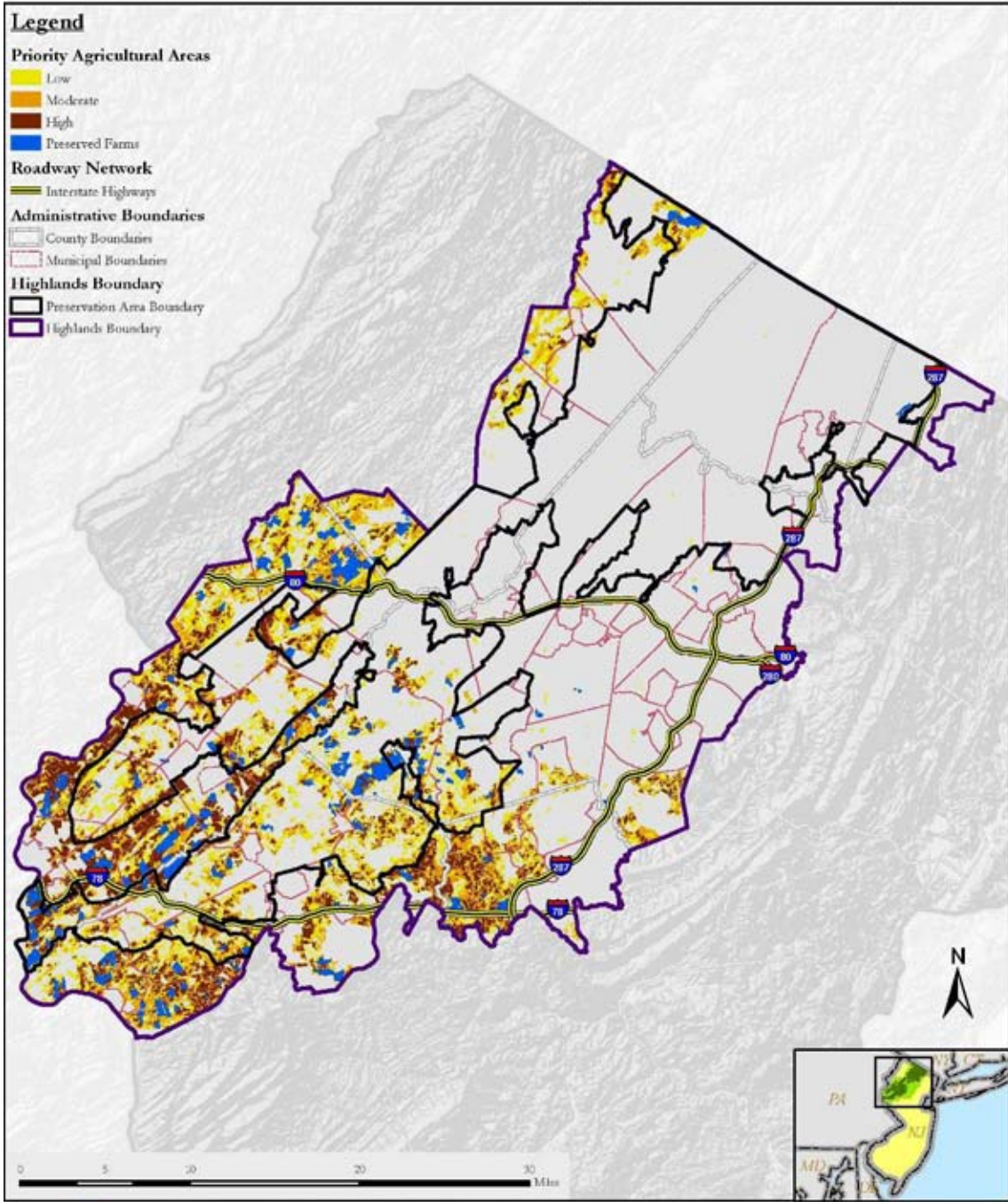
Draft Regional Master Plan, November 2006



Sources:
New Jersey Highlands Council, 2006

Source: New Jersey Highlands Council

Agricultural Priority Area



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Draft Regional Master Plan, November 2006



Sources:
 New Jersey Highlands Council, 2006
 New Jersey Department of Agriculture -
 State Agriculture Development Committee, 2006

Source: New Jersey Highlands Council

Route 57 Scenic Corridor Plan

The *Route 57 Corridor Plan* is a cooperative effort between the New Jersey Department of Transportation, Warren County, and the municipalities that border or contain segments of Route 57 between Hackettstown and Phillipsburg. This Plan will seek to preserve the scenic rural character of this stretch of road by facilitating the implementation of smart growth techniques, such as development clustering, traffic calming measures, and exurban land preservation. (*N.J. Department of Transportation website*)¹⁰ Roughly four miles of Route 57 bisect Franklin Township from east to west in the northern part of the Township. It also runs through the villages of New Village and Broadway.

Improvements to the Route 57 Corridor were first identified as desirable in the *2002 Route 57 Concept Development Study*. The New Jersey Department of Transportation (NJDOT) worked with local residents and officials to identify and address roadway issues affecting traffic movement and safety in the Route 57 corridor. Specific concerns included congestion at peak hours, truck traffic, driveway access, storm water drainage, signage, and general safety for drivers and pedestrians. Some key projects that are now in various stages of engineering or development include:

- Intersection safety improvements at Routes 57 and County Route (CR) 519;
- Washington Borough roadway, streetscape and pedestrian improvements;
- Culvert replacements; and
- Traffic calming projects and gateway treatments that will guide drivers to slow down in villages and towns. (*N.J. Department of Transportation website*)

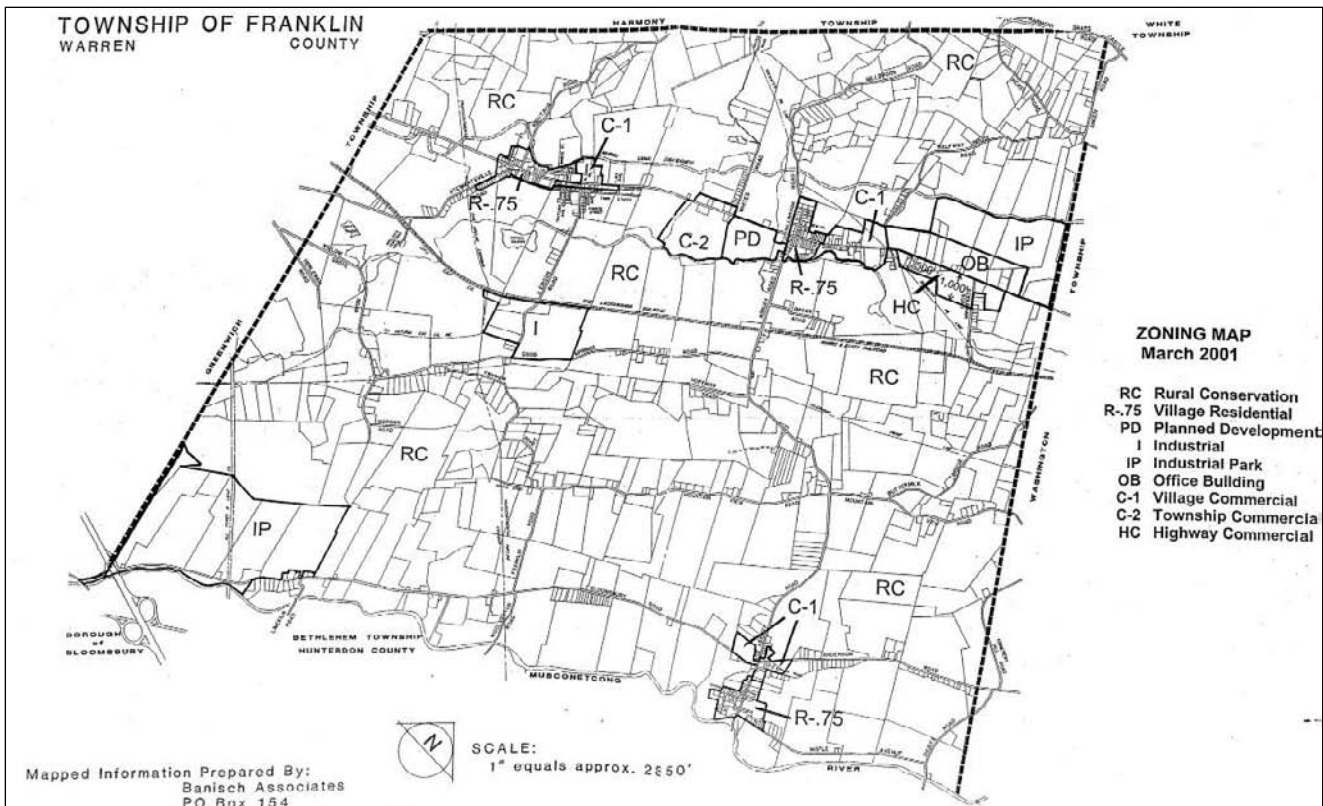
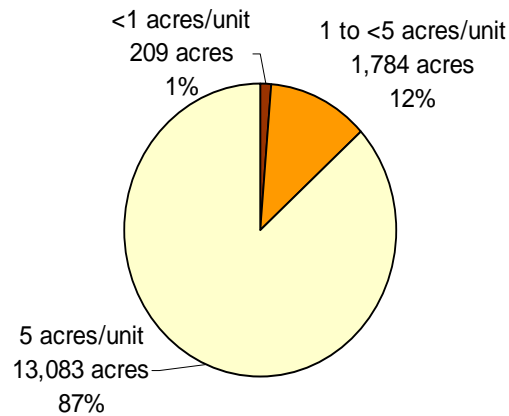
Franklin Township Master Plan and Zoning

The *1991 Franklin Township Master Plan* identifies protection of prime farmlands, especially within the Musconetcong and Pohatcong Valleys, as among its principal objectives. It also designated most of the Township as Resource Conservation lands with commercial, industrial, and high-density residential areas limited to existing villages. Subsequently adopted master plan amendments, especially the *2001 Land Use Plan Element*, have instigated efforts that further the Township's farmland preservation objectives. The *2001 Land Use Element* changed the municipal zoning districts and their associated densities in order to reflect a centers-based, agricultural land use pattern. Commercial and high-density areas were more tightly clustered along Route 57 and around the Township's existing villages. The remaining Resource Conservation lands were down-zoned to five acres per development unit (see *Zoning Densities Chart* and the *Zoning Map* below).

The *Franklin Township Open Space and Recreation Plan* gives the Township access to multiple state and county funding sources to support its own municipal expenditures and offers recommendations about how to most effectively spend these additional funds. The *2006 Re-Examination Report* reaffirmed the actions that were recommended in the earlier master plan amendments and acknowledged the *Route 57 Corridor Study* and *2006 Municipal Assessment Report*¹¹, which provide suggestions for improving local economic viability through streetscape improvements and the promotion of natural resources.

Zoning Densities in Franklin Township

Source: Warren County Planning Department



Preservation Planning Tools

In addition to strategically locating development of high and low density, there are a number of other planning techniques the Township is exploring or is currently implementing in order to further its farmland preservation goals.

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. Franklin Township permits clustering within the RC zone, which covers most of the Township. The Agricultural Advisory Committee supports cluster zoning, especially where the remaining open space, if tillable, is available for farming.

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. 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. Franklin Township permits lot size averaging in the RC zone, which covers most of the Township.

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 there 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 Franklin 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 Franklin Township. One such program is the *intra-municipal* TDR in which sending and receiving areas are located within the same town. Sending areas are usually comprised of high-value farmbelts and natural resource areas, such as the Musconetcong and Pohatcong Valleys, while receiving areas are delineated around existing towns or villages where additional growth is more manageable, such as Asbury and New Village.

Inter-municipal TDR programs establish sending areas in one municipality and receiving areas in another. Some form of tax-based revenue sharing is normally involved with inter-municipal TDR programs.

Franklin Township also has the opportunity to participate in a *regional* TDR program. The New Jersey Highlands Council is currently establishing a regional TDR program that will be open to all Warren County municipalities. 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 municipal ordinances. Areas of Franklin Township north of Route 57 fall within the Highlands Preservation Area and are eligible for designation as a TDR sending area through this program.

The Franklin Township Agricultural Advisory Committee recommends that the Township partner with the County and neighboring municipalities to promote the use of the TDR program within the Preservation Area of the Highlands.

In the future, the New Jersey TDR Bank may facilitate TDR activities statewide. It plans to offer Planning Assistance Grants 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. Franklin Township may benefit from participating in a TDR program.

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- ¹ Franklin Township website. www.franklintwpwarren.org/. Accessed December 2006.
- ² Workforce New Jersey Public Information Network. Labor Market Information Website. www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm . Accessed July 2007.
- ³ United States Census Bureau. American Factfinder – Warren County, New Jersey. www.factfinder.census.gov . Accessed July 2007.
- ⁴ Warren County Strategic Growth Plan. October 2005.
- ⁵ Township of Franklin, with Banisch Associates. Township of Franklin Master Plan. November 1991.
- ⁶ New Jersey State Planning Commission. New Jersey State Development and Redevelopment Plan. March 2001.
- ⁷ New Jersey Office of Smart Growth. County Maps. www.nj.gov/dca/osg/resources/maps/index.shtml . Accessed November 2007.
- ⁸ New Jersey Highlands Council. Draft Highlands Regional Master Plan. November 2006.
- ⁹ Highlands Sustainable Agriculture Technical Report. January 2007.
- ¹⁰ New Jersey Department of Transportation website. www.state.nj.us/transportation/works/studies/rt57/maps.shtm . Accessed December 2007.
- ¹¹ Franklin Township, with the Musconetcong Watershed Association. Taking the Next Steps: Franklin Township Municipal Assessment. August 2006.
- ¹² New Jersey Statutes Annotated 40:55D: Municipal Land Use Law.

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 extremely 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.

Since 1991 Franklin Township has permanently preserved **2,038 acres** of farmland. The first farm preserved was the Steinhardt/ Bogyos Farm in 1991. Farmers and local officials in Franklin remains firmly committed to farmland protection and continue to 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. This agricultural use would be the preferred, but not the exclusive, use.

Statutory Criteria:

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

Prior to this year, the entire County had been designated as being part of the Agricultural Development Area (ADA) with the exceptions of Hackettstown, Belvidere, Philipsburg, and Washington Borough. As part of the *2007 Comprehensive Farmland Preservation*

Plan, the Warren CADB updated their ADA designating land capable of supporting agricultural and excluding those lands that are protected as public open space, developed areas, and land contained 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.

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.

The *Farmland Map* in this Plan shows the farm assessed lands in the Township, including preserved farmland. Overall, there are 10,933 acres of farm assessed parcels in Franklin. All of the farm assessed land in Franklin is included within the Warren County ADA. The Merrill Creek Reservoir is excluded from the Warren County ADA in Franklin and Harmony Townships. A map showing the location of the Warren County ADA within Franklin is included with the *Project Areas Map* within this Plan.

Farmland Preserved to date by program

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

Of the approximately 150 permanently preserved farms in Warren County, 24 are located in Franklin Township. These farms permanently protect 2,038 acres. With an average cost of \$4,583 per acre, the State of New Jersey has spent \$6,202,502, or approximately 66% of the cost share, to protect farmland in Franklin. The County has spent a total of almost \$2,765,248 to protect farmland in Franklin, approximately 30% of the total cost share.

A detailed list of preserved farmland is shown on the *Farmland Map* and in the Table below.

Preserved Farms in Franklin Township

| Farm | Program | Year | Acres | Total Cost | State Cost | County Cost | Municipal Cost | Cost per Acre |
|--------------------------|-----------------|------|--------------|--------------------|--------------------|--------------------|------------------|----------------|
| Steinhardt / Bogyos | County Easement | 1991 | 191 | \$661,464 | \$429,952 | \$231,512 | \$0 | \$3,467 |
| Leyburn, Robert | County Easement | 1992 | 58 | \$315,522 | \$189,313 | \$126,209 | \$0 | \$5,400 |
| Schnetzer Farms | County Easement | 1992 | 50 | \$257,217 | \$154,330 | \$102,887 | \$0 | \$5,131 |
| Fox / Engborg | County Easement | 1993 | 98 | \$353,412 | \$229,718 | \$123,694 | \$0 | \$3,600 |
| Schnetzer Estate | County Easement | 1994 | 18 | \$82,724 | \$46,293 | \$36,431 | \$0 | \$4,579 |
| Schnetzer, Marie | County Easement | 1995 | 127 | \$465,500 | \$319,992 | \$145,508 | \$0 | \$3,680 |
| Trout, Henry | County Easement | 1997 | 159 | \$545,192 | \$390,881 | \$154,312 | \$0 | \$3,419 |
| Oostdyk, John | County Easement | 1997 | 138 | \$525,601 | \$370,687 | \$154,914 | \$0 | \$3,800 |
| Augusta, Joseph | County Easement | 2000 | 111 | \$354,640 | \$257,114 | \$97,526 | \$0 | \$3,200 |
| Fischer-Bigelow, Barbara | County Easement | 2001 | 13 | \$52,874 | \$26,815 | \$26,059 | \$0 | \$4,111 |
| Arvystas | County Easement | 2001 | 49 | \$229,275 | \$154,151 | \$75,124 | \$0 | \$4,700 |
| Schuster, John | County Easement | 2002 | 184 | \$1,010,856 | \$661,651 | \$349,205 | \$0 | \$5,500 |
| Joseph, Peter | County Easement | 2001 | 86 | donation | | | \$0 | |
| Dischler, Est. of Robert | County Easement | 2003 | 28 | \$147,011 | \$98,468 | \$48,543 | \$0 | \$5,300 |
| Falk, Norman | County Easement | 2004 | 45 | \$234,489 | \$139,791 | \$94,697 | \$0 | \$5,200 |
| Warren Rod & Gun Club | County Easement | 2004 | 92 | \$422,289 | \$290,351 | \$131,938 | \$0 | \$4,568 |
| Sigler, Ronald #1 | Municipal PIG | 2005 | 91 | \$600,518 | \$382,148 | \$109,185 | \$109,185 | \$6,600 |
| Sigler, Ronald #2 | Municipal PIG | 2005 | 82 | \$576,271 | \$362,227 | \$107,022 | \$107,022 | \$7,000 |
| Sigler, Ronald #3 | Municipal PIG | 2005 | 98 | \$587,280 | \$381,732 | \$102,774 | \$102,774 | \$6,000 |
| Sigler, Ronald #4 | Municipal PIG | 2005 | 53 | \$347,099 | \$221,609 | \$62,745 | \$62,745 | \$6,500 |
| Bungert, Mary Lou | County Easement | 2006 | 42 | \$328,581 | \$201,716 | \$126,865 | \$0 | \$7,900 |
| Convey, Frank et als | County Easement | 2007 | 148 | \$679,349 | \$466,713 | \$212,636 | \$0 | \$4,600 |
| Sigler, Earl #1 | County Easement | 2007 | 48 | \$353,312 | \$268,800 | \$84,512 | \$0 | \$7,360 |
| Sigler, Earl #2 | County Easement | 2007 | 29 | \$218,997 | \$158,050 | \$60,950 | \$3 | \$7,552 |
| Total | | | 2,038 | \$9,349,473 | \$6,202,502 | \$2,765,248 | \$381,729 | \$4,583 |

Total funding expended by program in Franklin Township is:

| | State Cost | County Cost | Municipal Cost |
|---------------------------|-------------|-------------|----------------|
| County Easement Purchase: | \$4,854,786 | \$2,383,522 | \$0 |
| Municipal PIG Program: | \$1,347,716 | \$381,726 | \$381,726 |

Preserved Farms in Franklin Township

The majority of projects (84% of the total preserved farmland) are protected through the Warren County Easement Purchase program. The municipal Planning Incentive Grant program supported the remaining 16% of the projects in Franklin.

There are currently six farms pending preservation in Franklin Township through two different preservation programs. Three farms have applied to County Easement Purchase program. The other three farms are being preserved as part of Morris Land Conservancy's nonprofit PIG program. If all six projects are successful, Franklin would add an additional **458 acres** of preserved farmland in the Township.

County Easement Purchase

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

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

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

In Franklin, 20 farms have been preserved through the Warren County Easement purchase program, protecting 1,714 acres of farmland. Three farms in the Township have applied for funding through the County Easement Purchase program in the 2008 funding round.

County Planning Incentive Grants

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. The State Agriculture Development Committee (SADC) has recently updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the

farmland preservation program throughout the state. Applications are now accepted year round. In order to qualify for PIGs, an agricultural advisory committee, as which the County Agriculture Development Board (CADB) functions for the county, is necessary. Additionally, the county must maintain a dedicated source of funding or alternative means for funding farmland preservation. Both county and municipal applications should correlate with county comprehensive farmland preservation plans. Warren County has developed their *2007 Comprehensive Farmland Preservation Plan* in order to bring it in to compliance with the newly adopted guidelines and qualify for the County Planning Incentive Grant program.

Municipal Planning Incentive Grants

Municipal Planning Incentive Grants (PIGs) are very similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements. The Farmland Preservation Plan Element describes the farms that are the focus of the municipal PIG. In order to qualify for this program, the town must have an agricultural advisory board and a source of funding for farmland preservation. Farms to be preserved through a municipal PIG need to be approved by the CADB. Warren County requires matching funding (50:50) between the County and the municipality, as part of a municipal PIG.

Franklin Township is currently enrolled in the Municipal Planning Incentive Grant program and four farms have been preserved through this program. The municipal PIG for Franklin Township divides the Township into four project areas: Pohatcong Valley East, Pohatcong Valley West, Pohatcong Ridge, and Musconetcong Valley. These Project Areas, shown on the *Project Areas* map, contain all of the preserved farms in the Township and are described in greater detail in *Chapter 5*.

Municipal Farmland Preservation Program

No farms have been preserved directly by Franklin Township.

SADC Direct Easement Purchase

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

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

- Operates the Farm Link Program, which helps connect farm owners with potential tenant farmers.

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

In Franklin, no farms have been preserved through the SADC Direct Easement Purchase Program.

SADC Fee Simple

A fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment and the transaction can be completed in a matter of months. The SADC negotiates a purchase price subject to recommendations of two independent appraisers and review by a state review appraiser. The land becomes restricted so that it becomes permanently preserved for agriculture. In this type of acquisition, the landowner does not retain any rights. The property is then resold at auction, the SADC does not retain ownership. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment. No farms in Franklin have been preserved through a SADC fee simple acquisition.

Nonprofit Grant Program

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

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

Transfer of Development Rights

The transfer of development rights is a growth management tool that transfers development rights from one location, a preservation area, to another, an identified growth area. The development rights, purchased by the developer, are used to allow for development at a

higher density than what the previous zoning of the receiving area allowed. To date, this program has not been used by Franklin to preserve farmland.

Consistency with SADC Strategic Targeting Project

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

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

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

Franklin Township, through the completion of its *2008 Comprehensive Farmland Preservation Plan*, meets each of the goals as outlined in the Strategic Targeting Project. As a participant in the municipal Planning Incentive Grant program, Franklin Township’s Agricultural Advisory Committee (AAC) will coordinate directly with the Warren CADB to identify and target farms for preservation in Franklin Township.

Eight Year Programs

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

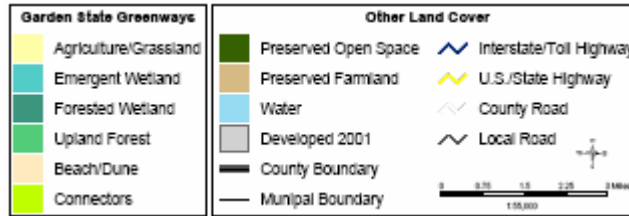
No farms in Franklin are currently enrolled in the eight-year programs.

Coordination with Open Space Preservation Initiatives

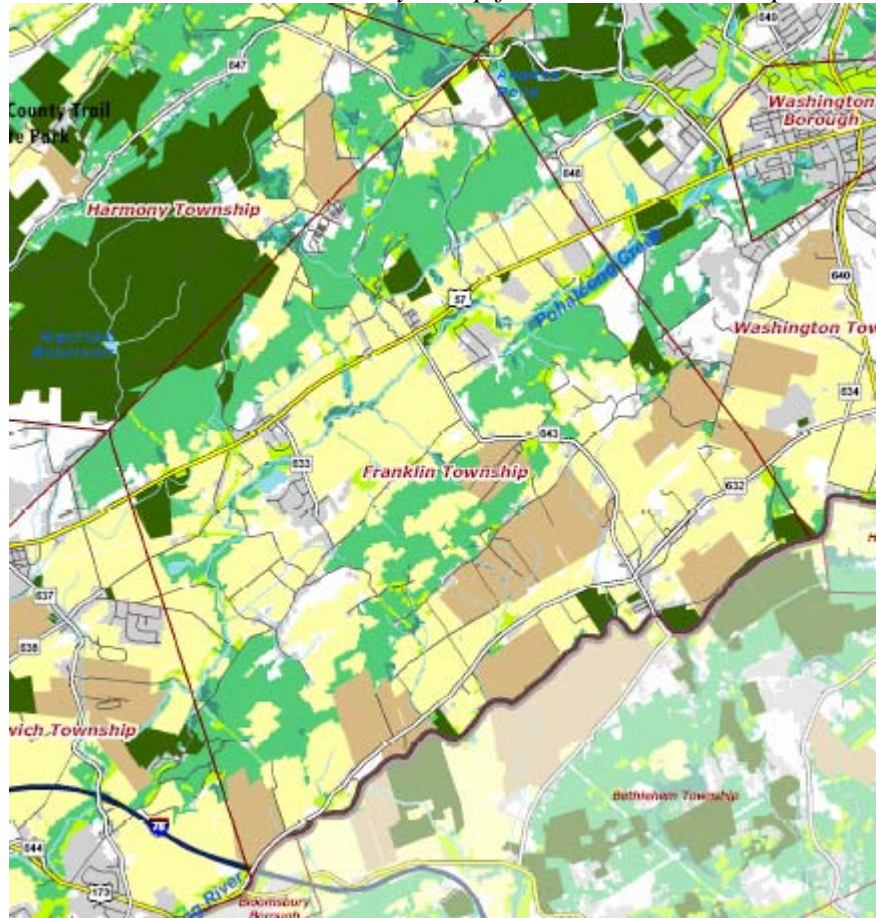
A cooperative project involves a partnership and/or funding from more than one agency. This kind of project leverages county farmland preservation dollars and makes use of municipal open space trust funds or grants to non-profit organizations. These “hybrid” projects are an opportunity to use traditional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

Farmland preservation and the identification of targeted farms should be coordinated with open space planning efforts. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers. In Franklin, the Environmental and Open Space Commission and the Agricultural Advisory Committee are guided by this *Comprehensive Farmland Preservation Plan* as well as the Township’s *2006 Open Space and Recreation Plan*.

The *Open Space and Greenway Maps* from the *2006 Open Space and Recreation Plan* are included on the following page and identify priority areas for open space preservation and potential locations for trails. Also below is the *Garden State Greenways* map for Franklin Township. This map details the location of local and regional open space and recreational lands in and around Franklin Township. These maps may be used in conjunction with the Township’s *Project Areas Map* to identify and preserve land for open space and farmland protection.



Garden State Greenways Map for Franklin Township



Farmland Preservation Program Funding Expended to Date by Source

The Franklin Open Space Trust Fund was approved in 1999 by voter referendum. The initial fund created a tax that collected two cents (\$.02) per one hundred dollars (\$100) of assessed property value. In 2001 this tax was increased to four cents and in 2002 increased again to six cents per one hundred dollars of assessed value. In 2004 a referendum to increase the open space tax to six and one half cents was put to the voters and was approved. This increase became effective in 2006, resulting in the highest open space tax in Warren County. The tax rate remains at six and a half cents and brings in \$270,251 to the Open Space Trust Fund per year.

| Year | Open Space Rate (\$/\$100) | Amount Generated | Percent Change |
|-------------|-----------------------------------|-------------------------|---------------------------------|
| 2000 | \$0.020 | \$75,984 | |
| 2001 | \$0.020 | \$85,652 | 12.7% |
| 2002 | \$0.040 | \$140,244 | 63.7% (increased to four cents) |
| 2003 | \$0.040 | \$151,425 | 7.9% |
| 2004 | \$0.060 | \$240,451 | 58.8% (increased to six cents) |
| 2005 | \$0.060 | \$242,828 | 1.0% |
| 2006 | \$0.065 | \$267,108 | 10.0% (increased to 6 ½ cents) |
| 2007 | \$0.065 | \$270,571 | 1.3% |

The Township to date has used approximately \$2,009,000 of their Open Space Trust Fund, of which \$678,681 was used for farmland preservation. These funds were used in 2005 to preserve the Sigler Farms in partnership with the County and State. The purchase virtually depleted the municipal open space funding available at that time in the Township. Following this acquisition, the Township Committee bonded for an additional \$1.8 million in 2006 buy the Smith Recreation Fields for open space preservation. Since that time, the Township has received \$1.115 million in grant funds as reimbursement for this project from New Jersey Green Acres and the Warren County Municipal and Charitable Trust Fund. The Open Space Trust Fund currently has net reserves in the amount of \$597,600.

Monitoring the Easements

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

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

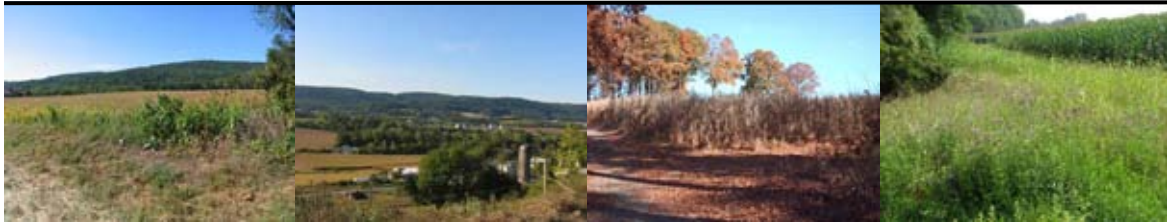
- change in ownership since the previous inspection
- evidence of non-agricultural development (approved or otherwise)
- use of the premises for agricultural activities
- presence of expansion of non-agricultural activity since the previous inspection
- if the non-agricultural practice has been abandoned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

- any new agricultural buildings erected

Coordination with Transfer of Development Rights Programs

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

CHAPTER 5: FUTURE FARMLAND PRESERVATION PROGRAM



Preservation Goals

Franklin Township is 15,076 acres (23.6 square miles) in size. Of this, **10,933 acres** are under farmland assessment, which includes croplands, woodlands, farm structures and wetlands/waterways that occur on an agricultural property. Since 1991, Franklin Township has preserved **2,038 acres** of farmland. Thus, 8,895 acres of farmland remain unprotected in Franklin, or 81% of the Township’s agricultural land base.

Based upon the State’s Minimum Eligibility Criteria for productive soils and tillable land, **5,546 acres** are potentially eligible for farmland preservation in Franklin Township, according to a GIS parcel analysis. According to the 2005 New Jersey Farmland Assessment, **8,182 acres** are active agricultural land in Franklin Township. Thus, 68% of the active agricultural land is potentially eligible for preservation through the state program. Based upon available funding to purchase and preserve farmland and the amount of potential farmland eligible for preservation, the following preservation goals are identified for Franklin Township:

| | |
|-------------------|-------------|
| One year target: | 250 acres |
| Five year target: | 1,250 acres |
| Ten year target: | 2,500 acres |

Public Participation

For the development of this Comprehensive Farmland Preservation Plan, Franklin 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 meetings were held towards the beginning of the plan development and the second meeting was held after the Draft Plan had been released to the public, in order to receive comments on the Draft Plan.

Public Hearing #1 – November 26, 2007

The Franklin Township Agricultural Advisory Committee hosted an initial public meeting on Monday, November 26, 2007. Present at the meeting were representatives from the Township Committee, Open Space Committee, and Agriculture Advisory Committee.

Those present were informed of the purpose and specifics of the Franklin Township 2008 *Comprehensive Farmland Preservation Plan* and an open forum followed, in which those present asked questions and voiced their opinions about the current status and the future of agriculture in the Township. Attendees raised their concerns while offering suggestions for improving the existing program. The discussion centered on the development and refinement of the Township's project areas for farmland preservation. The notice and agenda for this public meeting is included in the *Appendix*.

Public Hearing #2 – May 7, 2008

The Franklin Township Agricultural Advisory Committee held a second meeting on May 7, 2008 to gather input from local residents and farmers on the *Comprehensive Farmland Preservation Plan*. This meeting was hosted by the Franklin Township Land Use Board in order to adopt the Plan as an Element of the Township's Master Plan. The notice for this meeting is included within the *Appendix*.

Project Area Summaries

The Franklin Township Agricultural Advisory Committee (AAC) has identified four project areas for farmland preservation. These project areas are shown on the *Project Areas Map* included within this Plan and described below. The AAC focused the Township's project areas in the productive agricultural belts within the Township excluding developed areas and farm assessed property that is wooded and located on steep slopes.

Musconetcong Valley:

The Musconetcong Valley is located in the southern part of the Township, with its northern border defined by the line of Mountain View Road. Its southern border abuts the Musconetcong River, which forms the border between Franklin Township and Bethlehem Township in Hunterdon County. This Project Area contains lands with rich agricultural soils. The Musconetcong Valley is home to the largest concentration of preserved farmland in the Township, containing 1,714 acres of permanently protected farmland.

Pohatcong Ridge:

The Pohatcong Ridge Project Area runs northeast to southwest through the center of the Township, bordered to the north by Good Spring Road and to the south by Mountain View Road. This Project Area is characterized by erosion resistant ridgelines, including Scott's Mountain and the Pohatcong Ridge. There are 140 acres of preserved farmland within this Project Area.

Pohatcong Valley East:

The Pohatcong Valley runs northeast to southwest through the northern part of the Township. Surrounding the Pohatcong River, this limestone valley has rich agricultural soils. The Pohatcong Valley East Project Area covers the majority of the farmland east of Edison Road, to the north of Good Springs Road, and the west of the Township's border with Washington Township. It excludes the northern corner of the Township, which is

generally bounded by Mill Brook and the Morris Canal. The Pohatcong Valley East Project Area includes 69 acres of permanently protected farmland.

Pohatcong Valley West:

The smallest project area, the Pohatcong Valley West Project Area is located in the Pohatcong Valley, and generally includes farmland west of Cordes Quarry. This Project Area is bordered to the north by Route 57 and to the west by the Township’s border with Greenwich Township. The southern border roughly follows Good Spring Road.

The below Table summarizes the acreage and parcels within each of the Project Areas:

| Project Area | Total QFarm Parcels | | Unpreserved QFarm Parcels | | Preserved QFarm Parcels | |
|-----------------------|---------------------|----------------|---------------------------|----------------|-------------------------|----------------|
| | Number of Parcels | Acreage | Number of Parcels | Acreage | Number of Parcels | Acreage |
| Musconetcong Valley | 110 | 3743.30 | 75 | 2029.05 | 35 | 1714.25 |
| Pohatcong Ridge | 106 | 2400.69 | 103 | 2260.80 | 3 | 139.89 |
| Pohatcong Valley East | 74 | 2251.21 | 73 | 2182.44 | 1 | 68.77 |
| Pohatcong Valley West | 30 | 1040.95 | 30 | 1040.95 | 0 | 0.00 |
| <i>Total</i> | <i>320.00</i> | <i>9436.14</i> | <i>281.00</i> | <i>7513.23</i> | <i>39.00</i> | <i>1922.91</i> |

Project Area Analysis and Minimum Eligibility Criteria

For each project area, an analysis was completed to identify the amount and density of preserved farmland, soils and size of the area. The minimum eligibility analysis involved a parcel-based screening of tax lot characteristics. Farmland preservation applications often include multiple lots; combining these lots may increase the acreage eligible for SADC cost share funding in Franklin Township. For each project area the following was determined:

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

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

Minimum Eligibility Criteria

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

In summary:

For all lands less than or equal to 10 acres:

- The land must produce at least \$2,500 worth of agricultural or horticultural products annually; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, and less than 80% soils with 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 Franklin Township AAC will work closely with the Warren CADB to review and process applications from landowners for farmland preservation. The Franklin AAC will follow all County and State procedures to ensure consistency in application review and processing.

Within the identified project areas, Franklin Township has identified candidate farms (or “targeted farms” as referenced in the May 21, 2007 rules) that meet the tillable land and soils minimum eligibility standards. The following queries were made utilizing the ArcGIS 9.2 digital mapping software:

Farmland that meets the SADC Criteria for Agricultural Soils

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

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

The Project Area Summaries and the farmland meeting the Minimum Eligibility Criteria for each project area are presented in the Tables (on *page 5-6*) and GIS maps (included in the *Maps Section* of this plan). As stated earlier, for each category, the land area within each project area is expressed as a ratio between the total acreage for each category and the total acreage of the project area. Also included is the percentage of each category expressed as a percentage of the total project area.

| Pohatcong Valley East | Acreage | Density Ratio | Percentage |
|--|----------------|----------------------|-------------------|
| Total Acres in Project Area | 2,662 | | |
| Total Preserved Farmland | 69 | 69 : 2,662 | 3% |
| Total Open Space | 126 | 126 : 2,662 | 5% |
| Prime,Statewide, Unique Soils | 2,248 | 2,248 : 2,662 | 84% |
| QFarm Parcels with Productive Soils | 2,066 | 2,066 : 2,662 | 78% |
| QFarm Parcels with Tillable Land | 1,987 | 1,987 : 2,662 | 75% |
| QFarm Parcels with Soils and Tillable Land | 1,977 | 1,977 : 2,662 | 74% |

| Pohatcong Valley West | Acreage | Density Ratio | Percentage |
|--|----------------|----------------------|-------------------|
| Total Acres in Project Area | 1,284 | | |
| Total Preserved Farmland | - | - : 1,284 | 0% |
| Total Open Space | 96 | 96 : 1,284 | 7% |
| Prime,Statewide, Unique Soils | 1,101 | 1,101 : 1,284 | 86% |
| QFarm Parcels with Productive Soils | 1,039 | 1,039 : 1,284 | 81% |
| QFarm Parcels with Tillable Land | 994 | 994 : 1,284 | 77% |
| QFarm Parcels with Soils and Tillable Land | 994 | 994 : 1,284 | 77% |

| Pohatcong Ridge | Acreage | Density Ratio | Percentage |
|--|----------------|----------------------|-------------------|
| Total Acres in Project Area | 3,067 | | |
| Total Preserved Farmland | 140 | 140 : 3,067 | 5% |
| Total Open Space | - | - : 3,067 | 0% |
| Prime,Statewide, Unique Soils | 1,373 | 1,373 : 3,067 | 45% |
| QFarm Parcels with Productive Soils | 1,380 | 1,380 : 3,067 | 45% |
| QFarm Parcels with Tillable Land | 1,198 | 1,198 : 3,067 | 39% |
| QFarm Parcels with Soils and Tillable Land | 1,034 | 1,034 : 3,067 | 34% |

| Musconetcong Valley | Acreage | Density Ratio | Percentage |
|--|----------------|----------------------|-------------------|
| Total Acres in Project Area | 4,530 | | |
| Total Preserved Farmland | 1,714 | 1,714 : 4,530 | 38% |
| Total Open Space | 104 | 104 : 4,530 | 2% |
| Prime,Statewide, Unique Soils | 3,180 | 3,180 : 4,530 | 70% |
| QFarm Parcels with Productive Soils | 1,596 | 1,596 : 4,530 | 35% |
| QFarm Parcels with Tillable Land | 1,909 | 1,909 : 4,530 | 42% |
| QFarm Parcels with Soils and Tillable Land | 1,541 | 1,541 : 4,530 | 34% |

There are a total of **5,546 acres** of farm assessed land (QFarm Parcels) that meets both the Minimum Eligibility Criteria for soils and tillable land.

There are **10,993 acres** of total assessed farmland in Franklin Township, of which **5,546 acres** meet both the soils and tillable land Minimum Eligibility Criteria for farmland preservation. According to the 2005 New Jersey Farmland Assessment, there are **8,182 acres** of active agricultural land in the Township, which accounts for 74% of the total assessed farmland. Approximately 50% the existing farmland in Franklin meets both the soils and tillable land Minimum Eligibility Criteria as defined by the SADC. In addition, of the active agricultural land, nearly 68% meets both state criteria. A complete list of potentially eligible parcels is included in the *Appendix*.

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

County and Municipal Ranking Criteria

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

- 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.

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

Franklin Township's ranking criteria are consistent with the County and State Ranking Criteria. The Township's Agriculture 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 Township and County will continue to coordinate closely on all farmland preservation applications. Submittal of applications to the County and State will be dependent upon the availability of funding from not only the Township, but the County and State as well.

Municipal and County Policies Related to Farmland Preservation Applications

Franklin Township follows the policies established by Warren County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the *2007 Warren County Comprehensive Farmland Preservation Plan*. The Warren CADB follows the SADC's policies regarding these issues and below is a brief summary of the state policies for each issue:

Approval of Housing Opportunities

The Agricultural Advisory Committee has discussed the issue of allowing a housing opportunity for family or agricultural labor on preserved property. The Committee has discussed allowing one deed restricted "labor housing or family housing unit" in addition to the owner's home that would be part of the farm that could not be subdivided or sold from the preserved farm. The Committee feels this would halt speculative building sale and would allow for family succession of labor/ family home ownership on that property. The AAC will continue to discuss this with the Township Committee, Land Use Board, and CADB.

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

House replacement: The policy of the State Agriculture Development Committee on house replacement is that requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC, in order to minimize the impact on the agricultural operation. This is supported by the Franklin AAC and Warren CADB.

Residual dwelling site opportunity allocation: Residual Dwelling Site Opportunities (RDSOs) are lingering potential housing prospects located within a deed-restricted farm. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. These prospective residential units can be allocated to parcels that are at least 100 acres in size, but at a density not to exceed one residential unit per 100 acres. (This density calculation includes existing and proposed residential buildings). The purpose of the building in

question must be for “single-family residential housing and its appurtenant uses.” (*SADC Appraiser Handbook 2007*)¹ To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and “at least one person residing in the residential unit shall be regularly engaged in common farm site practices.” This is supported by the Franklin AAC and Warren CADB.

Division of the Premises

The goal of the State Agriculture Development Committee, and supported by the Warren CADB and Franklin 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.” (*SADC Appraiser Handbook 2007*) A severable exception is made “if a landowner wants to be able to sell the excepted area separate from the deed-restricted farm.”

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

Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/ after value of the property. The Warren CADB and Franklin AAC follow the exception policies as identified by the SADC.

Funding Plan

Installment Purchases and Donation/Bargain Sales

Franklin 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 County farmland preservation funds. The landowner donation is a reduction in the amount of gain that is subject to the capital gains tax, and the landowner can take a tax deduction for the amount donated against his or her federal and state income taxes.

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. An example of this is the Marra Farm in Washington Township.

Overview of Warren County Trust Fund and Municipal PIG requirements

The Warren County Open Space Recreation Farmland Preservation Trust Fund generates approximately \$7.8 million annually. Of this, \$4.5 million is available for farmland preservation in 2007. Franklin Township works with Warren County according to its current cost-share requirements for preserving farms. The County's policy is that Warren CADB will fund one-half of the difference between the amount the SADC funded and the total cost for preserving a farm, based upon the Certified Market Value, through the municipal Planning Incentive Grant program. The remainder is funded by the municipality.

Overview of SADC "sliding scale"

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

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

Description of Municipal Funding Sources

The Franklin Open Space Trust Fund was approved in 1999 by voter referendum and collected two cents (\$.02) per one hundred dollars (\$100) of assessed property value. In 2001 this tax was increased to four cents and in 2002 it was increased to six cents per one hundred dollars of assessed value. In 2006, the Township increased the farmland preservation tax to six and a half cents.

The Fund currently generates \$270,571 per year and has a current balance of approximately \$597,650. This balance includes the allocation from 2007 to the Open Space Trust Fund. To date, approximately \$2,009,000 has been spent from the Trust for land acquisition, including \$678,681 for farmland preservation. The Township's recently purchased land to develop a large recreational complex, and they anticipate this acquisition will satisfy the active recreational needs in the community. The Township continues to identify land for open space and natural resource protection, but the priority for Franklin Township's preservation program is the permanent protection of farmland through their municipal farmland Planning Incentive Grant.

Cost Projections and Funding Plan Associated with Preservation Goals

The Franklin Open Space Trust Fund generates \$270,571 annually. The average cost per acre has increased from \$4,500 in 2001 to \$7,900 an acre in 2006 (see *Program History Table* in *Chapter 4*). Since 1991, the average price of purchasing a development easement in Franklin Township is \$4,583 per acre.

For the 10-year financial analysis, seven assumptions were made regarding the growth of the Township's Open Space Trust Fund, the rate of increase in land prices and the cost-share between Franklin Township, Warren CADB and the SADC. These are:

- 1) assume 5% funding growth for Open Space Trust Fund
- 2) assume 7% annual increase in the average cost per acre of purchasing an easement
- 3) assume municipal funding is reduced 10% for due diligence
- 4) assume municipal funding is not encumbered by prior obligations

- 5) assume Township is purchasing land in partnership with County and State (no direct purchase by Township)
- 6) assume the municipal cost share is on average 15%, but for this analysis a variety of cost shares are calculated, using 15% as the minimum participation
- 7) assume 2007 allocation is 270,571

Using these assumptions, the following analysis was completed to calculate the funding available to Franklin for farmland preservation:

| Year | Funding Available Annually | Funding for Available Less Administrative Costs | Average per Acre Cost |
|------|----------------------------|---|-----------------------|
| 2008 | \$270,571 | \$243,514 | \$6,500 |
| 2009 | \$284,100 | \$255,690 | \$6,955 |
| 2010 | \$298,305 | \$268,474 | \$7,442 |
| 2011 | \$313,220 | \$281,898 | \$7,963 |
| 2012 | \$328,881 | \$295,993 | \$8,520 |
| 2013 | \$345,325 | \$310,792 | \$9,117 |
| 2014 | \$362,591 | \$326,332 | \$9,755 |
| 2015 | \$380,721 | \$342,649 | \$10,438 |
| 2016 | \$399,757 | \$359,781 | \$11,168 |
| 2017 | \$419,744 | \$377,770 | \$11,950 |

Using the above funding formula, and the average cost per acre in Franklin Township, an analysis was completed to calculate the amount of land that could be purchased in Franklin. For the purpose of this analysis, the municipal cost share for this financial analysis starts at 15% participation though Franklin Township reports that they have contributed on average 17.5% of the funding for past transactions. Due to uncertainty in the availability of state funding, the analysis was run at 5% intervals. At a 15% municipal cost share with the county and state, the Township could preserve 250 acres in the first year, 1,204 acres within five years, and 2,298 acres after ten years.

| Year | Average per Acre Cost | 15% Township Cost Share Acres Preserved | 20% Township Cost Share Acres Preserved | 25% Township Cost Share Acres Preserved | 30% Township Cost Share Acres Preserved | 35% Township Cost Share Acres Preserved | 40% Township Cost Share Acres Preserved | 45% Township Cost Share Acres Preserved |
|------|-----------------------|---|---|---|---|---|---|---|
| 2008 | \$ 6,500.00 | 250 | 187 | 150 | 125 | 107 | 94 | 83 |
| 2009 | \$ 6,955.00 | 245 | 184 | 147 | 123 | 105 | 92 | 82 |
| 2010 | \$ 7,441.85 | 241 | 180 | 144 | 120 | 103 | 90 | 80 |
| 2011 | \$ 7,962.78 | 236 | 177 | 142 | 118 | 101 | 89 | 79 |
| 2012 | \$ 8,520.17 | 232 | 174 | 139 | 116 | 99 | 87 | 77 |
| 2013 | \$ 9,116.59 | 227 | 170 | 136 | 114 | 97 | 85 | 76 |
| 2014 | \$ 9,754.75 | 223 | 167 | 134 | 112 | 96 | 84 | 74 |
| 2015 | \$ 10,437.58 | 219 | 164 | 131 | 109 | 94 | 82 | 73 |
| 2016 | \$ 11,168.21 | 215 | 161 | 129 | 107 | 92 | 81 | 72 |
| 2017 | \$ 11,949.98 | 211 | 158 | 126 | 105 | 90 | 79 | 70 |
| | Total acres: | 2,298 | 1,723 | 1,379 | 1,149 | 985 | 862 | 766 |

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 cost share for the SADC will be between 15% and 20%. Using this as a basis, and assuming the available funding from the Township is limited as determined above, the following analysis was completed:

| Year | 15% Township Cost Share: Acres Preserved | 15% County Cost Share | 70% State Cost Share | Total Project Cost | 20% Township Cost Share: Acres Preserved | 20% County Cost Share | 60% State Cost Share | Total Project Cost |
|---------------------|--|-----------------------|----------------------|--------------------|--|-----------------------|----------------------|--------------------|
| 2008 | 250 | \$ 243,514 | \$ 1,136,398 | \$ 1,623,426 | 187 | \$ 243,514 | \$ 730,542 | \$ 1,217,570 |
| 2009 | 245 | \$ 255,690 | \$ 1,193,218 | \$ 1,704,597 | 184 | \$ 255,690 | \$ 767,069 | \$ 1,278,448 |
| 2010 | 241 | \$ 268,474 | \$ 1,252,879 | \$ 1,789,827 | 180 | \$ 268,474 | \$ 805,422 | \$ 1,342,370 |
| 2011 | 236 | \$ 281,898 | \$ 1,315,523 | \$ 1,879,319 | 177 | \$ 281,898 | \$ 845,693 | \$ 1,409,489 |
| 2012 | 232 | \$ 295,993 | \$ 1,381,299 | \$ 1,973,284 | 174 | \$ 295,993 | \$ 887,978 | \$ 1,479,963 |
| 2013 | 227 | \$ 310,792 | \$ 1,450,364 | \$ 2,071,949 | 170 | \$ 310,792 | \$ 932,377 | \$ 1,553,962 |
| 2014 | 223 | \$ 326,332 | \$ 1,522,882 | \$ 2,175,546 | 167 | \$ 326,332 | \$ 978,996 | \$ 1,631,660 |
| 2015 | 219 | \$ 342,649 | \$ 1,599,026 | \$ 2,284,323 | 164 | \$ 342,649 | \$ 1,027,946 | \$ 1,713,243 |
| 2016 | 215 | \$ 359,781 | \$ 1,678,978 | \$ 2,398,540 | 161 | \$ 359,781 | \$ 1,079,343 | \$ 1,798,905 |
| 2017 | 211 | \$ 377,770 | \$ 1,762,927 | \$ 2,518,467 | 158 | \$ 377,770 | \$ 1,133,310 | \$ 1,888,850 |
| Total acres: | 2298 | | | | 1723 | | | |

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 Franklin Township farmland preservation program are as follows at 15% and 20% of municipal funding:

| Year | 15% Match: Preserved Acres | Average Easement Value | Township Cost Share 15% | County Cost Share 15% | State Cost Share 70% | Total Project Cost |
|------------------------|----------------------------|------------------------|-------------------------|-----------------------|----------------------|--------------------|
| Year 1 (2008) | 250 | \$ 6,500 | \$ 243,514 | \$ 243,514 | \$ 1,136,398 | \$ 1,623,426 |
| Years 1-5 (2008-2012) | 1,203 | \$ 7,476 | \$ 1,345,568 | \$ 1,345,568 | \$ 6,279,317 | \$ 8,970,453 |
| Years 1-10 (2008-2017) | 2,298 | \$ 7,999 | \$ 3,062,892 | \$ 3,062,892 | \$ 14,293,494 | \$ 20,419,278 |
| | | | | | | |
| Year | 20% Match: Preserved Acres | Average Easement Value | Township Cost Share 20% | County Cost Share 20% | State Cost Share 60% | Total Project Cost |
| Year 1 (2008) | 187 | \$ 6,500 | \$ 243,514 | \$ 243,514 | \$ 730,542 | \$ 1,217,570 |
| Years 1-5 (2008-2012) | 902 | \$ 7,476 | \$ 1,345,568 | \$ 1,345,568 | \$ 4,036,704 | \$ 6,727,840 |
| Years 1-10 (2008-2017) | 1,723 | \$ 7,999 | \$ 3,062,892 | \$ 3,062,892 | \$ 9,188,675 | \$ 15,314,458 |

Farmland Preservation Program Administrative Resources

Staff resources

The Township of Franklin has an Agriculture Advisory Committee that meets the fourth Monday of every month. Joel Schnetzer is the Chairman for this Committee. The Agriculture Advisory Committee tracks all farmland preservation projects for the Township, including their applications and status.

Legal support

Legal support for the Township's farmland preservation program is provided by their municipal attorney, James Broschious.

Database Development and Geographic Information System Resources

GIS support for preservation projects in Franklin is provided through the Township's Township Engineer, Mike Finelli, P.E.

Factors Limiting Farmland Preservation Implementation

Funding

The high rate of farmland preservation in Franklin Township is attributable to the willingness and the ability of the Township to leverage its funding to protect farmland and the strong support of Warren County to purchase farmland easements. Franklin Township has the highest open space tax in Warren County and has bonded several times to immediately step in and purchase land for both open space and farmland protection. The Township strongly supports the municipal PIG program and would like to see it continue in the Township and increase the number of farms preserved through this program. 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, Franklin Township's program faces financial challenges as it moves forwarding in purchasing and preserving land during the next ten years.

Landowner Interest

While farmers in Franklin Township remain interested in farmland preservation, misconceptions regarding the appraised values of agricultural easements may deter them from protecting their farms. In the last ten years, the appraised value for development easements has not increased at the rate landowners anticipated. While owners expect higher appraised values, they are often disappointed and may reconsider preserving their farmland. In addition, appraisal values may vary within the municipality itself due to multiple factors, primarily as they relate to the ability of the property to be developed. Factors including zoning, road frontage, size, and pending development approvals are including the valuation of the property. The municipal Agriculture Advisory Committee

continues to work with local landowners to provide information and educational materials as to the appraisal process in order to encourage enrollment in the farmland program and dispel any myths that may surround the valuation process.

Development Pressure

Franklin Township is home to wide expanses of farmland in the valley of the Pohatcong River. Route 57 runs through the municipality and is the center of both potential commercial and residential development and some of the most productive agricultural soils in the region. As development encroaches from neighboring communities, especially Greenwich Township to the south, Franklin Township's farmland owners will feel the competing interests of land development versus agricultural preservation. The Township strongly supports balanced growth in their community and is working with their landowners and Planning Board to ensure their community remains the rural, quiet, agricultural land base that their residents enjoy.

¹ State Agriculture Development Committee, New Jersey Farmland Preservation Program Appraiser Handbook. May 24, 2007. <http://www.state.nj.us/agriculture/sadc/appraiserhandbook.pdf>

CHAPTER 6: ECONOMIC DEVELOPMENT



With 10,933 acres in agricultural assessment, Franklin has the highest number of acres devoted to agriculture of the twenty-town municipalities in Warren County. Corn, soybeans, hay, cattle, hogs, and egg chickens form the economic base of the farming industry in Franklin. 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 Franklin 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 Franklin farmers a number of support agencies and programs ranging from technical advice to farm loans. The New Jersey Department of Agriculture (NJDA) *Smart Growth Tool Kit* provides information to support municipal governments, businesses, non-profit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the *NJDA Agricultural Smart Growth Plan for New Jersey, 2006*. (*Agricultural Smart Growth Tool Kit*)¹ (*Agricultural Smart Growth Plan 2006*)² The Tool Kit embraces the five components that have been identified by NJDA as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability, and Natural Resource Conservation.

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

2007 NJDA Economic Development Strategies

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

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

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

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

Produce which includes pumpkins and various other vegetables covered 48 acres in Franklin Township in 2005. (*New Jersey Farmland Assessment*) These acres support the thriving vegetable industry in Warren County which accounted for 2,098 acres, and \$4.4 million in sales, in 2002. (*Warren County Agricultural Profile*) Since they do not require as much land to grow, the Township should consider expansion of the produce sector as opportunities arise. Some strategies Franklin could follow are:

- Strengthen the *Jersey Fresh Hospitality Program*;
- Promote the *Jersey Fresh* brand;
- Explore "Contract Growing", that is, growing produce for specific customers on a contract basis;
- Promote farm markets and pick-your-own operations; and,
- With the County, explore various additional products and markets for produce, including local restaurants, grocery markets, and institutions.

Nursery, greenhouses, and floriculture which include bedding plants, trees and scrubs, and Christmas trees covered 63 acres in Franklin 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 so important is due to the continued non-agriculture population growth in the region, providing a ready market for these products. Franklin can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

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

Dairy has historically been the dominant agricultural sector in Franklin but has substantially declined in the past decades. As of 2005, Franklin had over 850 head of dairy cattle, in comparison to over 1,200 head of dairy cattle in 1991. Only six dairy farms remain in the Township in 2007. This decrease in dairy production reflects the larger trend seen throughout Warren County, which produced only 35 million pounds of milk in 2005, the County’s all time low. A combination of high input costs (land prices and taxes) and low milk prices have driven this trend, which may very well continue if strong steps are not taken to reverse it. To sustain and augment the dairy industry, some strategies Franklin could follow are:

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

Corn covered almost 3,800 acres in Franklin in 2005, or approximately 33 percent of the farmland in the Township, making Franklin the largest producer of corn in Warren County. Corn is grown both for grain and for silage in the Township. Corn grown for grain dominated the landscape, covering over 3,500 acres in the Township in 2005. Corn for grain has historically been the dominant field crop throughout Warren County. In 2002 over 27% of agricultural lands in the county were tilled for corn. Corn requires relatively less labor and costs inputs than produce, nurseries and greenhouses, and livestock, making it more profitable. It is also grown on livestock farms as feed for animals. In Franklin, local corn growers sell corn to the large ISE farm to feed the egg-producing chickens.

Franklin can continue to strengthen and expand this sector of the agricultural 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.
- Township should consider the creation of an Industrial Zone near the ISE Farm for the creation of an agricultural support industry for corn – such as an ethanol plant.

Hay accounts for a large portion of Franklin’s agricultural activity, covering over 1,100 acres within the Township in 2005. Franklin is the seventh highest producer of hay 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 that year’s low yield. Much 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. To continue and expand this strong sector of the agriculture economy, Franklin 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 almost 850 acres in Franklin Township in 2005; the Township is the third largest producer of soybeans in Warren County. Warren County had the third highest state yield for soybeans in 2005, producing approximately 236,000 bushels of soybeans. To sustain and enhance soybean production, Franklin Township could consider some of the following strategies:

- Encourage the production of certified organic soybeans to increase the value of these crops
- 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 Franklin, especially due to the large egg production operation at ISE Farm (ISE Americas, Inc.) in the 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 products, such as other livestock. If input costs continue to rise, it is possible the dairy industry may continue to decline, but Franklin farmers can see this as an opportunity to diversify to other agricultural products such as non-dairy cattle, poultry, hogs, and other animals.

Poultry, which includes egg production, meat chickens, turkeys and ducks, is the leader in non-dairy livestock in Franklin Township. The Township has over 1.2 million chickens for egg production, based primarily at the large ISE Farm. The ISE Farm in Franklin

Township is the largest egg production facility in New Jersey and one of the largest in the northeast regional of the country. The Township also has 180 meat chickens. Farms with ducks also exist on a small scale in Franklin.

Non-dairy cattle constitute another large component of non-dairy livestock agriculture in Franklin, which had 260 beef cattle in 2005. Franklin has the third highest number non-dairy cattle of any Township in Warren County and significantly contributes to the County's economy in this sector. Sales of non-dairy cattle exceeded \$1.25 million in 1997 in Warren County and, with only slightly lower numbers of non-dairy cattle in 2002, sales of non-dairy cattle and their products are likely comparable for 1997 and 2002.

Hog farms also make up a relatively large sector of the Franklin agricultural landscape. In 2004, farms in the Township had over 1,100 hogs. The Township also has goat and sheep farms with a total of 66 goats and 151 sheep in 2005.

To strengthen and expand its place in the county economy, some non-dairy cattle, sheep, hogs, and poultry strategies Franklin 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 growing segment of the agricultural industry sector in Franklin. In 2005, there were 159 head of equine in the Township, with 10 acres devoted to boarding, 6 acres to rehabilitation, and 15 acres to training. To retain and grow the Township's market share in the county and state equine industry, Franklin farmers can:

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

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

Agricultural Industry Retention, Expansion and Recruitment

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

“Sell” agriculture as part of the Franklin “landscape”. The Franklin farmland preservation program has protected over 2,028 acres since 1991. As more Franklin 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 Franklin, diminishing any perceived agriculture impermanence the general public may have. A coordinated effort to “sell” agriculture as a way of life that is enduring and significant to the Township and its economy, will ensure area residents are aware of the enduring benefits of farmland, and solidify public economic support for the agricultural industry. One such event for Franklin is the annual Warren County Farmer’s Fair at the County Fairgrounds in neighboring Harmony Township. This event brings together residents and visitors to enjoy farm-related activities such as tractor pulls, horse and livestock shows, and traditional craftsmen exhibits. Signage on preserved farms and other outreach mechanisms, such as adult and youth farmer education, 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 Franklin 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 Franklin becomes more “permanent” through increased preservation efforts, former suppliers who have left the area may return if they sense that a profitable supply business can be operated in the area.

Equipment and supply stores in the area include:

- Agway in Blairstown
- True Value in Blairstown
- John Deere Service Center in North Warren
- Smith Tractor in Washington Borough

- Frank Rymon and Sons in Washington Township
- Smiths Tractor in Washington Township
- New Holland Equipment in Washington Township
- H.G. Rydell in Marksboro

Farmers need to be adaptable to farm for, and supply, emerging markets in and out of the Township. Farms in Franklin have decreased in size during the last few decades, due in large part to the decline of large acreage dairy farms. Subsequently, farms are being subdivided to facilitate the increase in beef cattle, equine, nursery and greenhouse, and sheep farms, which require less acreage. As an example of adaptability, the Township's larger farms grow hay and corn for the rising equine and 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. Franklin should consider coordinating with Warren County to partner with Rutgers University Food Policy Institute and the Rutgers Cooperative Extension of Warren County to identify and integrate market research on agriculture and economic trends. The Food Policy Institute can be reached at (732) 932-1966.

Promote permanent markets. The agriculture community in Franklin 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 Franklin agriculture community.

Flexible regulatory programs with various agencies. The 2006 *Agricultural Smart Growth Plan for New Jersey*, prepared by the NJDA, identified flexibility in government regulation as an important component relative to farm viability. (*Agricultural Smart Growth Plan 2006*) The Franklin 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.

Franklin 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, Franklin passed a Right to Farm ordinance in 1980 to ensure farmers have the ability to practice accepted agricultural operations.

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

Generally, the production of vegetables and fruits (produce) requires the highest amount of hired farm labor, mainly at harvest time, to pick and process the vegetables and fruits. Some Franklin farms employ farm labor to assist with their operations, but most farms require little or no hired labor as work is primarily done by farm families. Other products that are prevalent in Franklin such as hay, corn, and soybeans 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 Franklin farmers as they are for farmers in other parts of the state that have major produce agriculture industries.

The Rutgers Cooperative Extension (RCE) of Warren County and the Rutgers University Agricultural Experiment Station are vital to the long term economic sustainability of agriculture in Franklin, 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 -- Franklin farmers derive great advantage and access to consumer markets located in New York and Pennsylvania via the Route 78 highway corridor. Maximizing the use and ease of the interstate highway will increase the number and type of consumer markets to be reached by Franklin farmers.

Franklin Township supports the representation of agricultural interests on regional and local industry boards, business organizations, and economic development associations. The Township does not have the resources to initiate local programs and sees its greatest success in supporting and partnering with local and regional organizations (county, state, and national) and to encourage farmers to enroll and actively participate in programs to stimulate and encourage agricultural economic development. The Agricultural Advisory Committee will work with others in the regions to sponsor educational programs to increase awareness and the marketability of agricultural products and resources.

Economic Development Programs

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

Livestock Cooperative Auction – This is a co-op run by the Auction Market Association of North Jersey, comprised mostly of farmers, and has been operating since 1941. Farmers, as well as restaurants and private individuals sell, buy, and trade livestock, eggs and crops. Most of the sheep, lambs, goats, hogs, and cattle are sold to slaughterhouses, which use the animals for use in food products. Dairy cows are bought and sold by farmers. Private individuals and restaurants buy mostly eggs. (*The Daily Record*)⁶ Franklin 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 a.m. to 8 p.m. throughout the year. It is one of only two remaining livestock auctions in the state, and is a staple of the Warren County agriculture industry. (*The Daily Record*)

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

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

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

The Foodshed Alliance is a grass roots group that supports the community agriculture. It 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. (*Foodshed Alliance of the Ridge and Valley and Personal Communication, Tara Bowers, Foodshed Alliance of the Ridge and Valley.*)

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

Additional Resources

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

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

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

(*Agricultural Development Services*)⁹

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

- *Farmer/Grower Grants*: These grants have the goal of helping farmers shift to practices that are environmentally sound, profitable, and beneficial to the wider farm community.
- *Partnership Grants*: These grants are for RCE and NRCS personnel, non-profits, and agricultural consultants who work directly with farmers. Grants are used for on-farm research and demonstration projects that address sustainability.
- *Professional Development Grants*: These grants fund professional development projects that help RCE educators and other agricultural professionals learn and transmit the knowledge needed to help farmers move toward greater sustainability.

- *Research and Education Grants*: These grants fund research and education projects that lead to farmers adopting sustainable practices. The emphasis is on improved farming practices and an enhanced quality of life for farmers.
(SARE)

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

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

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

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

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

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

² New Jersey Department of Agriculture, Agricultural Smart Growth Plan 2006. <http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf>. Accessed March 27, 2007.

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

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

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

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

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

⁸ Buy Fresh, Buy Local. <http://www.buyfreshnj.org/WebPages/OurCampaign.htm>. Accessed June 2007.

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

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

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

CHAPTER 7: NATURAL RESOURCE CONSERVATION



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

Natural Resource Protection Agencies

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

Natural Resource Conservation Service

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

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

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

for natural resource conservation program grants such as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP). The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects. (*Ken Bingham*)³

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

- The federal government needs to replenish funding for natural resource conservation grant programs via the proposed 2007 Farm Bill. Currently, all funds are depleted.
- As previously stated, owners of preserved farms are required to enter into a Conservation Plan within one year of selling their development easement. However, implementation of this requirement is inconsistent. Providing a mechanism and staff to ensure that Conservation Plans are prepared and implemented will guarantee that the objectives of the program are put in place, and active stewardship practices are underway.
- Owners of preserved farms have an obligation to conserve natural resources on their farms. Implementation of a Conservation Plan is a good first step towards fulfilling this obligation.

(*Kent Hardmeyer and/or Ron Phelps*)

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

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

An additional resource available from NRCS is the “Field Office Technical Guide.” It contains information about the development and implementation of soil, water, air, flora, and fauna resource conservation practices, and is used to develop Conservation Plans. Conservation practices discussed in the Guide that are pertinent for Franklin 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. Franklin farmers may approach this local SCD office with a Request for Assistance (RFA) to apply for funds from natural resource conservation grant programs such as WHIP and EQIP. If approved, the RFA is forwarded to the local NRCS office in Hackettstown for processing. The administration of the RFA includes preparation of a Conservation Plan and grant program contract, as previously described. The Warren County SCD is involved in review of conservation plans and grant program contracts and must give final approval to both. (*Kent Hardmeyer and/or Ron Phelps*)

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

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

Rutgers Cooperative Extension of Warren County

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

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

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

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

New Jersey Department of Environmental Protection

The New Jersey Department of Environmental Protection’s (NJDEP), Division of Parks and Forestry, oversees the “Private Lands Management Program”. The aim of this program is to foster wise stewardship and management of the state’s 270,000 acres of private woodlands currently under Farmland Assessment. (*Division of Parks and Forestry*)⁸ Some properties in Franklin 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*)⁹

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 Franklin’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 Franklin in 2005 there were 1,376 acres of non-appurtenant (or unattached) woodland acres in farmland assessment, down slightly from 2001 when there were 1,400 acres. This is a large increase from 1991 when there were only 762 non-appurtenant acres in farmland assessment in Franklin. (*New Jersey Farmland Assessment*)¹⁰

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 Franklin in 2005 there were 1,598 acres of appurtenant woodland acres in farmland assessment, slightly up from 2001 when there were 1,492 acres. In 1991, there were 1,729 appurtenant acres in farmland assessment in Franklin. (*New Jersey Farmland Assessment*)

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

In Franklin Township, there are a total of 47 acres enrolled in LIP on one farm. LIP has been in existence for three years, and funding for the program is competitive due to available funds not being equal to funding requests. (*Kim Korth*)¹¹

USDA, Forest Service's Forest Stewardship Program

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

In Franklin, there are 101 acres of farmland on 3 different properties enrolled in the Forest Stewardship program. (*Wayne Wharton*)¹²

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*)¹³

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*) Franklin farmers can contact the North Jersey RC&D Council for assistance with issues related to natural resource conservation and sustainable farming.

Private non-profit groups and private citizens

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

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

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

Resource Protection Programs and Funding

2002 and 2007 Farm Bills

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) is landmark legislation, with much of its focus on conservation funding and environmental issues. Conservation provisions are designed to assist farmers in being good stewards of the land through grants and technical assistance. Voluntary programs relevant to New Jersey, and Warren County, include the Conservation Reserve Enhancement Program (CREP), Conservation Innovation Grant Program (CIG), Environmental Quality Incentives Program (EQIP), Farm and Ranch Land Protection Program (FRPP), Grassland Reserve Program (GRP), Wetlands Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP). (*Conservation Programs*)¹⁴ These programs, administered by the local NRCS office in Hackettstown and the Warren County Soil Conservation District, are discussed in this section.

The proposed 2007 Farm, Nutrition, and Community Investment Act (Farm Bill) would authorize approximately \$7.8 billion nationally to protect natural resources through conservation programs similar to those mentioned above. As proposed, the Bill may consolidate most or all of these programs into one program, tentatively titled The Environmental Quality Incentives Program. (*Fact Sheet*)¹⁵

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

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*)¹⁶ 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 Franklin may be assisted through EQIP, the number of farms enrolled is not tracked on a municipal level (*Janice Reid*)¹⁷

Farm and Ranch Land Protection Program (FRPP)

FRPP provides up to 50% matching funds to purchase development rights and conservation easements to keep farm and ranchland in agricultural use. The USDA partners with state, tribal, or local governments, and non-governmental organizations. (*NRCS Conservation Programs*) Farmers accepting funds through this program must adhere to strict impervious surface limitations. In New Jersey, this program receives approximately \$500 thousand to \$1 million annually, most of which goes to the State Agriculture Development Committee or private conservation groups. (*Kent Hardmeyer and/or Ron Phelps*) Nationally, the proposed 2007 Farm Bill would raise authorized FRPP funding to \$300 million. (*Jim Baird*)

Grassland Reserve Program (GRP)

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

Wetlands Reserve Program (WRP)

WRP offers farmers payments for restoring and protecting wetlands on their property that had been previously drained for agricultural use. Wetlands help reduce flooding, filter pollutants from water, provide critical wildlife habitat, and protect open space. (*NRCS Conservation Programs*) Payment by NRCS is based upon appraised agricultural land value. With appraised values from \$100 to \$2000 per acre, many farmers are not willing to create wetlands on otherwise productive agricultural lands. As a result, the WRP is not widely used in Warren County. (*Tim Dunne*)¹⁸

Wildlife Habitat Incentives Program (WHIP)

WHIP provides technical and financial assistance for creating, enhancing and maintaining wildlife habitat. The State Technical Committee for WHIP in New Jersey awards project contracts for designated wildlife habitat categories such as for migratory and declining wildlife species, and for pollinators that benefit agriculture. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. This is second only to EQIP in use in Warren County, with 102 contracted acres and nine active contracts since 2005. While some farms in Franklin may be assisted through WHIP, the number of farms enrolled is not tracked on a municipal level (*Janice Reid*)¹⁹

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*)²⁰ 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*)²¹

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

Water Resources

The Importance of the Water Resource

The protection of the water resource as it relates to agriculture and farmland preservation in Franklin 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 Franklin Master Plan recognizes the importance of water resources to the Township. The Plan highlights an objective to “maintain and enhance the existing groundwater and surface water quality in the Township.” It also calls for the Township to “identify and manage stream corridor buffer areas in order to maintain undisturbed vegetation and to maintain or improve water quality.” (*Franklin Township Master Plan*) Since the Township’s surface waters are largely surrounded by farmland, farm practices on individual farms can greatly impact water resources in Franklin.

The necessity of clean and plentiful water, and its precariousness, is also clearly stated in the *2005 Warren County Strategic Growth Plan*. The Plan indicates that “Groundwater and surface water quality in Warren County is generally good. Groundwater accounts for all drinking water in the county. While groundwater quality is good, there are some areas identified for actual or potential well contamination.” (*Warren County Planning Department*)²² Some potential contamination sources are pesticides, which are used in agriculture and at private residences, and underground storage tanks for various substances such as gasoline and diesel fuel. Underground storage tanks are sometimes used on farms as fuel sources for equipment. (*Warren County Planning Department*)

In addition, the *1999 Warren County Open Space Plan* indicates the importance of agriculture to the water resource by stating, “Sixty percent of Warren County is deep, non-stony soil, well suited for farming and community development etc. These areas also provide scenic vistas and watershed protection. Agricultural landowners should be encouraged to participate in the Farmland Preservation Program, to help ensure the viability of agriculture as a land use and economic activity while preserving them as open or undeveloped land areas.” (*Warren County Open Space Plan*)²³

The *State Development and Redevelopment Plan* also discusses the importance of the water resource. The Plan indicates that Franklin’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*)²⁴

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*)²⁵

Physical Features and Water Aquifer Supply Characteristics

Franklin is situated completely within the Highlands physiographic province. As discussed on the Warren County Environmental Commission’s website:

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

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

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

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

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

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

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

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

Water Conservation Strategies

An adequate water supply is important to successful agriculture operations in Franklin. Droughts in recent years have highlighted the precarious nature of the agriculture (and general) water supply, and the need for water conservation systems and regimens.

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

“ ... work to accelerate the use of efficient water conservation technologies, such as drip irrigation. Identify and promote new and efficient methods to conduct water

distribution on farms, utilizing farm ponds and water reuse options.” (2006 Agricultural Smart Growth Plan)

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

Waste Management and Recycling

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

Waste Management in Franklin

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 Franklin:

- Many farmers have “Nutrient Management Plans” to manage the manure generated on their farms. (*Kent Hardmeyer and/or Ron Phelps*)
- Horse waste on farms can be a problem. This is due in part to the relatively small land area of horse farms, making the manure more difficult to effectively and safely distribute on fields. This can spread diseases from the horse manure. With 31 acres in horse farms and 159 horses, Franklin Township should consider options to improve the disposal of horse manure.
- Relative to disease, cattle manure is not as serious a problem as horse manure. This is due in part to the relatively large land area of dairy farms, making it easier to safely and effectively distribute the manure on fields. This helps to control the spread of disease. (*Kent Hardmeyer and/or Ron Phelps*)
- At present there is no initiative at the county or municipal level to better manage animal waste. The agricultural community of Warren County may attempt to initiate better livestock waste management. (*Bob Resker*)²⁶
- 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. Franklin 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*)²⁷:

- Operations with more than 1,000 slaughter or feeder cattle, 700 dairy cattle, 2,500 swine, 500 horses or other animal populations. In Warren County, the only operation to fit into this category is the Ise Poultry Farm in Franklin Township, which has a CAFO permit (*Everett Chamberlain*)²⁸; 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 potential 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 community bears a responsibility to help protect and restore natural resources for which they are the stewards.

The New Jersey Department of Environmental Protection (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 "animal waste standards", proposed by NJDA for adoption in late 2007, or early 2008. (*Monique Purcell*)²⁹ The strategy emphasizes the use of cost-effective voluntary measures, limiting the need for permits. (*2006 Agricultural Smart Growth Plan*)

Recycling

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

Energy Conservation

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

This goal of reducing greenhouse gases is indicated in the Regional Greenhouse Gas Initiative (RGGI), a compact signed by the Governors of 10 states, including New Jersey. As part of RGGI, the potential trading of carbon credits between energy companies and farmers can offer financial incentives for farmers to utilize processes that minimize carbon dioxide production. (*David Dech*)³⁰

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)*³¹

The EQIP natural resource conservation program pays for some energy production programs, such as the aforementioned replacement of older, dirty polluting diesel engines, with newer, more efficient, cleaner burning engines. EQIP also pays rebates to farmers for the use of bio-diesel, and is also used to rebate farmers who have installed solar panels. *(Kent Hardmeyer and/or Ron Phelps)* Energy conservation and renewable energy is one area that the Franklin agricultural community can further explore to assist farmers in saving money, and subsequently provide ecological benefit.

Solar Energy

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated, it can be sold back to the electric grid for a profit. The overall use of solar panels has greatly increased in New Jersey. *(Agriculture and Green Energy)*³² EQIP does provide some funding for solar panels. At present, two farms in Franklin have installed solar panels for energy production. Other farmers in Franklin that are interested in using this alternate energy source can contact the local NRCS office in Hackettstown for more information.

Other programs available to help agricultural producers take advantage of this technology include U.S. Department of Energy, “Solar Energy Technology Program”, <http://www1.eere.energy.gov/solar/> and the “Solar Energy for New Jersey Agriculture” work and information sheet at <http://www.state.nj.us/agriculture/pdf/solarenergyguide.pdf>. Solar energy is one of the fastest growing sectors in the alternative energy market, and Franklin 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)* While Franklin Township does not have an ordinance that blocks wind turbine construction, local farmers have not expressed interest in this energy-generating method.

Ethanol and Pelletized Switchgrass

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

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

Bio-diesel

Petroleum diesel is an emitter of sulfur emissions, a major air pollutant. Bio-diesel, made from the oils of soybeans, is an alternative to petroleum diesel. This organic fuel can be blended and used in diesel engines without modification. The result is a significant reduction of the harmful fumes produced by pure petroleum diesel. (*Agriculture and Green Energy*)³³ As of 2005, there were 863 acres of soybeans that were farmland assessed in Franklin. Bio-diesel may be a potential viable market for the Township’s soybean farmers.

Renewable Energy Grant Programs

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

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

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

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

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

(Agriculture and Green Energy)

Outreach and Incentives

The Township's 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 Franklin Agricultural Advisory Committee will continue to work with the Warren CADB to implement programs to aid in natural resource conservation on farms in the Township.

¹ United States Department of Agriculture, Natural Resources Conservation Service, Information For Farmers. www.nj.nrcs.usda.gov/farmers.html. Accessed April 9, 2007.

² Personal communication with Kent Hardmeyer and/or Ron Phelps, United States Department of Agriculture, Natural Resources Conservation Service, May 15 and 16, 2007. June 6, 2007.

³ Personal Communication with Ken Bingham, United States Department of Agriculture, Farm Service Agency. June 11, 2007.

⁴ United States Department of Agriculture, Natural Resources Conservation Service, New Jersey. www.nj.nrcs.usda.gov/. Accessed March 26, 2007.

⁵ New Jersey Department of Agriculture, Agricultural and Natural Resources. www.state.nj.us/agriculture/divisions/anr/. Accessed April 10, 2007.

⁶ New Jersey Agricultural Experiment Station, Rutgers Cooperative Extension of Warren County. <http://njaes.rutgers.edu/county/quickinfo.asp?Warren>. Accessed April 15, 2007.

⁷ Personal Communication with Bill Tietjen, Rutgers Cooperative Extension of Warren County. May 30, 2007.

⁸ New Jersey Department of Environmental Protection, Division of Parks and Forestry, Private Lands Management Program. www.nj.gov/dep/parksandforests/forest/njfs_private_lands_mgt.html. Accessed April 13, 2007.

⁹ Personal Communication with Jim Barresi, Assistant Director, New Jersey Department of Environmental Protection, Division of Parks and Forestry. June 12, 2007.

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

¹¹ Personal communication with Kim Korth, New Jersey Department of Environmental Protection, Non-game Endangered Species Program. December 2007.

¹² Personal communication with Wayne Wharton, New Jersey Department of Environmental Protection, New Jersey Forest Service. November 2007.

¹³ North Jersey Resource Conservation and Development Council. <http://www.northjerseyrcd.org/>. Accessed November 5, 2007.

¹⁴ United States Department of Agriculture, Conservation Programs Offered In New Jersey, Programs Available in 2006. ftp://ftp-fc.sc.egov.usda.gov/NJ/programs/Conservation_Programs_Offered_in_New_Jersey.pdf. Accessed April 13, 2007.

¹⁵ United States Department of Agriculture, Fact Sheet, USDA'S 2007 Farm Bill Proposals. www.usda.gov/wps/portal/!ut/p/_s.7_0_A/7_0_1UH?contentidonly=true&contentid=2007/01/0019.xml. Accessed April 14, 2007.

¹⁶ United States Department of Agriculture, New Jersey Natural Resources Conservation Service Conservation Programs. www.nj.nrcs.usda.gov/programs/. Accessed April 9, 2007.

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- ¹⁷ Personal communication with Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 26, 2007.
- ¹⁸ Personal communication with Tim Dunne, United States Department of Agriculture, Natural Resources Conservation Service. June 25, 2007.
- ¹⁹ Personal communication with Janice Reid, Assistant State Conservationist, United States Department of Agriculture, Natural Resources Conservation Service. June 26, 2007.
- ²⁰ Personal communication with Dave Schaaf, District Manager, Warren County Soil Conservation District. June 13, 2007.
- ²¹ New Jersey Department of Agriculture, Soil and Water Conservation Grants. www.state.nj.us/agriculture/grants/soil.html. Accessed April 14, 2007.
- ²² Warren County Planning Department, Warren County Strategic Growth Plan. October 2005. www.co.warren.nj.us/planning/county_strategic_growth_plan.html. Accessed April 15, 2007.
- ²³ Warren County Planning Department. Warren County Open Space Plan, 1999.
- ²⁴ *New Jersey State Development and Redevelopment Plan*. New Jersey Department of Community Affairs, Office of Smart Growth. New Jersey State Development and Redevelopment Plan. www.nj.gov/dca/osg/plan/stateplan.shtml. Accessed June 24, 2007.
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- ²⁶ Personal communication with Bob Resker, Warren County Land Preservation Office. May 9, 2007.
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CHAPTER 8: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION



Existing Agricultural Industry Support

Right to Farm

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

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

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

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

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

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

Franklin is one of fourteen municipalities in Warren County that have established a Right to Farm Ordinance. Right to Farm Ordinances are a necessary item if a municipality, or property owner, wishes to enter into the farmland preservation program. Franklin established its Right-to-Farm Ordinance in 1980 and a copy can be found in the *Appendix*. The Ordinance states that it is “a right of the farmer and his agents and employees to utilize their land and property in a manner of good common agricultural practices and the pursuit of their livelihood.” The Right-to-Farm Ordinance specifically recognizes the right of a farmer to:

- plow, seed, fertilize, and spray by use of tractors or air spraying;
- use large equipment and tractors, including the application of chemical fertilizers, insecticides and herbicides, as well as other farm equipment to produce land agricultural products;
- utilize the land for grazing of all animals, subject to health restrictions for intensive livestock farms or other restrictions related to spreading manure;
- conduct agricultural operations on holidays, Sundays, and in the evenings; and
- produce noise, odor, dust, and fumes that are caused by agricultural activities.

To date, no formal Right-To-Farm complaints have been filed in Franklin Township. One major issue that has arisen involved complaints about the smell of chicken manure provided by ISE Farm to local farmers to spread on fields for fertilization. To resolve this issue, the Township passed an ordinance requiring that the spreading of manure be limited to certain times of the year.

The Franklin Township Agricultural Advisory Committee has reviewed its Right to Farm ordinance with the SADC model ordinance and recommends the Township Committee revise the ordinance to specifically protect the movement of slow moving farm equipment on local roads.

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 Franklin.

Franklin Township is 23.6 square miles, or 15,076 acres. Of this, 10,933 acres (or 73% of the Township) are under farmland assessment. According to the New Jersey Farmland Assessment, general trends indicate:

- An slightly downward trend in overall farmland assessed acreage since 1991, with small decreases in the actual farmed acres and slight increases in woodlands that are part of farmland assessed acres;
- Harvested cropland was 6,506 acres in 1991, which steadily increased until 2001 to 6,829 acres, but has since decreased to 6,574 acres in 2005;
- Pastured cropland was at 431 acres in 1991, increasing to 482 acres in 2001, but since then decreasing to 434 acres in 2005;

- Permanent pasture acreage decreased from the 1991 to 2001 time period, from 1,801 acres to 1,355 acres, before reaching a low of 1,174 acres in 2005;
- Equine acreage has had a slight decrease since it was first measured in 2001, from 38 acres to 31 acres in 2005;
- The total municipal acreage (for active agricultural use, woodlands and equine) in farmland assessment has decreased slightly from 11,227 acres in 1991 to 11,187 acres in 2005, a 0.4 percent decrease in farmland assessed acreage; and,
- Overall active agricultural acreage in farmland assessment decreased from 8,738 acres in 1991 to 8,182 acres in 2005.

*(New Jersey Agricultural Assessment)*⁶

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

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

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 Franklin's strong agricultural base requires support on many fronts, one of which is flexibility in government regulation. *(Agricultural Smart Growth Plan 2006)*⁷ It is essential that the Franklin 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 Franklin:

- *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. Franklin’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 Franklin 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 Franklin farmers;
- *Agriculture-Friendly Zoning:* This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way. The desired result is that it encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues. In other words, it seeks to harmonize potentially conflicting land use policies. This strategy would be done mostly at the local and county levels.
(*Agricultural Smart Growth Plan 2006*)

Farm Labor

An adequate labor supply is integral to harvesting vegetables, fruits, and berries. Measured in farmed acreage, Franklin has a relatively small industry for these products compared with field crops such as hay and corn, and also beef cattle, goat, sheep, and nursery products. Harvesting of the latter farm products is more mechanized, and/or not as labor intensive as produce, with most work being done by farm family members. (*Kent Hardmeyer*)⁸ As of 2004, 92 acres were devoted to fruits, berries, and vegetables, while 6,472 acres were devoted to field crops and nursery products. (*New Jersey Farmland Assessment*) Since the overall acreage devoted to labor intensive farming is minimized in

Franklin, farm labor housing, a large issue in counties with high farm labor populations is, for the most part, not of high concern in the Township.

Farmer Education

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

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

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

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

Youth Farmer Education Programs

The farmer population in Warren County is getting older, and the same trend holds true in Franklin. 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 Franklin 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 Franklin. (*Agricultural Smart Growth Plan 2006*)

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

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

Public outreach

Over the last 50 years, New Jersey has transformed away from a largely rural and agricultural landscape, to a more urban and suburban landscape. However, farming remains strong and viable in many portions of the state, including Franklin Township. If the Township's remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware of the continuing financial, cultural, scenic and agricultural contributions made by Franklin. Methods to expand public outreach efforts in Franklin 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 Franklin's agriculture industry. Crop damage from wildlife leads to economic loss for the farmer and/or land owner, and is an extremely serious problem throughout Warren County, causing 75% or more crop loss in certain instances. Most damage is caused by a multitude of insects, as well as deer, bear, turkey, and other wildlife. It is important to not only control and manage damage to crops, but to also do it in a manner which causes the least amount of collateral natural resource damage (i.e. limit pesticide use to the greatest extent possible, using natural pest control).

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

The New Jersey Department of Agriculture's Division of Plant Industry works to safeguard New Jersey's plant resources from injurious insect and disease pests. The Division implements several programs for detection, inspection, eradication and control of insect pests, which helps to ensure that the public can enjoy high quality, pest-free agricultural products. (*Division of Plant Industry*)¹² In addition, "the Division oversees programs that certify plant stock for interstate and international shipments, protects forested communities from tree loss caused by the gypsy moth and Asian longhorned beetle, inspects honeybees for harmful bee diseases and pests, regulates the quality of plant seeds, and produces and releases beneficial insects to reduce crop and environmental damage, and decrease dependence on chemical pesticides." (*Division of Plant Industry*) Protection of forest resources is important to Franklin farmers who harvest wood as part of Woodland Management Plans on their farmland assessed properties.

Agriculture vehicle movement

In recent years, as many portions of the rural landscape have become developed with residential subdivisions, the sometimes conflicting lifestyles of farmers and residents clash. Franklin 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 Franklin'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, Franklin should continue to support local agricultural business' right to do so. The SADC model Right to Farm ordinance recognizes as a specific right the operation and transportation of large, slow moving farm equipment over roads. However, Franklin's Right to Farm Ordinance does

not currently specify protection of the right to transport tractors and slow moving farm equipment on local roads. Franklin should consider changing its ordinance to specifically protect the movement of farm equipment.

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

Federal Programs

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

USDA Rural Development Program

Known as the Rural Development Program, the United States Department of Agriculture (USDA) has an extensive array of loans and grants to assist residents in rural areas of the country to support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. Through the program, the USDA offers technical assistance and information to agricultural cooperatives, as well as to communities for empowerment programs. With a multi-billion dollar portfolio of loans, loan guarantees, and grants, the USDA can be an effective partner to assist with agriculture sustainability. (*Rural Development*)¹³

Grants and loans are available in three key areas: Rural Business-Cooperative Service, Rural Housing Service, and Rural Utilities Service. To qualify for many of the program's loans and grants, municipalities must have less than 10,000 residents. (*Agricultural Smart Growth Plan 2006*) At a population of slightly over 3,100, Franklin Township would qualify for these loans and grants.

Income Averaging for Farmers

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury's Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as Farm Income Averaging, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging. (*United States Department of the Treasury*)¹⁴

In the New Jersey Legislature, New Jersey Senate Bill 1425 is presently being considered by the Senate Economic Growth Committee, while Assembly Bill 1692 is being considered by the Assembly's Agriculture and Natural Resources, and Appropriations Committees.

(Ben Kurtzman)¹⁵ These bills would provide income averaging similar to the federal program described above.

USDA Farm Service Agriculture Program

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

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

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

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

Township of Franklin's Vision for Farmland Preservation

The Mission Statement of the Franklin Township Agricultural Advisory Committee:

The Township Committee and the Agricultural Advisory Committee are committed to preserving the rural, agrarian beauty and economy of the Township. The Township has produced this Comprehensive Farmland Preservation Plan and enrolled in the municipal farmland Planning Incentive Grant program to maximize local, county and state funding sources to preserve farmland in the Township.

The Township's Agricultural Advisory Committee mission is to protect the Township's productive agricultural lands while ensuring that farmer's livelihoods are kept secure for the future. Franklin Township has the largest agricultural land base in Warren County. As such, the Committee will implement the Farmland Preservation Plan to ensure that both the farms and farmers continue to be the backbone of the community's heritage.

Goals of the Franklin Agricultural Advisory Committee:

The Township's Agricultural Advisory Committee strives to preserve all of the productive farms 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. Over 2,038 acres have been preserved for agricultural use in Franklin Township. The goal of the Township Agricultural Advisory Committee is to preserve an additional 2,500 acres of farmland within the next ten years, for a total of 4,538 acres.

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

⁴ New Jersey Department of Agriculture, State Agriculture Development Committee, Right to Farm Program: Resolving Agricultural-Related Conflicts 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.

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⁷ New Jersey Department of Agriculture, Agricultural Smart Growth Plan 2006. www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf Accessed March 27, 2007.

⁸ Personal communication with Kent Hardmeyer, United States Department of Agriculture, Natural Resources Conservation Service. May 15, 2007.

⁹ Personal communication with Bill Tietjen, Rutgers Cooperative Extension of Warren County, May 30, 2007.

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¹² New Jersey Department of Agriculture, Division of Plant Industry, Programs. www.state.nj.us/agriculture/divisions/pi/prog/. Accessed April 1, 2007.

¹³ United States Department of Agriculture, Rural Development, About Us. www.rurdev.usda.gov/rd/index.html. Accessed April 3, 2007

¹⁴ United States Department of the Treasury, Internal Revenue Service, Farmers May Harvest Lower Taxes by Averaging Income. www.irs.gov/businesses/small/article/0,,id=123985,00.html. Accessed April 3, 2007

¹⁵ American Farmland Trust, Ben Kurtzman, Legislative Specialist. e-mail communication. April 4, 2007.

¹⁶ United States Department of Agriculture, Farm Service Agency, Farm Loan Programs, Background. www.fsa.usda.gov/FSA/webapp?area=home&subject=fmlp&topic=landing. Accessed April 3, 2007

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

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

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

Everett Chamberlain, Rutgers Cooperative Extension of Warren County. June 20, 2007.

David Dech, Warren County Planning Director. October 2007. Tim Dunne, United States Department of Agriculture, Natural Resources Conservation Service. June 25, 2007.

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

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

Ben Kurtzman, Legislative Specialist American Farmland Trust. April 4, 2007.

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

Monique Purcell, New Jersey Department of Agriculture, Division of Agriculture and Natural Resources. April 18, 2007.

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

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

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

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

Wayne Wharton, New Jersey Department of Environmental Protection, New Jersey Forest Service. November 2007.

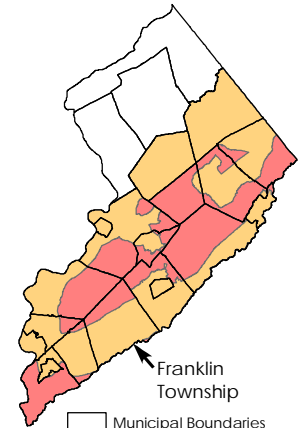
MAPS

- a. Farmland Map
- b. Agricultural Soil Categories
- c. Project Area Map
- d. Farmland that meets the SADC Criteria for Agricultural Soils
- e. Farmland that meets the SADC Criteria for Tillable Land
- f. Farmland that meets SADC Criteria for both Agricultural Soils and Tillable Land

FARMLAND MAP

Franklin Township, Warren County

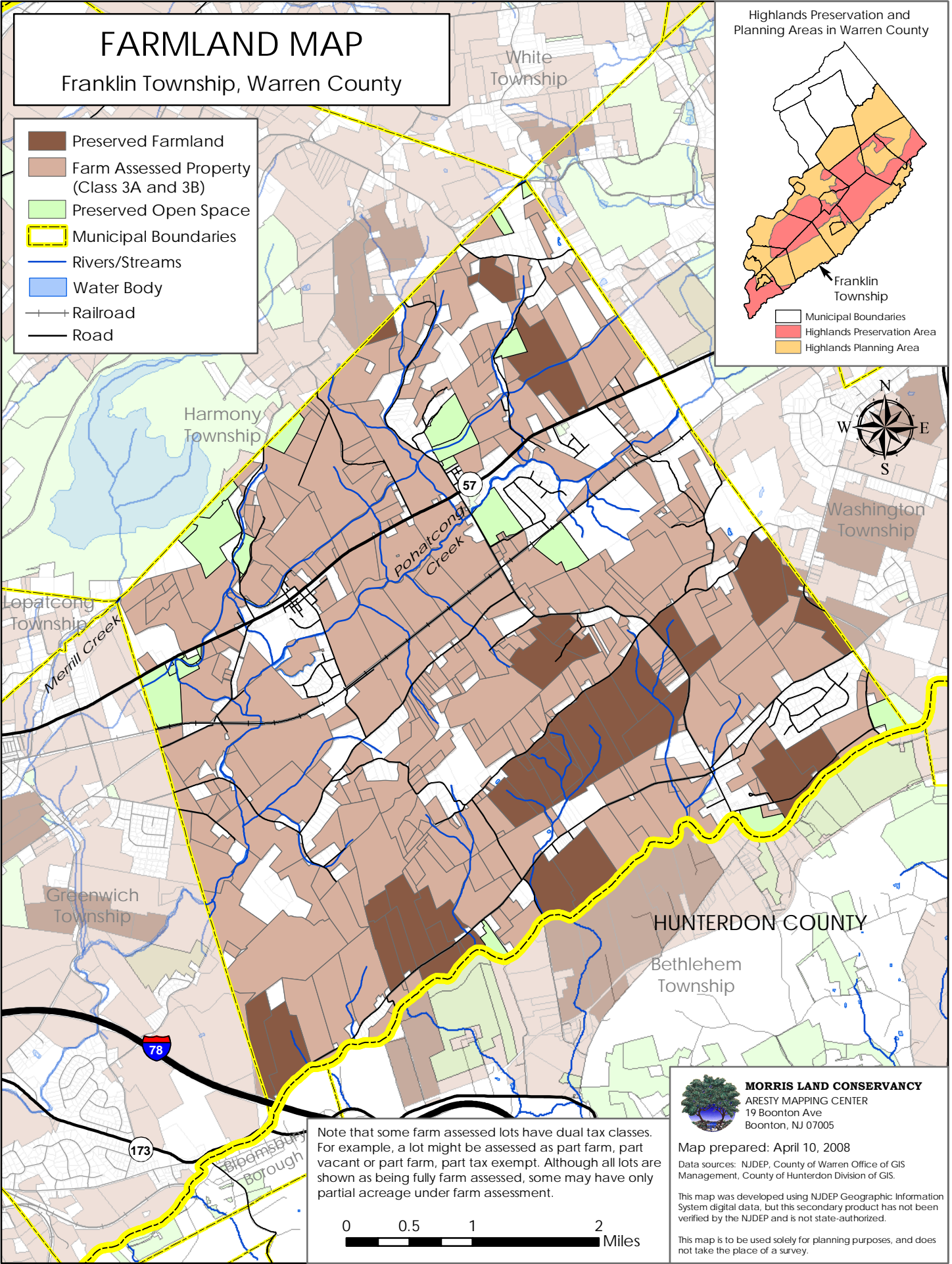
Highlands Preservation and Planning Areas in Warren County



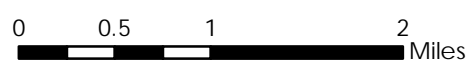
Municipal Boundaries
 Highlands Preservation Area
 Highlands Planning Area



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



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



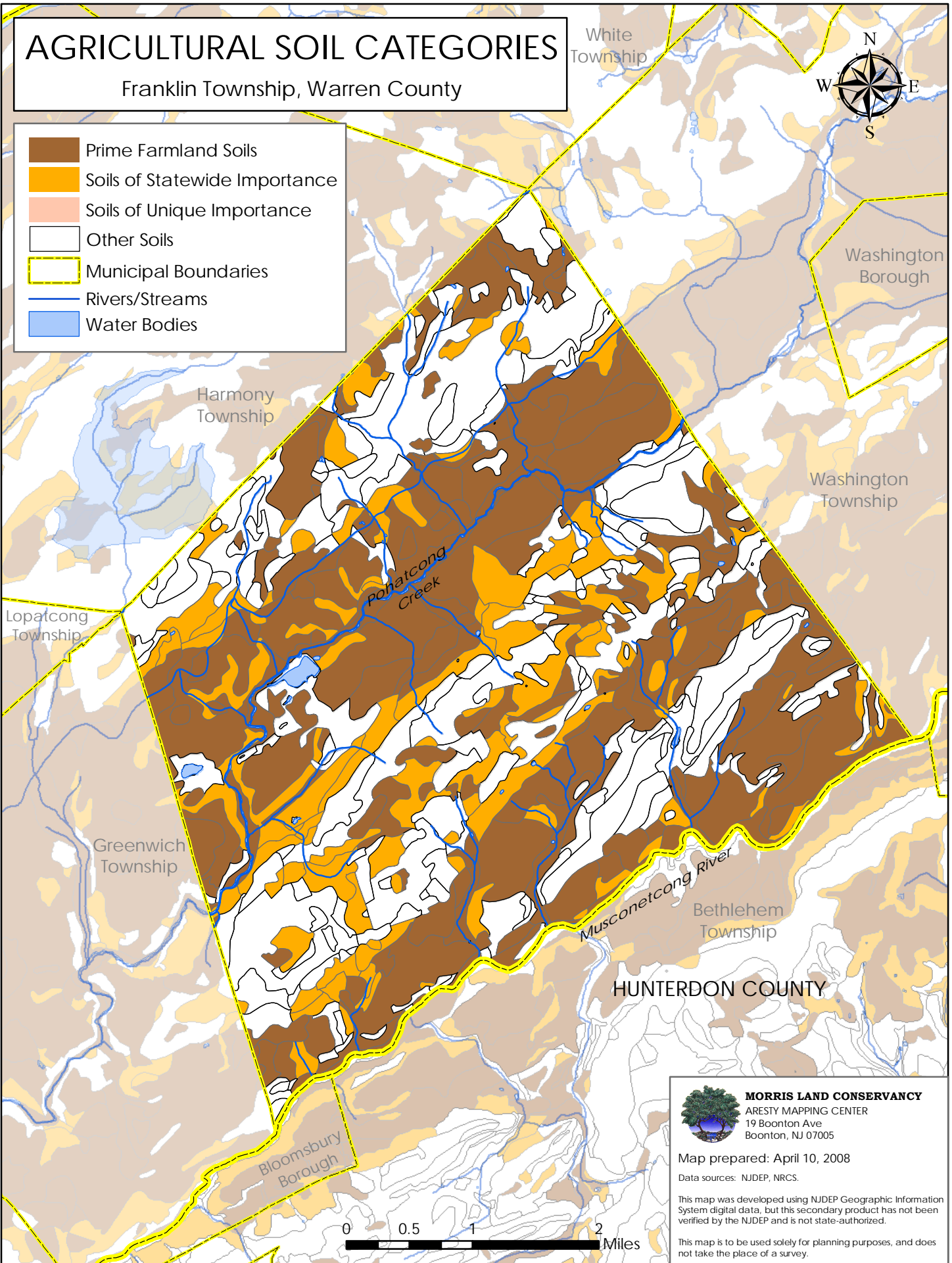
MORRIS LAND CONSERVANCY
 ARESTY MAPPING CENTER
 19 Boonton Ave
 Boonton, NJ 07005

Map prepared: April 10, 2008
 Data sources: NJDEP, County of Warren Office of GIS Management, County of Hunterdon Division of GIS.
 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 SOIL CATEGORIES

Franklin Township, Warren County

- Prime Farmland Soils
- Soils of Statewide Importance
- Soils of Unique Importance
- Other Soils
- Municipal Boundaries
- Rivers/Streams
- Water Bodies



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

Map prepared: April 10, 2008

Data sources: NJDEP, NRCS.

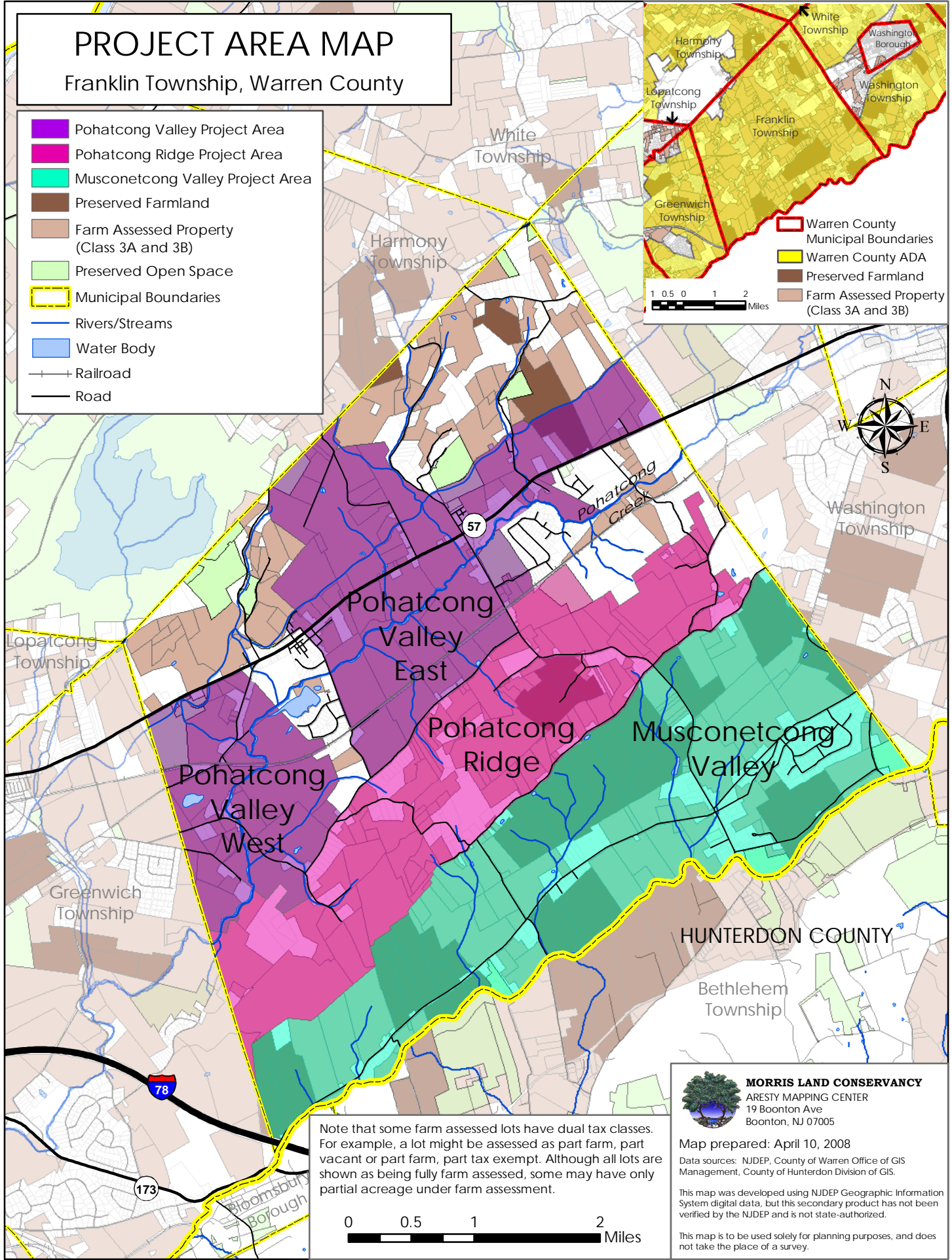
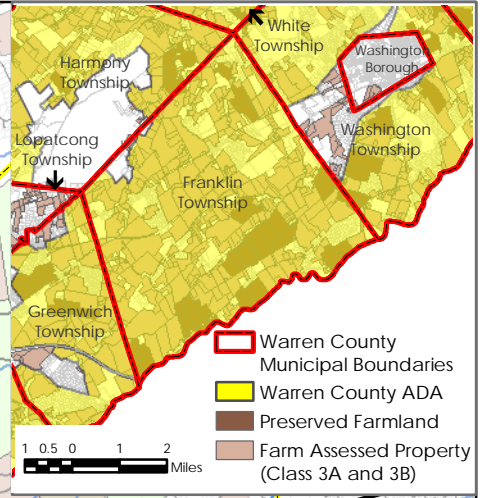
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PROJECT AREA MAP

Franklin Township, Warren County

- Pohatcong Valley Project Area
- Pohatcong Ridge Project Area
- Musconetcong Valley Project Area
- Preserved Farmland
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Municipal Boundaries
- Rivers/Streams
- Water Body
- Railroad
- Road



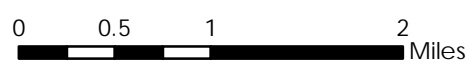
Note that some farm assessed lots have dual tax classes. For example, a lot might be assessed as part farm, part vacant or part farm, part tax exempt. Although all lots are shown as being fully farm assessed, some may have only partial acreage under farm assessment.

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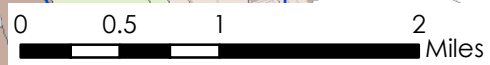
This map is to be used solely for planning purposes, and does not take the place of a survey.



Farms Parcels that meet SADC Criteria for Agricultural Soils

Franklin Township, Warren County

- Farm Parcels that meet SADC Minimum Eligibility Criteria for Agricultural Soils
- Preserved Farmland
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Municipal Boundaries
- Parcel Boundaries
- Rivers/Streams
- Water Body
- Railroad
- Road



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

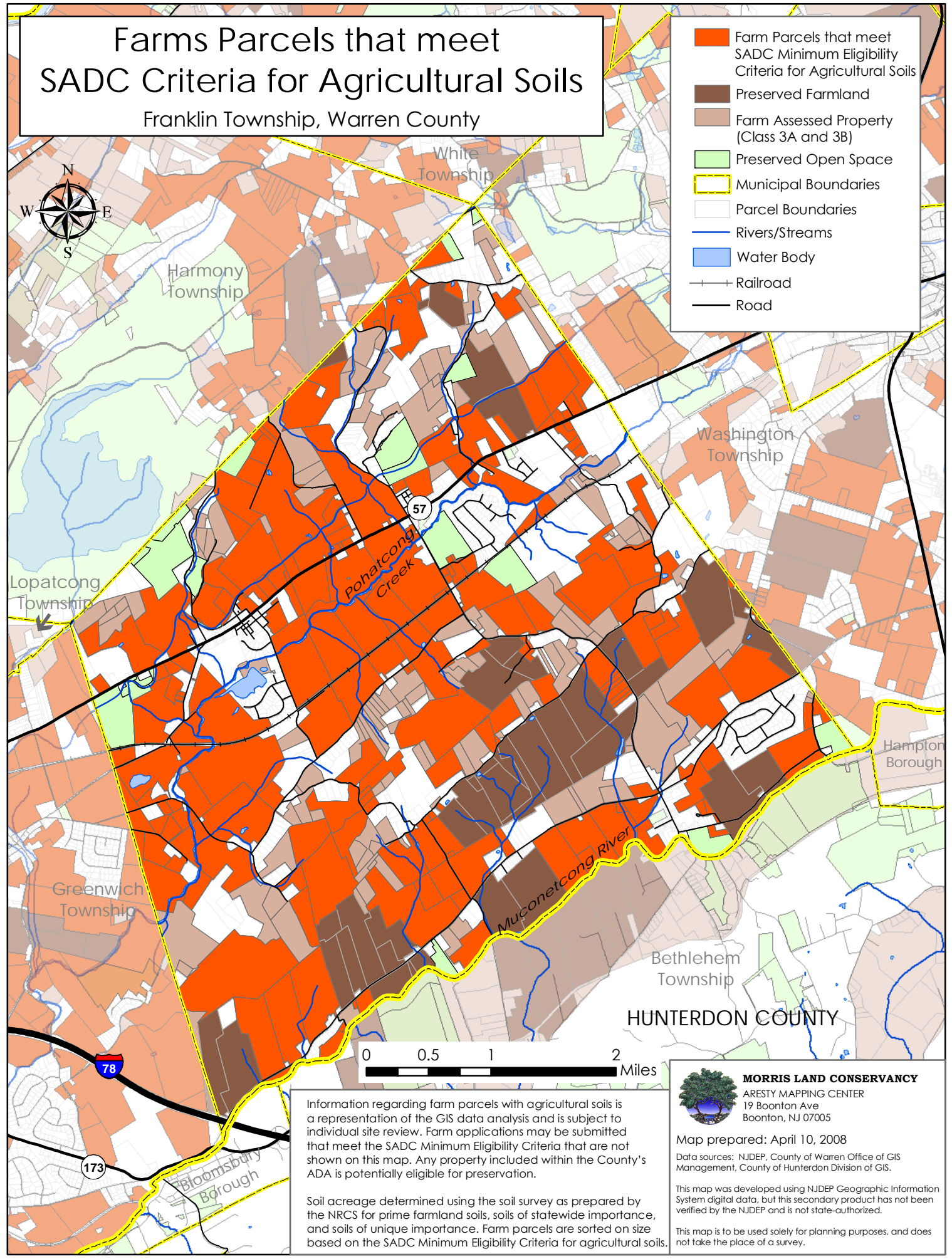
Soil acreage determined using the soil survey as prepared by the NRCS for prime farmland soils, soils of statewide importance, and soils of unique importance. Farm parcels are sorted on size based on the SADC Minimum Eligibility Criteria for agricultural soils.

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

Map prepared: April 10, 2008
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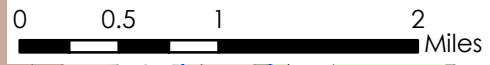
This map is to be used solely for planning purposes, and does not take the place of a survey.



Farms Parcels that meet SADC Criteria for Tillable Land

Franklin Township, Warren County

- Farm Parcels that meet SADC Minimum Eligibility Criteria for Tillable Land
- Preserved Farmland
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Municipal Boundaries
- Parcel Boundaries
- Rivers/Streams
- Water Body
- Railroad
- Road



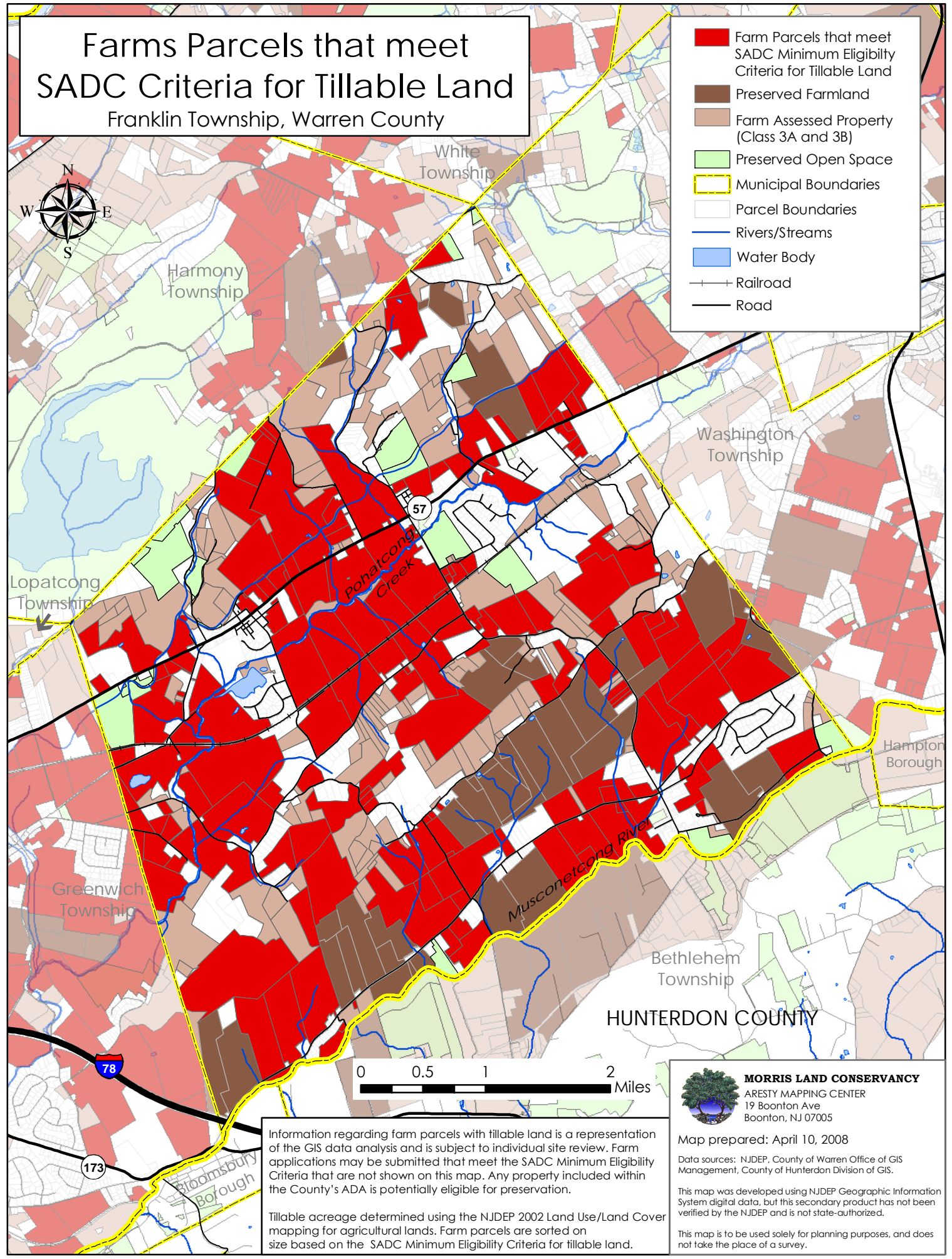
Information regarding farm parcels with tillable land is a representation of the GIS data analysis and is subject to individual site review. Farm applications may be submitted that meet the SADC Minimum Eligibility Criteria that are not shown on this map. Any property included within the County's ADA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

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

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











Map prepared: April 10, 2008
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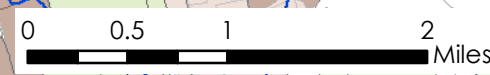
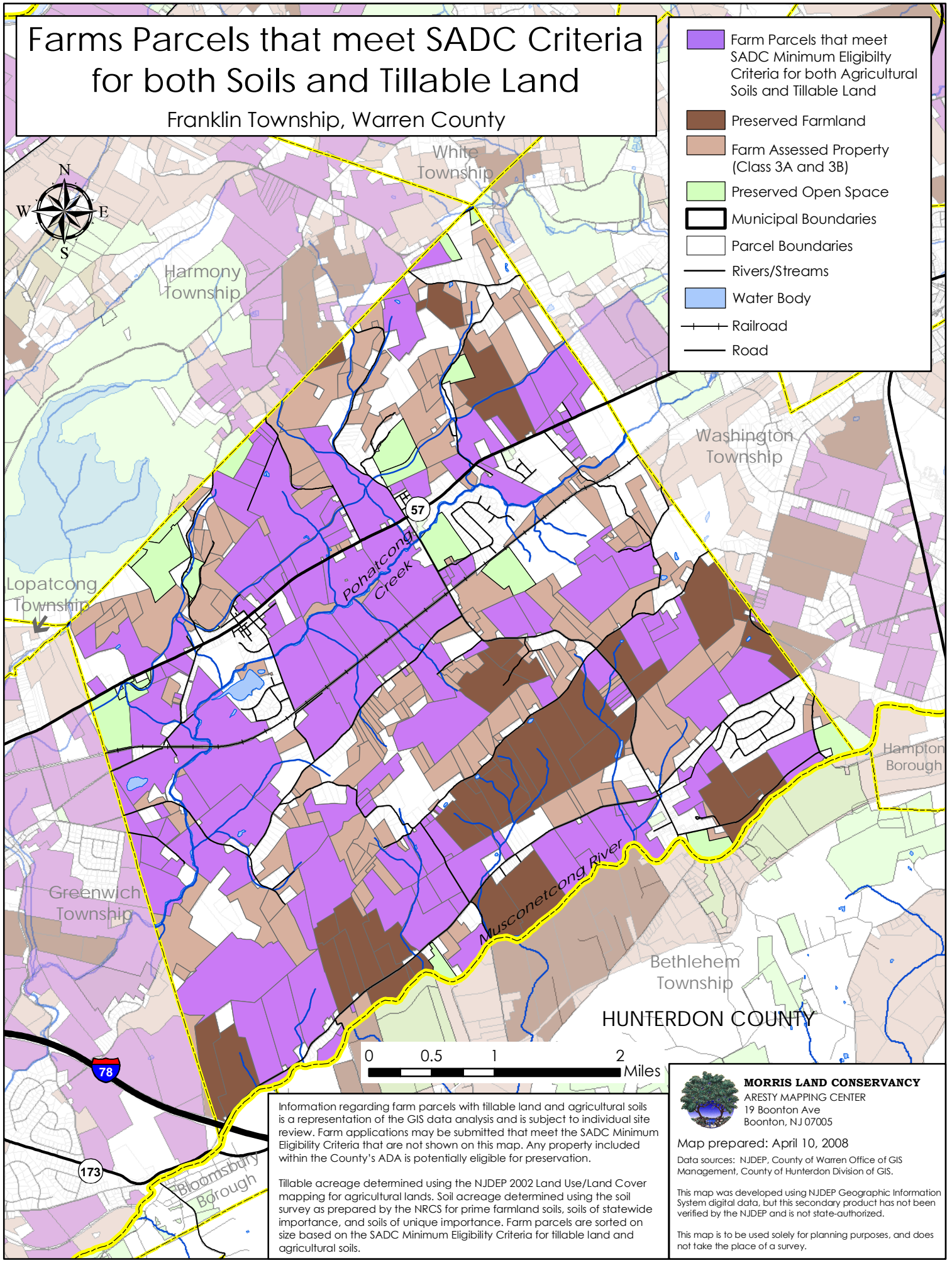
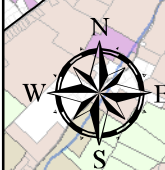
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Farms Parcels that meet SADC Criteria for both Soils and Tillable Land

Franklin Township, Warren County

-  Farm Parcels that meet SADC Minimum Eligibility Criteria for both Agricultural Soils and Tillable Land
-  Preserved Farmland
-  Farm Assessed Property (Class 3A and 3B)
-  Preserved Open Space
-  Municipal Boundaries
-  Parcel Boundaries
-  Rivers/Streams
-  Water Body
-  Railroad
-  Road



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

Tillable acreage determined using the NJDEP 2002 Land Use/Land Cover mapping for agricultural lands. Soil acreage determined using the soil survey as prepared by the NRCS for prime farmland soils, soils of statewide importance, and soils of unique importance. Farm parcels are sorted on size based on the SADC Minimum Eligibility Criteria for tillable land and agricultural soils.



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APPENDICES

- a. Public Hearing #1 – November 26, 2007 – Notice, Agenda
- b. Public Hearing #2 – May 7, 2008 – Notice
- c. Warren County FY09 Minimum Score Report
- d. Franklin Township Right-to-Farm Ordinance
- e. SADC Deed of Easement
- f. Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land
- g. Farmland Parcel Data Table

..... Joyce Yuzuk

full age, being duly sworn upon her oath, saith: That she is connected with Star Gazette, a newspaper published in Hackensack, Warren County, New Jersey,

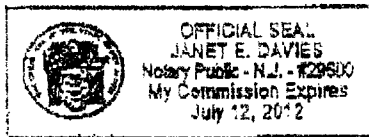
that a notice of which the annexed is a true copy, was published on the 1 day of November A.D., 2007, in said newspaper and once a week thereafter successively, in all 1 week(s), viz.: upon

..... Joyce Yuzuk

Sworn and subscribed before me this

5 day of November A.D. 2007

Janet E. Davies
Notary Public of N.J.



TOWNSHIP OF FRANKLIN
LEGAL NOTICE
PUBLIC HEARINGS ON THE TOWNSHIP OF FRANKLIN OPEN SPACE PRESERVATION PLAN - 2007 UPDATE
PLEASE TAKE NOTICE, that the Township of Franklin, in the County of Warren, State of New Jersey, will conduct a Public Hearing at the regularly scheduled meeting of November 29, 2007 in the Meeting Room of the Township of Franklin Municipal Building, said public hearing to begin at 7:00 p.m. or as soon as practical thereafter, at which time and place all interested parties will have an opportunity to be heard concerning the Township's Draft Farmland Preservation Plan - 2007 Update.
Daniel L. Diorella
Township Clerk
1 Nov 17
Fee: \$5.00

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

Monday, November 26, 2007
7:00 pm

Franklin Township Municipal Building
2093 Route 57, Broadway

Agenda

- Welcome and Introduction
Bonnie Butler, Franklin Township Committee
Beth Styler Barry, Franklin Township Agriculture Advisory Committee
- Framework of Farmland Planning Process
 - Public Meeting Format
 - Overview of the Franklin 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

**FRANKLIN TOWNSHIP
LAND USE BOARD**

PO Box 547, 2093 Rt. 57

Broadway, NJ 08808

Margaret Housman Land Use Secretary

Telephone: 908-689-3994

Fax: 908-689-5803

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

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

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

BY: _____
Franklin Township LUB Secretary

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

Warren County FY09 Minimum Score for Eligible Farm: 38

| Applicant / Owner | Net Acres | Total Score | Round |
|---|-----------|-------------|-------|
| Allamuchy Twp. | | | |
| Warren Co/Van Horn Estate | 102 | 72.41 | 2006A |
| Nevins, Iris | 53 | 53.82 | 2008A |
| Warren Co/Van Horn Estate | 102 | 70.99 | 2007A |
| Blairstown Twp. | | | |
| Warren Co./Pehowski, Linda M. | 170 | 65.14 | 2007A |
| Petterson, Juanita & Tamara | 10 | 44.62 | 2008A |
| DePietro, Ann | 90 | 49.57 | 2007A |
| Franklin Twp. | | | |
| Bungert, Mary Lou | 42 | 56.08 | 2006A |
| Convey, Frank H. & Helen M. | 132 | 53.14 | 2008A |
| Sigler, Carl & Barbara #2 | 84 | 44.67 | 2008A |
| Sigler, Carl & Barbara #1 | 83 | 56.92 | 2008A |
| Riewerts, Henry | 36 | 45.88 | 2008A |
| Petty, Jason | 29 | 65.03 | 2008A |
| Miller, John S. & Wendy E. | 49 | 64.12 | 2008A |
| Sigler, Earl & Alberta #2 | 28 | 58.40 | 2007A |
| Owens, Albert H. | 55 | 51.94 | 2007A |
| Sigler, Earl & Alberta #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

ORDINANCE # 15

AN ORDINANCE DEFINING AND SETTING FORTH THE PUBLIC POLICY OF THE TOWNSHIP OF FRANKLIN, COUNTY OF WARREN, STATE OF NEW JERSEY, OF AGRICULTURAL PURSUITS WITHIN THE LIMITS OF THE TOWNSHIP TO BE KNOWN AS THE "RIGHT TO FARM ORDINANCE".

BE IT ORDAINED, by the Mayor and Township Committee of the Township of Franklin, County of Warren of the State of New Jersey that the Ordinance entitled "Right to Farm" is hereby enacted as follows:

SECTION 1: Policy - The Mayor and Township Committee being aware and having studied the character history and economic, sociological history of the Township and upon the finding that the historical economic backbone of the Township of Franklin has been that of a farming and agricultural community and in furtherance of protecting the agricultural rights that have existed for hundreds of years and to further state that the policy of the Township to maintain the farming characteristics of the Township and the affects thereon as a result of residential, industrial and commercial development which in surrounding communities has been eroding the existance of working farms and the affects thereon by said development and the further affects of technological needs for the agricultural community which has engendered the development of conflicts of said new development with the necessary and good farming practices and other activities indigenous to farming and that the Mayor and Township Committee further find as a result of these change conditions and the affects that a future development have upon the ability of farmers to maintain a livelihood and utilize customary procedures and techniques that the within Ordinance should

be adopted stating the public policy and protecting the farmers in preservation of their farms and common farming practices within the areas of the Township of Franklin.

SECTION 2: In that the policy as above stated under Section 1 it is further provided in the land use study and land use acts as adopted by the Township in allowing farming and all farming agricultural uses in all zoning districts within the Township of Franklin, it is hereby recognized to exist as a right of the farmer, his agents and employees to utilize their land and property in a manner of good common agricultural practices and the pursuit of their livelihood, however, within and subject to the regulations established by the Township of Franklin, County of Warren, State of New Jersey in regard to health code regulations. Hence forth, hereinafter recognized that under the "Right to Farm", all residents in pursuit of agricultural livelihood shall be allowed to continue previous practices established as good farming techniques and procedures with regard to all aspects of farming to include but not limited to plowing, seeding fertilizing and spraying by the use of tractors or air spraying the right to use the large equipment and tractors to include the application of chemical fertilizers, insecticides and herbicides, as well as other customary farm equipment for the purpose of producing from the land agricultural products to include vegetables, grains, feed, crops, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds. The "Right to Farm" shall further include the right to utilize the land for grazing of all animals subject to all health restrictions or intensive livestock farms or other restrictions in regard to spreading of manure.

SECTION 3: The activities, the agricultural uses and good farming practices as hereinabove set forth may occur without abatement or interference seven days a week to and include Sundays, holidays and on a 24-hour daily basis. That further said activities and farming rights as hereinabove provided shall not be hindered, abated or interfered with in regard to the reasonable common farming practices of noise, odors and dust, related to those activities and recognized as being a part thereof and shall be the established right of agricultural pursuits within reasonable bounds and cannot be hindered by adjoining or contiguous residential development.

SECTION 4: This Ordinance shall take affect upon adoption and proper passage and publication according to law.

NOTICE

The foregoing Ordinance was introduced and passed on first reading at a regular meeting of the Township Committee of the Township of Franklin on *Nov. 10, 1980* and will be further read at a second and final reading toward final passage at a regular Township Committee meeting of the Township of Franklin on *Dec. 8* ~~November 24~~, 1980 at 8:00 p.m. at the Franklin Township Municipal Building in Broadway, New Jersey.

Audrey Schmidt

 AUDREY SCHMIDT, CLERK

| Votes | Ayes | Nays |
|------------------------------|-----------------|------|
| Peter Toretta, Mayor | ✓ | |
| Alfred Singley, Committeeman | ✓ | |
| Carl Sigler, Committeeman | ✓ | |
| Passed at first reading on | <i>11-10-80</i> | |
| Passed at final reading on | <i>12-08-80</i> | |
| Publication | | |

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

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

| Block | Lot | Property Class | Owners Name | Total Farm Parcel Acreage | Agricultural Soils | | Tillable Land | |
|-------|-------|----------------|---------------------------------------|---------------------------|--------------------|------------|---------------|------------|
| | | | | | Acres | Percentage | Acres | Percentage |
| 1 | 6 | 3B | ROUTE 57 PARTNERSHIP | 77.59 | 50.59 | 65.20 | 30.81 | 39.71 |
| 1 | 2 | 3A | HAYDU, FRANCIS M & DEBORAH M | 8.30 | 8.30 | 100.00 | 6.54 | 78.84 |
| 2 | 2 | 3A | JANECKO, THOMAS & KATHERINE MATLOCK | 25.86 | 25.86 | 100.00 | 13.62 | 52.66 |
| 7 | 15.02 | 3A | WOOLF, ROGER A & ROBERTA | 10.22 | 10.15 | 99.34 | 10.17 | 99.57 |
| 7 | 17.19 | 3A | HERRMANN, PETER K | 12.53 | 12.53 | 100.00 | 10.11 | 80.72 |
| 7 | 13 | 3B | DE MASI, JOSEPH V % J SCOTT DEMASI | 0.47 | 0.47 | 100.00 | 0.43 | 92.44 |
| 7 | 15 | 3A | WOOLF, RICHARD A | 36.43 | 29.58 | 81.18 | 30.36 | 83.32 |
| 7 | 17.18 | 3A | TOMLINSON, EDWARD P & JANET V | 12.75 | 12.75 | 100.00 | 11.02 | 86.40 |
| 7 | 14.04 | 3B | BARCELLONA, GAFTANO & MARIA | 10.59 | 10.59 | 100.00 | 10.59 | 100.00 |
| 7 | 14.05 | 3B | BARCELLONA, GAFTANO & MARIA | 1.67 | 1.67 | 100.00 | 1.67 | 100.00 |
| 7 | 11 | 3A | DEMASI, JOSEPH V % J SCOTT DEMASI | 9.40 | 9.40 | 100.00 | 8.02 | 85.35 |
| 7 | 14.03 | 3B | BARCELLONA, GAFTANO & MARIA | 13.00 | 13.00 | 100.00 | 13.00 | 100.00 |
| 7 | 14 | 3A | BLEASE, ROBERT R | 8.53 | 8.53 | 100.00 | 6.85 | 80.35 |
| 8 | 19 | 3B | SCHOENWOOD FARMS, LLC | 22.52 | 22.26 | 98.83 | 21.18 | 94.05 |
| 8 | 8 | 3B | BARCELLONA, GAFTANO & MARIA | 99.25 | 49.31 | 49.69 | 26.54 | 26.74 |
| 8 | 10 | 3A | SCHOENWOOD FARMS, LLC | 182.24 | 82.19 | 45.10 | 76.49 | 41.97 |
| 8 | 18 | 3B | SCHOENWOOD FARMS, LLC | 20.26 | 20.26 | 100.00 | 20.26 | 100.00 |
| 8 | 17 | 3B | SCHOENWOOD FARMS, LLC | 3.85 | 3.85 | 100.00 | 3.81 | 98.89 |
| 8 | 21 | 3A | COPPERSMITH, RICHARD P. & ARLEEN | 61.89 | 44.69 | 72.21 | 31.25 | 50.49 |
| 8 | 15 | 3B | GYURICZA, ALAN & SIMONE | 6.97 | 6.70 | 96.10 | 5.02 | 72.00 |
| 8 | 16 | 3B | GYURICZA, ALAN & SIMONE | 4.43 | 4.43 | 100.00 | 3.40 | 76.81 |
| 8 | 10.02 | 3B | THE SCOTT HOUSE | 11.18 | 10.96 | 98.03 | 10.13 | 90.62 |
| 9 | 23 | 3A | SIGLER, CARL W & BARBARA J | 166.75 | 99.52 | 59.69 | 105.67 | 63.37 |
| 11 | 38 | 3B | VENNER, CHARLES | 0.28 | 0.28 | 100.00 | 0.28 | 100.00 |
| 11 | 34 | 3B | MCBRIEN, NIEL & T & M MURPHY ETALS | 69.62 | 33.28 | 47.80 | 28.60 | 41.08 |
| 11 | 37 | 3B | MCBRIEN, NIEL & T & M MURPHY ETALS | 12.04 | 12.04 | 100.00 | 7.72 | 64.14 |
| 11 | 37.02 | 3B | MCBRIEN, NIEL & T & M MURPHY ETALS | 0.09 | 0.09 | 100.00 | 0.09 | 100.00 |
| 12 | 7 | 3B | EASTVIEW FARM, LLC | 22.91 | 22.62 | 98.77 | 21.55 | 94.07 |
| 15 | 9 | 3B | SAQA, HANNA & NEMEH, GHATTAS, H & L | 5.59 | 5.59 | 100.00 | 5.59 | 100.00 |
| 15 | 11.03 | 3B | ELDER, YVONNE | 9.69 | 9.69 | 100.00 | 9.69 | 100.00 |
| 15 | 7.01 | 3B | SAQA, HANNA & NEMETH & GHATTAS, H | 3.06 | 3.06 | 100.00 | 3.00 | 97.94 |
| 15 | 8 | 3B | FERRO, MARILYN M | 5.19 | 5.19 | 100.00 | 5.19 | 100.00 |
| 15 | 13 | 3A | STULL, JAMES & VERNA | 54.60 | 54.60 | 100.00 | 47.34 | 86.70 |
| 15 | 4 | 3A | PEREIRA, GABRIEL | 32.60 | 32.60 | 100.00 | 24.37 | 74.75 |
| 15 | 4.01 | 3B | SAQA, HANNA J & NEMEH, GHATTAS, H & L | 10.49 | 10.49 | 100.00 | 10.39 | 99.00 |
| 15 | 5 | 3B | PEAR TREE REALTY, INC | 67.81 | 67.81 | 100.00 | 61.20 | 90.25 |
| 15 | 10 | 3B | SAQA, HANNA & NEMEH, GHATTAS, H & L | 37.37 | 36.81 | 98.49 | 35.91 | 96.07 |
| 16 | 19 | 3A | MILLER, JOHN S & WENDY E | 49.04 | 49.04 | 100.00 | 42.51 | 86.68 |
| 16 | 12.03 | 3B | WOOLF ROGER A & ROBERTA L | 5.17 | 5.17 | 100.00 | 5.17 | 100.00 |
| 16.01 | 10.03 | 3B | GREENSTEIN, C SR, C JR, & DAVID | 5.42 | 5.42 | 100.00 | 5.10 | 94.06 |
| 16.01 | 10 | 3B | LACKLAND & LACKLAND | 2.80 | 2.80 | 100.00 | 2.80 | 100.00 |
| 16.01 | 10.02 | 3A | LACEY, RICHARD C & DELORES L | 5.48 | 5.41 | 98.81 | 4.44 | 81.12 |
| 16.01 | 10.08 | 3B | LACKLAND & LACKLAND | 8.04 | 8.04 | 100.00 | 7.93 | 98.63 |
| 16.04 | 1.01 | 3B | SMITH, STEWART C & ESTELLE | 2.14 | 2.14 | 100.00 | 2.13 | 99.36 |
| 16.04 | 1.03 | 3B | SMITH, STEWART C & ESTELLE | 2.28 | 2.28 | 100.00 | 2.28 | 100.00 |
| 16.04 | 1.02 | 3B | SMITH, STEWART C & ESTELLE | 2.09 | 2.09 | 100.00 | 2.09 | 100.00 |
| 16.04 | 1.05 | 3B | SMITH, STEWART C & ESTELLE | 9.32 | 9.10 | 97.64 | 8.58 | 92.01 |
| 16.04 | 1.04 | 3B | SMITH, STEWART C & ESTELLE | 9.18 | 9.18 | 100.00 | 8.84 | 96.27 |
| 18 | 26 | 3B | SMITH, MIRIAM E | 24.88 | 20.71 | 83.22 | 19.31 | 77.61 |
| 18 | 1 | 3A | SMITH, MIRIAM E. | 17.72 | 16.58 | 93.52 | 15.90 | 89.73 |
| 19 | 2 | 3B | STILLWAUGH, JAMES P & CHRISTIE L | 5.15 | 5.15 | 100.00 | 4.97 | 96.48 |
| 26 | 18 | 3A | HOSER, JOHN | 122.34 | 122.34 | 100.00 | 118.33 | 96.73 |
| 26 | 17 | 3B | ISE AMERICA | 91.17 | 91.17 | 100.00 | 81.81 | 89.73 |
| 26 | 3 | 3B | SIGLER, CARL | 58.96 | 58.96 | 100.00 | 57.75 | 97.94 |
| 26 | 8 | 3B | SIGLER, CARL | 1.75 | 1.75 | 100.00 | 1.75 | 100.00 |
| 26 | 1 | 3B | WOOLF FAMILY LIMITED PARTNERSHIP | 49.28 | 45.18 | 91.69 | 47.06 | 95.48 |

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

| Block | Lot | Property Class | Owners Name | Total Farm Parcel Acreage | Agricultural Soils | | Tillable Land | |
|-------|-------|----------------|-------------------------------------|---------------------------|--------------------|------------|---------------|------------|
| | | | | | Acres | Percentage | Acres | Percentage |
| 26 | 14 | 3B | BANGHART, JOSEPH | 2.60 | 2.60 | 100.00 | 2.60 | 100.00 |
| 26 | 16 | 3B | ISE AMERICA | 68.81 | 68.81 | 100.00 | 63.29 | 91.98 |
| 26 | 2 | 3B | BLUMNER ASSOCIATES LLC ETALS | 88.45 | 73.92 | 83.57 | 75.16 | 84.97 |
| 26 | 15 | 3B | BANGHART, GEORGE W | 53.72 | 53.72 | 100.00 | 53.61 | 99.79 |
| 26 | 13 | 3B | BANGHART, JOSEPH | 101.08 | 101.08 | 100.00 | 92.50 | 91.51 |
| 27 | 1 | 3B | FRANKLIN INDUSTRIAL LAND CORP | 83.67 | 70.81 | 84.62 | 45.68 | 54.59 |
| 27 | 6 | 3A | BANGHART, JOSEPH | 39.68 | 39.68 | 100.00 | 38.95 | 98.17 |
| 27 | 2 | 3B | ISE AMERICA | 67.02 | 67.02 | 100.00 | 62.58 | 93.36 |
| 27 | 5 | 3A | BANGHART, GEORGE W | 37.08 | 36.74 | 99.08 | 36.27 | 97.81 |
| 27 | 4 | 3B | ISE AMERICA | 33.90 | 33.90 | 100.00 | 32.29 | 95.24 |
| 28 | 2 | 3A | COLALUCE, JOSEPH D. | 17.46 | 17.46 | 100.00 | 15.60 | 89.33 |
| 29 | 1 | 3A | YEAGER, ROBERT & MARSHA M | 10.65 | 10.65 | 100.00 | 6.17 | 57.87 |
| 30 | 41.02 | 3B | COLALUCE, JOSEPH D. | 0.92 | 0.92 | 100.00 | 0.72 | 77.42 |
| 34 | 10 | 3A | SANTINI, ROBERT A | 31.50 | 31.50 | 100.00 | 22.56 | 71.62 |
| 34 | 9 | 3A | HART, MICHAEL & ALEXANDER | 124.03 | 81.81 | 65.96 | 82.09 | 66.18 |
| 39 | 5 | 3A | TASEVSKI, MILAN & SPASA | 86.71 | 86.71 | 100.00 | 55.05 | 63.48 |
| 39 | 14 | 3B | NORTH CENTRAL REALCO, LLC | 0.68 | 0.68 | 100.00 | 0.66 | 97.18 |
| 39 | 5.11 | 3B | TASEVSKI, MILAN & SPASA | 1.53 | 1.53 | 100.00 | 1.40 | 91.88 |
| 39 | 6 | 3B | DOSTER, DEAN & PEGGY SUE | 6.86 | 6.86 | 100.00 | 5.58 | 81.28 |
| 39 | 6.03 | 3B | THE CHAPEL AT WARREN VALLEY | 12.03 | 12.03 | 100.00 | 10.77 | 89.56 |
| 39 | 6.02 | 3B | TAVERAS, CHARLES & GERTURDE | 6.81 | 6.81 | 100.00 | 5.61 | 82.43 |
| 40 | 1 | 3B | O'DOWD, BRIAN | 14.73 | 14.73 | 100.00 | 14.38 | 97.64 |
| 41 | 13 | 3B | HART, MICHAEL & ALEXANDER | 171.24 | 133.73 | 78.10 | 143.69 | 83.91 |
| 41 | 3 | 3B | HART, MICHAEL & ALEXANDER | 97.53 | 54.31 | 55.69 | 40.90 | 41.94 |
| 41 | 1 | 3B | O'DOWD'S ASSOCIATES INC | 13.47 | 10.81 | 80.28 | 13.08 | 97.14 |
| 41 | 10.05 | 3B | SANTINI, SANTINO JR & CHRISTINE M | 17.19 | 17.12 | 99.62 | 16.54 | 96.22 |
| 41 | 7 | 3B | SANTINI, SANTINO J JR & CHRISTINE M | 32.96 | 32.65 | 99.04 | 21.11 | 64.03 |
| 41 | 9 | 3B | BLUMNER ASSOCIATES LLC ETALS | 112.71 | 111.81 | 99.20 | 87.58 | 77.70 |
| 42 | 2.05 | 3B | MININNI, DAVID | 9.06 | 9.06 | 100.00 | 9.06 | 100.00 |
| 42 | 10 | 3B | COE-DONALDSON, ROBYN / DONALDSON, J | 26.33 | 26.33 | 100.00 | 26.13 | 99.23 |
| 42 | 4 | 3B | R & S PROPERTIES, LLC | 112.46 | 89.64 | 79.71 | 53.28 | 47.38 |
| 42 | 10.03 | 3A | WAGNER, RALF-GEORGE & LAURA M | 9.67 | 9.58 | 99.11 | 7.54 | 78.02 |
| 42 | 2 | 3A | MININNI, DAVID & PAULA | 12.42 | 12.42 | 100.00 | 11.15 | 89.76 |
| 42 | 10.04 | 3A | BRANDT, MARILYN | 9.98 | 9.98 | 100.00 | 9.98 | 100.00 |
| 42 | 1 | 3B | O'DOWDS ASSOCIATES | 15.92 | 15.92 | 100.00 | 15.71 | 98.68 |
| 42 | 2.03 | 3B | ADS HOMES, LLC | 5.22 | 5.22 | 100.00 | 4.81 | 92.22 |
| 42 | 11 | 3A | OBERLY CLIFFORD & MARGARET | 62.98 | 51.95 | 82.49 | 48.14 | 76.44 |
| 43 | 11 | 3B | SANTINI, SANTINO J & CLARA S | 49.26 | 37.29 | 75.69 | 37.97 | 77.08 |
| 43 | 10 | 3B | THATCHER RUSSELL | 47.57 | 40.32 | 84.75 | 34.98 | 73.53 |
| 45 | 57 | 3A | NYENHOUSE, CAROLYN, C BLALOCK ETALS | 4.80 | 4.80 | 100.00 | 3.67 | 76.41 |
| 45 | 50.06 | 3B | BROWN, DAVID S | 30.58 | 25.01 | 81.79 | 16.22 | 53.05 |
| 45 | 50.04 | 3B | BROWN, DAVID S | 2.98 | 2.98 | 100.00 | 2.97 | 99.81 |
| 45 | 4.03 | 3B | BANGHART, JOSEPH A & GEORGE W | 1.46 | 1.46 | 100.00 | 1.19 | 81.76 |
| 45 | 26 | 3A | SIGLER, RONALD SR & SHIRLEY | 20.76 | 14.37 | 69.23 | 13.50 | 65.02 |
| 45 | 37 | 3A | SONZOGNI, EBE N & CAROL J | 146.29 | 117.12 | 80.06 | 98.91 | 67.61 |
| 45 | 56 | 3B | NYENHOUSE, CAROLYN, C BLALOCK ETALS | 5.65 | 5.65 | 100.00 | 4.99 | 88.45 |
| 45 | 9 | 3A | TORETTA, PETER & ELEANOR | 7.94 | 6.49 | 81.77 | 6.87 | 86.54 |
| 45 | 5 | 3A | BANGHART GEORGE W | 60.64 | 29.93 | 49.35 | 28.31 | 46.69 |
| 46 | 27 | 3A | MCANALLEN CORP.% DELORENZO | 108.45 | 77.91 | 71.84 | 51.81 | 47.77 |
| 46 | 20 | 3B | D'ANGELO, ALBERT | 32.31 | 21.91 | 67.81 | 21.89 | 67.74 |
| 46 | 37 | 3B | HOOD, ROBERT & KIM | 82.17 | 39.87 | 48.52 | 37.36 | 45.46 |
| 46 | 17 | 3B | TORETTA, PETER & ELEANOR | 50.65 | 40.06 | 79.09 | 42.20 | 83.32 |
| 48 | 2 | 3B | SMITH, ELIZABETH & RICHARD L | 47.42 | 46.94 | 99.00 | 35.49 | 74.84 |
| 48 | 16 | 3A | GARDNER, ROBERT E & JOANN M | 91.56 | 56.88 | 62.13 | 62.31 | 68.06 |
| 48 | 14 | 3A | DEMMEEST, EMMA | 95.74 | 77.95 | 81.42 | 88.22 | 92.15 |
| 48 | 4.04 | 3A | FALCIANI, FRANK W & SHARON L | 10.20 | 9.92 | 97.24 | 7.22 | 70.75 |

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

| Block | Lot | Property Class | Owners Name | Total Farm Parcel Acreage | Agricultural Soils | | Tillable Land | |
|-------|-------|----------------|----------------------------------|---------------------------|--------------------|------------|---------------|------------|
| | | | | | Acres | Percentage | Acres | Percentage |
| 48 | 4 | 3B | SCHNETZER, ARNOLD P | 61.48 | 45.95 | 74.74 | 57.97 | 94.28 |
| 48 | 4.02 | 3A | POLOMSKI, FELIKS & BOGUMILA | 15.98 | 15.98 | 100.00 | 15.14 | 94.75 |
| 49 | 1 | 3B | SIGLER, ANNA E | 2.05 | 2.05 | 100.00 | 2.03 | 98.78 |
| 50 | 10 | 3A | WITTE, HARRY W & ELEANOR H | 6.54 | 5.25 | 80.17 | 5.25 | 80.29 |
| 51 | 1 | 3A | RIGGS, DONALD L & VALERIE M | 32.42 | 26.31 | 81.15 | 24.28 | 74.90 |
| 51 | 19 | 3B | DEMMERST, EMMA L | 16.12 | 16.12 | 100.00 | 13.35 | 82.84 |
| 51 | 4 | 3B | R L L ENTERPRISES, INC | 50.47 | 41.36 | 81.95 | 38.87 | 77.01 |
| 51 | 1.06 | 3B | ADAMS, STEPHEN S & MICHELLE L | 4.87 | 4.87 | 100.00 | 3.70 | 75.95 |
| 53 | 5 | 3B | R L L ENTERPRISES INC | 12.85 | 12.85 | 100.00 | 9.90 | 77.02 |
| 56 | 36 | 3B | SMITH, ELIZABETH & RICHARD L | 72.84 | 48.88 | 67.11 | 63.30 | 86.91 |
| 56 | 34 | 3B | BLUMBERG, BRUCE | 63.19 | 30.72 | 48.62 | 58.06 | 91.89 |
| 56 | 26 | 3A | VERKADE, JAN R.W. & KATHRYN | 46.06 | 45.54 | 98.86 | 37.57 | 81.56 |
| 56 | 33 | 3A | SAMUEL, MARK J & MARGARET M | 61.42 | 41.99 | 68.37 | 42.89 | 69.82 |
| 56 | 35 | 3B | SMITH, ELIZABETH & RICHARD L | 14.81 | 14.33 | 96.78 | 10.26 | 69.26 |
| 56 | 33.01 | 3B | SAMUEL, MARK & MARGARET M | 3.74 | 3.57 | 95.62 | 3.20 | 85.53 |
| 57 | 13 | 3B | SIGLER, EARL | 3.58 | 3.58 | 100.00 | 3.55 | 99.02 |
| 57 | 31.01 | 3B | BOWSER, ADAM L | 65.38 | 65.38 | 100.00 | 64.27 | 98.31 |
| 57 | 30 | 3B | BUTLER, PATRICIA D & BONNIE | 26.97 | 26.97 | 100.00 | 26.05 | 96.59 |
| 57 | 18 | 3B | HAGAMAN, ELOISE | 33.38 | 33.35 | 99.90 | 30.47 | 91.29 |
| 57 | 30.02 | 3B | BUTLER, PATRICIA D & BONNIE | 2.22 | 2.22 | 100.00 | 2.22 | 100.00 |
| 57 | 14 | 3A | SIGLER, EARL | 4.77 | 4.77 | 100.00 | 4.35 | 91.15 |
| 57 | 30.01 | 3B | BUTLER, WILMER T | 1.55 | 1.55 | 100.00 | 1.55 | 100.00 |
| 57 | 29.02 | 3B | BUTLER, WILMER T & PATRICIA D | 1.60 | 1.60 | 100.00 | 1.48 | 92.53 |
| 57 | 30.03 | 3B | BUTLER, WILMER T | 1.78 | 1.78 | 100.00 | 1.71 | 95.71 |
| 57 | 31.03 | 3A | VANSADERS, JOHN G & MARYANNE | 11.24 | 11.24 | 100.00 | 10.74 | 95.53 |
| 57 | 15 | 3A | MARIANO, THOMAS J & ELAINE M | 8.26 | 8.26 | 100.00 | 6.82 | 82.56 |
| 57 | 1 | 3A | LEAVENS, WILLIAM B III | 11.33 | 9.56 | 84.41 | 10.18 | 89.90 |
| 58 | 9 | 3A | CERICOLA, ROBERT J | 9.77 | 7.46 | 76.32 | 9.77 | 100.00 |
| 58 | 28 | 3A | TRUSZKOWSKI, RAYMOND & MARY | 34.06 | 27.04 | 79.41 | 29.69 | 87.18 |
| 58 | 11 | 3B | SCHUSTER, JOHN L | 25.15 | 25.14 | 100.00 | 25.11 | 99.86 |
| 58 | 12 | 3A | CERICOLA, ROBERT J | 67.32 | 31.61 | 46.96 | 39.88 | 59.24 |
| 58 | 26 | 3A | TRUSZKOWSKI, RAYMOND & MARY | 114.21 | 48.91 | 42.82 | 75.80 | 66.36 |
| 58 | 17 | 3A | BUTLER, WILMER | 37.08 | 35.65 | 96.12 | 33.95 | 91.56 |
| 58 | 16 | 3A | BADWAY MAURICE A | 55.89 | 35.23 | 63.03 | 26.52 | 47.46 |
| 58 | 8 | 3B | CERICOLA, ROBERT J | 66.79 | 41.97 | 62.83 | 63.86 | 95.61 |
| 58 | 1 | 3B | TOBIAS, BARRY & BERLANT, KAREN E | 110.71 | 110.05 | 99.40 | 104.74 | 94.61 |
| 58 | 10 | 3B | CERICOLA, ROBERT J | 30.05 | 30.05 | 100.00 | 30.05 | 100.00 |
| 59 | 11.01 | 3B | FALK, NORMAN | 1.31 | 1.28 | 98.05 | 1.30 | 99.39 |
| 59 | 1.04 | 3A | RIVERVIEW FARMS, LLC | 40.67 | 26.77 | 65.81 | 34.21 | 84.12 |
| 60 | 1 | 3A | FUSCO, LIBERO & ANNA | 19.95 | 17.81 | 89.29 | 11.64 | 58.36 |
| 60 | 1.08 | 3B | FUSCO, LIBERO & ANNA | 1.71 | 1.71 | 100.00 | 1.65 | 96.73 |
| 61 | 10 | 3B | 635 WATER STREET, LLC | 234.70 | 59.37 | 25.30 | 51.81 | 22.07 |
| 61 | 5 | 3A | HERITAGE, MAUREEN | 93.50 | 78.73 | 84.20 | 86.21 | 92.20 |
| 61 | 6 | 3B | HERITAGE, MAUREEN P | 89.77 | 60.83 | 67.76 | 61.05 | 68.01 |
| 62 | 3 | 3B | HERITAGE, MAUREEN | 9.48 | 8.61 | 90.85 | 7.67 | 80.96 |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|--------------------|-------------------------------------|-----------------------|---------------------|---------|---------|-------|
| 1 | 2 | ROUTE 57, 2656 | HAYDU, FRANCIS M & DEBORAH M | 2656 ROUTE 57 | STEWARTSVILLE, NJ | 08886 | 8.30 | 3A |
| 1 | 6 | ROUTE 57, 2616 | ROUTE 57 PARTNERSHIP | 420 FAIRVIEW AVE | CEDAR GROVE, NJ | 07009 | 77.59 | 3B |
| 1 | 7 | RESERVOIR ROAD | HOBOR ANTHONY III & L REIGINGER | 1605 KEARNEY DRIVE | NORTH BRUNSWICK, NJ | 08902 | 20.76 | 3B |
| 1 | 8 | RESERVOIR ROAD | HOBOR ANTHONY III & L REIGINGER | 1605 KEARNEY DRIVE | NORTH BRUNSWICK, NJ | 08902 | 5.30 | 3B |
| 1 | 9 | RESERVOIR ROAD | HOBOR, ANTHONY III & L REIFINGER | 1605 KEARNEY DRIVE | NORTH BRUNSWICK, NJ | 08902 | 6.72 | 3B |
| 1 | 10 | RESERVOIR ROAD | REIFINGER, LEONARD & A HOBOR II | 1610 KEARNY DRIVE | NORTH BRUNSWICK, NJ | 08902 | 22.15 | 3B |
| 1 | 10.01 | RESERVOIR ROAD | WISE EST ELIZABETH & JAMES CLINE | 3817 CARMAN DRIVE | FT WORTH TEXAS | 76116 | 22.02 | 3B |
| 1 | 15 | MONTANA ROAD, 43 | JANECKO, THOMAS & KATHERINE MATLOCK | 2584 ROUTE 57 | STEWARTSVILLE, NJ | 08886 | 92.28 | 3B |
| 1 | 18 | MONTANA ROAD, 43 | JANECKO, THOMAS & KATHERINE MATLOCK | 2584 ROUTE 57 | STEWARTSVILLE NJ | 08886 | 0.18 | 3B |
| 1 | 26.01 | MONTANA ROAD, 133 | CHOUDHARY, BONA | 133 MONTANA RD | WASHINGTON, NJ | 07882 | 11.35 | 3B |
| 1 | 32 | MONTANA ROAD, 117 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, NJ | 07882 | 1.90 | 3B |
| 2 | 2 | ROUTE 57, 2584 | JANECKO, THOMAS & KATHERINE MATLOCK | 2584 ROUTE 57 | STEWARTSVILLE, NJ | 08886 | 25.86 | 3A |
| 2 | 18 | MONTANA ROAD, 19 | JANECKO, THOMAS & KATHERINE MATLOCK | 2584 ROUTE 57 | STEWARTSVILLE NJ | 08886 | 5.24 | 3B |
| 7 | 11 | ROUTE 57, 2450 | DEMASI, JOSEPH V % J SCOTT DEMASI | 91 SOUTH MAIN STREET | PHILLIPSBURG NJ | 08865 | 9.40 | 3A |
| 7 | 13 | ROUTE 57, 2450 | DE MASI, JOSEPH V % J SCOTT DEMASI | 91 SOUTH MAIN STREET | PHILLIPSBURG NJ | 08865 | 0.47 | 3B |
| 7 | 14 | ROUTE 57, 2420 | BLEASE, ROBERT R | P O BOX 148 | STEWARTSVILLE, NJ | 08886 | 8.53 | 3A |
| 7 | 14.03 | ROUTE 57, 2380 | BARCELLONA, GAFTANO & MARIA | 26 NYE AVENUE | WHIPPANY, N.J. | 07981 | 13.00 | 3B |
| 7 | 14.04 | ROUTE 57, 2404 | BARCELLONA, GAFTANO & MARIA | 26 NYE AVEERSON RD | WHIPPANY, N.J. | 07981 | 10.59 | 3B |
| 7 | 14.05 | ROUTE 57, 2370 | BARCELLONA, GAFTANO & MARIA | 26 NYE AVENUE | WHIPPANY, N.J. | 07981 | 1.67 | 3B |
| 7 | 15 | ROUTE 57, 2330 | WOOLF, RICHARD A | 2330 ROUTE 57 | WASHINGTON NJ | 07882 | 36.43 | 3A |
| 7 | 15.02 | ROUTE 57, 2360 | WOOLF, ROGER A & ROBERTA | 2360 ROUTE 57 | WASHINGTON NJ | 07882 | 10.22 | 3A |
| 7 | 17 | ROUTE 57, 2306 | OBERLY, WILLIAM E | 2306 ROUTE 57 | WASHINGTON, N J | 07882 | 3.04 | 3A |
| 7 | 17.14 | ROUTE 57, 2306 | OBERLY, WILLIAM E | 2306 ROUTE 57 | WASHINGTON, N J | 07882 | 3.40 | 3A |
| 7 | 17.16 | ROUTE 57, 2306 | OBERLY, WILLIAM E | 2306 ROUTE 57 | WASHINGTON, N J | 07882 | 1.04 | 3A |
| 7 | 17.18 | WHITES ROAD, 9 | TOMLINSON, EDWARD P & JANET V | 10 ONEIDA AVENUE | HOPATCONG NJ | 07843 | 12.75 | 3A |
| 7 | 17.19 | WHITES ROAD, 23 | HERRMANN, PETER K | 23 WHITES ROAD | WASHINGTON NJ | 07882 | 12.53 | 3A |
| 8 | 1 | MONTANA ROAD, 22 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, N.J. | 07882 | 0.52 | 3B |
| 8 | 2 | MONTANA ROAD, 22 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, N.J. | 07882 | 40.93 | 3B |
| 8 | 3 | THATCHER AVENUE, 2 | UMBRELLO, FRANK | 2 THATCHER AVENUE | STEWARTSVILLE, N.J. | 08886 | 13.31 | 3A |
| 8 | 4 | MONTANA ROAD, 22 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, N.J. | 07882 | 0.78 | 3B |
| 8 | 5 | MONTANA ROAD, 22 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, N.J. | 07882 | 29.86 | 3B |
| 8 | 6 | MONTANA ROAD, 22 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, N.J. | 07882 | 4.88 | 3B |
| 8 | 8 | ROUTE 57, 2380 | BARCELLONA, GAFTANO & MARIA | 26 NYE AVENUE | WHIPPANY, N.J. | 07981 | 99.25 | 3B |
| 8 | 9 | MONTANA ROAD, 150 | COPPERSMITH, RICHARD P & ARLEEN J | 150 MONTANA ROAD | WASHINGTON, NJ | 07882 | 4.99 | 3B |
| 8 | 10 | WHITES ROAD, 49 | SCHOENWOOD FARMS, LLC | 55 READINGTON ROAD | NORTH BRANCH NJ | 08876 | 182.24 | 3A |
| 8 | 10.02 | WHITES ROAD, 33 | THE SCOTT HOUSE | 33 WHITES ROAD | WASHINGTON NJ | 07882 | 11.18 | 3B |
| 8 | 10.03 | WHITES ROAD | SCHOEN, VULGENS M & BETTY | POB 527 | BROADWAY NJ | 08808 | 27.79 | 3B |
| 8 | 15 | WHITES ROAD | GYURICZA, ALAN & SIMONE | 25 WEST WARREN STREET | WASHINGTON NJ | 07882 | 6.97 | 3B |
| 8 | 16 | WHITES ROAD | GYURICZA, ALAN & SIMONE | 25 WEST WARREN STREET | WASHINGTON NJ | 07882 | 4.43 | 3B |
| 8 | 17 | WHITES ROAD | SCHOENWOOD FARMS, LLC | 55 READINGTON ROAD | NORTH BRANCH NJ | 08876 | 3.85 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|-------------------------|-------------------------------------|------------------------|------------------|---------|---------|-------|
| 8 | 18 | WHITES ROAD | SCHOENWOOD FARMS, LLC | 55 READINGTON ROAD | NORTH BRANCH NJ | 08876 | 20.26 | 3B |
| 8 | 19 | WHITES ROAD | SCHOENWOOD FARMS, LLC | 55 READINGTON ROAD | NORTH BRANCH NJ | 08876 | 22.52 | 3B |
| 8 | 21 | MONTANA ROAD, 150 | COPPERSMITH, RICHARD P. & ARLEEN | 150 MONTANA ROAD | WASHINGTON NJ | 07882 | 61.89 | 3A |
| 8 | 27 | MONTANA ROAD, 40 | CHUI, MARY | 40 MONTANA ROAD | WASHINGTON, NJ | 07882 | 18.01 | 3B |
| 8 | 28 | MONTANA ROAD, 40 | CHUI, MARY | 40 MONTANA ROAD | WASHINGTON, NJ | 07882 | 33.75 | 3B |
| 8 | 31 | MONTANA ROAD, 116 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON NJ | 07882 | 5.66 | 3B |
| 8 | 34 | MONTANA ROAD, 100 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, NJ | 07882 | 3.54 | 3B |
| 8 | 35 | MONTANA ROAD, 40 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, N.J. | 07882 | 7.83 | 3B |
| 8 | 36 | MONTANA ROAD, 40 | CHIU, MARY & CHRISTINA | 40 MONTANA RD | WASHINGTON, NJ | 07882 | 9.60 | 3A |
| 8 | 37 | MONTANA ROAD, 40 | CHIU, MARY | 40 MONTANA ROAD | WASHINGTON, NJ | 07882 | 2.58 | 3B |
| 9 | 2 | WHITES ROAD, 49 | SCHOENWOOD FARMS, LLC | 55 READINGTON ROAD | NORTH BRANCH NJ | 08876 | 17.40 | 3B |
| 9 | 5 | WHITES ROAD | SCHOENWOOD FARMS, LLC | 55 READINGTON ROAD | NORTH BRANCH NJ | 08876 | 55.99 | 3A |
| 9 | 11 | MONTANA ROAD | KOBER, WM, BARBARA, GABRIEL, MARION | 470 MONTANA ROAD | WASHINGTON NJ | 07882 | 99.08 | 3B |
| 9 | 12 | MILLBROOK ROAD | BIGELOW, BARBARA | 290 MILLBROOK ROAD | WASHINGTON, NJ | 07882 | 16.08 | 3B |
| 9 | 14 | MILLBROOK ROAD, 169 | LANDES, MICHAEL | 16 WEST 16TH STREET | NEW YORK, NY | 10011 | 5.74 | 3B |
| 9 | 15 | MILLBROOK ROAD, 169 | LANDES, MICHAEL | 16 WEST 16TH STREET | NEW YORK NY | 10011 | 11.91 | 3B |
| 9 | 23 | ROUTE 57, 2260 | SIGLER, CARL W & BARBARA J | 2260 ROUTE 57 WEST | WASHINGTON NJ | 07882 | 166.75 | 3A |
| 10 | 1 | MILLBROOK ROAD, 225 | PHILLIPS, DAVID S. & SANDRA B | 225 MILLBROOK ROAD | WASHINGTON, N J | 07882 | 28.55 | 3A |
| 10 | 1.01 | MILLBROOK ROAD, 193 | KNIGHT, RICHARD & PEGGY | 193 MILLBROOK ROAD | WASHINGTON NJ | 07882 | 6.11 | 3A |
| 10 | 1.02 | MILLBROOK ROAD, 169 | LANDES, MICHAEL | 16 WEST 16TH STREET | NEW YORK NY | 10011 | 14.47 | 3A |
| 10 | 6 | MILLBROOK ROAD, 140 | ROSS, MYLES & PATRICIA | 140 MILLBROOK ROAD | WASHINGTON NJ | 07882 | 1.06 | 3A |
| 11 | 1.01 | MICA MINE ROAD, 9 | ZIEGLER, PENCE & JOAN | POB 156 | BROADWAY, NJ | 08808 | 16.54 | 3A |
| 11 | 13 | MILLBROOK ROAD, 140 | ROSS, MYLES & PATRICIA | 140 MILLBROOK ROAD | WASHINGTON NJ | 07882 | 16.54 | 3A |
| 11 | 19 | MICA MINE ROAD, 30 | DALY, JAMES & BETTY | POB 264 | BROADWAY, NJ | 08808 | 8.05 | 3A |
| 11 | 23 | SINGLEY LANE, 3 | SINGLEY, NETTIE | 3 SINGLEY LANE | WASHINGTON, NJ | 07882 | 53.93 | 3A |
| 11 | 26 | HALFWAY HOUSE ROAD, 91 | CREVELING, ERNEST & MOLLIE | 246 MILLBROOK ROAD | WASHINGTON, NJ | 07882 | 16.16 | 3B |
| 11 | 26.01 | HALFWAY HOUSE ROAD, 91 | CREVELING, ERNEST & MOLLIE | 246 MILLBROOK ROAD | WASHINGTON, NJ | 07882 | 2.88 | 3B |
| 11 | 27 | HALFWAY HOUSE ROAD, 103 | MEIER, CHRIS W & MAUREEN T. | 103 HALFWAY HOUSE ROAD | WASHINGTON NJ | 07882 | 19.32 | 3A |
| 11 | 27.01 | HALFWAY HOUSE ROAD, 103 | MEIER, CHRIS W & MAUREEN T. | 103 HALFWAY HOUSE ROAD | WASHINGTON NJ | 07882 | 1.38 | 3A |
| 11 | 28 | HALFWAY HOUSE ROAD, 101 | SMITH, MIRIAM E. | P O BOX 54 | BROADWAY, N.J. | 08808 | 12.54 | 3B |
| 11 | 31 | MILLBROOK ROAD, 158 | FOX, PAUL D & DONNA A | 158 MILLBROOK ROAD | WASHINGTON, NJ | 07882 | 22.27 | 3A |
| 11 | 31.01 | MILLBROOK ROAD, 158 | FOX, PAUL D & DONNA A | 158 MILLBROOK ROAD | WASHINGTON, NJ | 07882 | 1.34 | 3B |
| 11 | 32.01 | MILLBROOK ROAD, 158 | FOX, PAUL D & DONNA A | 158 MILLBROOK ROAD | WASHINGTON, NJ | 07882 | 0.52 | 3B |
| 11 | 34 | MILLBROOK ROAD, 206 | MCBRIEN, NIEL & T & M MURPHY ETALS | 57 HARVARD AVENUE | STATEN ISLAND NY | 10301 | 69.62 | 3B |
| 11 | 35 | MILLBROOK ROAD, 220 | BENBROOK, KEVIN P & RATH, SIEGLINDE | 220 MILLBROOK ROAD | WASHINGTON NJ | 07882 | 16.91 | 3A |
| 11 | 35.01 | MILLBROOK ROAD, | BENBROOK, KEVIN P & RATH, SIEGLINDE | 220 MILLBROOK ROAD | WASHINGTON NJ | 07882 | 1.40 | 3B |
| 11 | 37 | MILLBROOK ROAD, 206 | MCBRIEN, NIEL & T & M MURPHY ETALS | 57 HARVARD AVENUE | STATEN ISLAND NY | 10301 | 12.04 | 3B |
| 11 | 37.02 | MILLBROOK ROAD, 206 | MCBRIEN, NIEL & T & M MURPHY ETALS | 57 HARVARD AVENUE | STATEN ISLAND NY | 10301 | 0.09 | 3B |
| 11 | 38 | BICKEL ROAD | VENNER, CHARLES | 4 BICKEL ROAD | WASHINGTON, NJ | 07882 | 0.28 | 3B |
| 11 | 39.03 | BICKEL ROAD, 87 | DAY, LEO J & JUDITH A | 87 BICKEL ROAD | WASHINGTON NJ | 07882 | 8.73 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|-------------------------|-------------------------------------|---------------------------|---------------------|---------|---------|-------|
| 11 | 40 | BICKEL ROAD, 73 | BUNGERT, MARYLOU E | 73 BICKEL ROAD | WASHINGTON NJ | 07882 | 3.67 | 3B |
| 11 | 42 | BICKEL ROAD, 73 | BUNGERT, MARYLOU E | 73 BICKEL ROAD | WASHINGTON NJ | 07882 | 43.91 | 3A |
| 11 | 42.01 | BICKEL ROAD, 63 | EDWARDS, EDWARD H & JULIE A | 63 BICKEL ROAD | WASHINGTON, NJ | 07882 | 8.56 | 3A |
| 11 | 43 | BICKEL ROAD, 41 | SKOWRONSKY, KENNETH & LINDA | 41 BICKEL ROAD | WASHINGTON, NJ | 07882 | 17.31 | 3A |
| 11 | 47 | ROUTE 57, 2080 | CONVEY, JOSEPH F | 144 HALFWAY HOUSE ROAD | WASHINGTON, NJ | 07882 | 7.21 | 3B |
| 11 | 50 | HALFWAY HOUSE ROAD, 119 | SCHULTZ, WILLIAM J & MELISSA J | 39 BLACKBURN PLACE | SUMMIT NJ | 07901 | 13.48 | 3A |
| 12 | 2 | BICKEL ROAD, 22 | TIBETAN BUDDHIST LEARNING CTR, INC. | 93 ANGEN ROAD | WASHINGTON, NJ | 07882 | 14.96 | 3B |
| 12 | 7 | BICKEL ROAD, 102 | EASTVIEW FARM, LLC | C/O R B FISCHER PO BOX 28 | WASHINGTON NJ | 07882 | 22.91 | 3B |
| 12 | 9 | ANGEN ROAD, 111 | PULSINELLI, KEVIN J & TEREZ R | 2100 THIRD STREET | BETHLEHEM PA | 18020 | 14.48 | 3B |
| 14 | 1 | HALFWAY HOUSE ROAD, 72 | STULL, JAMES R & KAREN | P O BOX 163 | BROADWAY, N.J. | 08808 | 6.60 | 3A |
| 14 | 2 | HALFWAY HOUSE ROAD, 72 | STULL, JAMES R & KAREN | P O BOX 163 | BROADWAY, N.J. | 08808 | 10.54 | 3A |
| 14 | 6 | HALFWAY HOUSE ROAD, 112 | HARDIMAN ANNE | 200 WEST STEWART | WASHINGTON, NJ | 07882 | 21.31 | 3B |
| 14 | 6.01 | HALFWAY HOUSE ROAD, 112 | HARDIMAN ANNE | 200 WEST STEWART | WASHINGTON, NJ | 07882 | 0.61 | 3B |
| 14 | 7 | ROUTE 57, 2080 | CONVEY, FRANK H & HELEN M ETALS | 2080 RTE 57 WEST | WASHINGTON, NJ | 07882 | 81.23 | 3A |
| 14 | 7.03 | HALFWAY HOUSE ROAD, 144 | CONVEY JOSEPH F | 144 HALFWAY HOUSE ROAD | WASHINGTON NJ | 07882 | 14.39 | 3A |
| 14 | 8 | ROUTE 57, 2056 | SAQA, HANNA & NEMEH, GHATTAS, H & L | 185 W HIGH ST | BOUND BROOK, NJ | 08805 | 44.88 | 3A |
| 14 | 10 | ROUTE 57, 2032 | COWIE, WILLIAM & JO ANNE | 2032 ROUTE 57 | WASHINGTON, NJ | 07882 | 20.65 | 3A |
| 14 | 11.01 | ROUTE 57, | PEAR TREE REALTY, INC | 289 ROUTE 33 | MANALAPAN NJ | 00000 | 1.62 | 3B |
| 14 | 15 | COLEMAN HILL ROAD, 73 | PETERS, PATRICIA E & REGALADO,SONIA | 73 COLEMAN HILL ROAD | WASHINGTON NJ | 07882 | 0.40 | 3A |
| 14 | 15 | COLEMAN HILL ROAD, 73 | PETERS, PATRICIA E & REGALADO,SONIA | 73 COLEMAN HILL ROAD | WASHINGTON NJ | 07882 | 10.39 | 3A |
| 14 | 20 | HALFWAY HOUSE ROAD, 180 | CARBONARO, MICHAEL & JOANNE | 180 HALFWAY HOUSE ROAD | WASHINGTON, NJ | 07882 | 22.69 | 3A |
| 15 | 1 | ROUTE 57, | PEAR TREE REALTY, INC | 289 ROUTE 33 | MANALAPAN NJ | 00000 | 1.68 | 3B |
| 15 | 4 | ROUTE 57, 2022 | PEREIRA, GABRIEL | 5 LAOMATONG WAY | BEDMINSTER, NJ | 07921 | 32.60 | 3A |
| 15 | 4.01 | ROUTE 57, 2028 | SAQA,HANNA J & NEMEH, GHATTAS,H & L | 185 W HIGH ST | BOUND BROOK, NJ | 08805 | 10.49 | 3B |
| 15 | 5 | ROUTE 57, 2030 | PEAR TREE REALTY, INC | 289 ROUTE 33 | MANALAPAN NJ | 00000 | 67.81 | 3B |
| 15 | 7.01 | ROUTE 57, 2036 | SAQA, HANNA & NEMETH & GHATTAS, H | 185 W HIGH ST | BOUND BROOK, NJ | 08805 | 3.06 | 3B |
| 15 | 8 | ROUTE 57, 2044 | FERRO, MARILYN M | 1901 BROOKSIDE DRIVE | SCOTCH PLAINS, N.J. | 07076 | 5.19 | 3B |
| 15 | 9 | ROUTE 57, 2056 | SAQA, HANNA & NEMEH, GHATTAS, H & L | 185 W HIGH ST | BOUND BROOK, NJ | 08805 | 5.59 | 3B |
| 15 | 10 | ROUTE 57, 2056 | SAQA, HANNA & NEMEH, GHATTAS, H & L | 185 W HIGH ST | BOUND BROOK, NJ | 08805 | 37.37 | 3B |
| 15 | 11 | ROUTE 57, 2080 | CONVEY, FRANK H, & FRANK JR ETALS | 2080 ROUTE 57 | WASHINGTON NJ | 07882 | 68.78 | 3B |
| 15 | 11.03 | ROUTE 57, 2086 | ELDER, YVONNE | 359 ROUTE 57 WEST | WASHINGTON, NJ | 07882 | 9.69 | 3B |
| 15 | 13 | ROUTE 57, 2120 | STULL, JAMES & VERNA | 2120 ROUTE 57 | WASHINGTON, N J | 07882 | 54.60 | 3A |
| 16 | 9.03 | BEIDLEMAN ROAD | WINSTON, DAVID | 50 BEIDLEMAN ROAD | WASHINGTON NJ | 07882 | 9.42 | 3B |
| 16 | 12.03 | ROUTE 57, 2109 | WOOLF ROGER A & ROBERTA L | 2360 ROUTE 57 | WASHINGTON, NJ | 07882 | 5.17 | 3B |
| 16 | 18 | ROUTE 57, 2133 | SMITH, MIRIAM E. | P O BOX 54 | BROADWAY, N.J. | 08808 | 8.54 | 3B |
| 16 | 19 | OBERLY COURT, 10 | MILLER, JOHN S & WENDY E | 10 OBERLY COURT | WASHINGTON NJ | 07882 | 49.04 | 3A |
| 16 | 21.02 | BRYAN ROAD, 11 | SMITH, STEWART C. & ESTELLE | 11 BRYAN ROAD | WASHINGTON, NJ | 07882 | 1.45 | 3A |
| 16 | 21.03 | BRYAN ROAD, 11 | SMITH, STEWART C. & ESTELLE | 11 BRYAN ROAD | WASHINGTON, NJ | 07882 | 0.65 | 3A |
| 16 | 22 | ROUTE 57, 2067 | DEFILIPPO, VICTOR & SHERYL | 33 BENJAMIN DRIVE | WASHINGTON NJ | 07882 | 23.51 | 3B |
| 16 | 23 | ROUTE 57, 2067 | WINSTON, DAVID | 50 BEIDLEMAN ROAD | WASHINGTON NJ | 07882 | 12.11 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|---------------------------|----------------------------------|-------------------------|-------------------|---------|---------|-------|
| 16 | 24 | BEIDLEMAN ROAD, 50 | WINSTON, DAVID | 50 BEIDLEMAN ROAD | WASHINGTON NJ | 07882 | 5.21 | 3A |
| 16 | 24.02 | BEIDLEMAN ROAD, 52 | WINSTON, DAVID | 50 BEIDLEMAN ROAD | WASHINGTON NJ | 07882 | 1.77 | 3B |
| 16.01 | 6 | BEIDLEMAN ROAD, 43 | DMYTRIIV, E & O & MONAHAN, H | 43 BEIDLEMAN ROAD | WASHINGTON, NJ | 07882 | 26.28 | 3A |
| 16.01 | 10 | ROUTE 57, 2035 | LACKLAND & LACKLAND | 160 MT BETHEL RD | WARREN NJ | 07059 | 2.80 | 3B |
| 16.01 | 10.02 | BEIDLEMAN ROAD, 35 | LACEY, RICHARD C & DELORES L | 35 BEIDLEMAN ROAD | WASHINGTON, NJ | 07882 | 5.48 | 3A |
| 16.01 | 10.03 | BEIDLEMAN ROAD, 23 | GREENSTEIN, C SR, C JR, & DAVID | 20 OLIVER AVENUE | EDISON NJ | 08820 | 5.42 | 3B |
| 16.01 | 10.08 | ROUTE 57 WEST, 2043 | LACKLAND & LACKLAND | 160 MT BETHEL ROAD | WARREN NJ | 07059 | 8.04 | 3B |
| 16.04 | 1.01 | ASBURY-BROADWAY ROAD, 83 | SMITH, STEWART C & ESTELLE | 11 BRYAN ROAD | WASHINGTON NJ | 07882 | 2.14 | 3B |
| 16.04 | 1.02 | BRYAN ROAD | SMITH, STEWART C & ESTELLE | 11 BRYAN ROAD | WASHINGTON NJ | 07882 | 2.09 | 3B |
| 16.04 | 1.03 | BRYAN ROAD | SMITH, STEWART C & ESTELLE | 11 BRYAN ROAD | WASHINGTON NJ | 07882 | 2.28 | 3B |
| 16.04 | 1.04 | BRYAN ROAD | SMITH, STEWART C & ESTELLE | 11 BRYAN ROAD | WASHINGTON NJ | 07882 | 9.18 | 3B |
| 16.04 | 1.05 | BRYAN ROAD | SMITH, STEWART C & ESTELLE | 11 BRYAN ROAD | WASHINGTON NJ | 07882 | 9.32 | 3B |
| 18 | 1 | ROUTE 57, 2130 | SMITH, MIRIAM E. | P O BOX 54 | BROADWAY, NJ | 08808 | 17.72 | 3A |
| 18 | 4 | HALFWAY HOUSE ROAD, 35 | SINGLEY, NETTIE | 3 SINGLEY LANE | WASHINGTON, NJ | 07882 | 9.88 | 3B |
| 18 | 26 | ROUTE 57, 2216 | SMITH, MIRIAM E | P O BOX 54 | BROADWAY, NJ | 08808 | 24.88 | 3B |
| 18 | 29 | HALFWAY HOUSE ROAD, 35 | SINGLEY, NETTIE | 3 SINGLEY LANE | WASHINGTON, NJ | 07882 | 44.18 | 3B |
| 19 | 2 | MILLBROOK ROAD, 44 | STILLWAUGH, JAMES P & CHRISTIE L | POB 134 | BROADWAY NJ | 08808 | 5.15 | 3B |
| 26 | 1 | ROUTE 57, 2349 | WOOLF FAMILY LIMITED PARTNERSHIP | 2330 ROUTE 57 | WASHINGTON NJ | 07882 | 49.28 | 3B |
| 26 | 2 | ROUTE 57, 2305 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 88.45 | 3B |
| 26 | 3 | ROUTE 57, 2275 | SIGLER, CARL | 2260 ROUTE 57 | WASHINGTON, N J | 07882 | 58.96 | 3B |
| 26 | 8 | ASBURY-BROADWAY ROAD, 34 | SIGLER, CARL | 2260 ROUTE 57 WEST | WASHINGTON, N J | 07882 | 1.75 | 3B |
| 26 | 13 | ASBURY-BROADWAY ROAD, 70 | BANGHART, JOSEPH | 93 ASBURY-BROADWAY ROAD | WASHINGTON, NJ | 07882 | 101.08 | 3B |
| 26 | 14 | ASBURY-BROADWAY ROAD, 84 | BANGHART, JOSEPH | 93 ASBURY-BROADWAY ROAD | WASHINGTON, NJ | 07882 | 2.60 | 3B |
| 26 | 15 | GOOD SPRINGS ROAD, 50 | BANGHART, GEORGE W | 50 GOODSPRINGS RD | ASBURY NJ | 08802 | 53.72 | 3B |
| 26 | 16 | GOOD SPRINGS ROAD, 110 | ISE AMERICA | POB 267 | GALENA MD | 21635 | 68.81 | 3B |
| 26 | 16.01 | ROUTE 57, 2305 | BLUMMER HENRY | 6730 STARKEYS PLACE | LAKE WORTH FLA | 33467 | 12.72 | 3B |
| 26 | 16.02 | ROUTE 57, 2305 | BLUMMER HENRY & ROSENBERG ALBERT | 6730 STARKEYS PLACE | LAKE WORTH FLA | 33467 | 6.23 | 3B |
| 26 | 17 | GOOD SPRINGS ROAD, 110 | ISE AMERICA | POB 267 | GALENA MD | 21635 | 91.17 | 3B |
| 26 | 18 | EDISON ROAD, 55 | HOSER, JOHN | 55 EDISON ROAD | STEWARTSVILLE, NJ | 08886 | 122.34 | 3A |
| 27 | 1 | GOOD SPRINGS ROAD, 160 | FRANKLIN INDUSTRIAL LAND CORP | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 83.67 | 3B |
| 27 | 2 | GOOD SPRINGS ROAD, 110 | ISE AMERICA | POB 267 | GALENA MD | 21635 | 67.02 | 3B |
| 27 | 4 | GOOD SPRINGS ROAD, 86 | ISE AMERICA | POB 267 | GALENA MD | 21635 | 33.90 | 3B |
| 27 | 5 | GOOD SPRINGS ROAD, 50 | BANGHART, GEORGE W | 50 GOODSPRINGS ROAD | ASBURY NJ | 08802 | 37.08 | 3A |
| 27 | 6 | ASBURY-BROADWAY ROAD, 100 | BANGHART, JOSEPH | 93 ASBURY-BROADWAY ROAD | WASHINGTON, NJ | 07882 | 39.68 | 3A |
| 28 | 2 | THIRD STREET, 60 | COLALUCE, JOSEPH D. | 59 THIRD STREET | STEWARTSVILLE NJ | 08886 | 17.46 | 3A |
| 29 | 1 | ROUTE 57, 2385 | YEAGER, ROBERT & MARSHA M | 2385 ROUTE 57 | WASHINGTON NJ | 07882 | 10.65 | 3A |
| 30 | 41.02 | THIRD STREET, 60 | COLALUCE, JOSEPH D. | 59 THIRD STREET | STEWARTSVILLE NJ | 08886 | 0.92 | 3B |
| 34 | 7 | OLD FARM ROAD, 7 | EDISON LAKE 2000 CORP C/O WEINER | 5 OLD FARM ROAD | STEWARTSVILLE NJ | 08886 | 36.85 | 3A |
| 34 | 9 | STEWARTSVILLE ROAD, 83 | HART, MICHAEL & ALEXANDER | 83 STEWARTSVILLE ROAD | STEWARTSVILLE NJ | 08886 | 124.03 | 3A |
| 34 | 10 | STEWARTSVILLE ROAD, 67 | SANTINI, ROBERT A | 152 ROUTE 519 | PHILLIPSBURG, NJ | 08865 | 31.50 | 3A |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|-------------------------|-------------------------------------|---------------------------|-------------------|---------|---------|-------|
| 39 | 5 | STEWARTSVILLE ROAD, 66 | TASEVSKI, MILAN & SPASA | 66 STEWARTSVILLE ROAD | STEWARTSVILLE, NJ | 08886 | 86.71 | 3A |
| 39 | 5.11 | STEWARTSVILLE ROAD, 66 | TASEVSKI, MILAN & SPASA | 66 STEWARTSVILLE ROAD | STEWARTSVILLE, NJ | 08886 | 1.53 | 3B |
| 39 | 5.12 | STEWARTSVILLE ROAD, 66 | TASEVSKI, MILAN & SPASA | 66 STEWARTSVILLE ROAD | STEWARTSVILLE, NJ | 08886 | 1.54 | 3B |
| 39 | 5.13 | STEWARTSVILLE ROAD, 66 | TASEVSKI, MILAN & SPASA | 66 STEWARTSVILLE ROAD | STEWARTSVILLE, NJ | 08886 | 11.90 | 3A |
| 39 | 6 | ROUTE 57, 2607 | DOSTER, DEAN & PEGGY SUE | 2 DEER TRAIL | FLEMINGTON NJ | 08822 | 6.86 | 3B |
| 39 | 6.02 | ROUTE 57, 2601 | TAVERAS, CHARLES & GERTURDE | 672 BELVIDERE ROAD | PHILLIPSBURG NJ | 08865 | 6.81 | 3B |
| 39 | 6.03 | ROUTE 57, 2587 | THE CHAPEL AT WARREN VALLEY | POB 385 | WASHINGTON NJ | 07882 | 12.03 | 3B |
| 39 | 14 | STEWARTSVILLE ROAD, 120 | NORTH CENTRAL REALCO, LLC | 139 ROUTE 46 | HACKETTSTOWN NJ | 07840 | 0.68 | 3B |
| 40 | 1 | STEWARTSVILLE ROAD, 120 | O'DOWD, BRIAN | POB 665 | PINE BROOK NJ | 07058 | 14.73 | 3B |
| 41 | 1 | WILLOW GROVE ROAD, 209 | O'DOWD'S ASSOCIATES INC | RT 46 | PINEBROOK, NJ | 07058 | 13.46 | 3B |
| 41 | 2 | WILLOW GROVE ROAD, 227 | VOGEL, DOLORES D | 227 WILLOW GROVE ROAD | STEWARTSVILLE NJ | 08886 | 10.12 | 3A |
| 41 | 3 | STEWARTSVILLE ROAD, 101 | HART, MICHAEL & ALEXANDER | 83 STEWARTSVILLE ROAD | STEWARTSVILLE NJ | 08886 | 97.53 | 3B |
| 41 | 5 | STEWARTSVILLE ROAD, 101 | HART, MICHAEL & ALEXANDER | 83 STEWARTSVILLE ROAD | STEWARTSVILLE, NJ | 08886 | 2.10 | 3B |
| 41 | 7 | WILLOW GROVE ROAD, 263 | SANTINI, SANTINO J JR & CHRISTINE M | 193 GOOD SPRINGS ROAD | STEWARTSVILLE NJ | 08886 | 32.96 | 3B |
| 41 | 9 | WILLOW GROVE ROAD, 289 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 112.71 | 3B |
| 41 | 10.05 | GOOD SPRINGS ROAD, 230 | SANTINI, SANTINO JR & CHRISTINE M | 193 GOOD SPRINGS RD | STEWARTSVILLE, NJ | 08886 | 17.19 | 3B |
| 41 | 12 | EDISON ROAD, 134 | FRANKLIN INDUSTRIAL LAND CORP | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 15.80 | 3B |
| 41 | 13 | STEWARTSVILLE ROAD, 101 | HART, MICHAEL & ALEXANDER | 83 STEWARTSVILLE ROAD | STEWARTSVILLE, NJ | 08886 | 171.24 | 3B |
| 42 | 1 | WILLOW GROVE ROAD, 210 | O'DOWDS ASSOCIATES | HWY 46 | PINEBROOK, NJ | 07058 | 15.92 | 3B |
| 42 | 2 | HERLEMAN ROAD, 61 | MININNI, DAVID & PAULA | POB 62 | STEWARTSVILLE NJ | 08886 | 12.42 | 3A |
| 42 | 2.03 | WILLOW GROVE RD, 236 | ADS HOMES, LLC | POB 62 | STEWARTSVILLE NJ | 08886 | 5.22 | 3B |
| 42 | 2.04 | WILLOW GROVE RD, | ADS HOMES, LLC | POB 62 | STEWARTSVILLE NJ | 08886 | 5.80 | 3B |
| 42 | 2.05 | HERLEMAN ROAD | MININNI, DAVID | POB 62 | STEWARTSVILLE NJ | 08886 | 9.06 | 3B |
| 42 | 2.06 | HERLEMAN ROAD | MININNI, DAVID | POB 62 | STEWARTSVILLE NJ | 08886 | 15.47 | 3B |
| 42 | 4 | WILLOW GROVE ROAD, 300 | R & S PROPERTIES, LLC | C/O LACHS 433 NORTH BROAD | ELIZABETH NJ | 07208 | 112.46 | 3B |
| 42 | 10 | HERLEMAN ROAD, 56 | COE-DONALDSON, ROBYN / DONALDSON, J | 344 SOUTH MAIN STREET | PHILLIPSBURG NJ | 08865 | 26.33 | 3B |
| 42 | 10.01 | HERLEMAN ROAD, 56 | HERZER, RICHARD | 156 EDISON ROAD | STEWARTSVILLE NJ | 08886 | 20.30 | 3B |
| 42 | 10.03 | HERLEMAN ROAD, 60 | WAGNER, RALF-GEORGE & LAURA M | 60 HERLEMAN ROAD | STEWARTSVILLE NJ | 08886 | 9.67 | 3A |
| 42 | 10.04 | HERLEMAN ROAD, 40 | BRANDT, MARILYN | POB 5004 | CLINTON NJ | 08809 | 9.98 | 3A |
| 42 | 11 | HERLEMAN ROAD, 70 | OBERLY CLIFFORD & MARGARET | 652 S MAIN STREET | STEWARTSVILLE NJ | 08886 | 62.98 | 3A |
| 43 | 1 | WILLOW GROVE ROAD, 347 | SANTINI, SANTINO J & CLARA S | 190 GOOD SPRINGS ROAD | STEWARTSVILLE, NJ | 08886 | 32.01 | 3B |
| 43 | 3 | GOOD SPRINGS ROAD, 233 | GARA, GLEN J & DEBBIE L | 233 GOOD SPRINGS ROAD | STEWARTSVILLE, NJ | 08886 | 9.39 | 3A |
| 43 | 5 | MOUNTAIN VIEW ROAD, 549 | SANTINI, DOMINICK C. & JANE M | P O BOX 243 | COLUMBIA, NJ | 07832 | 15.02 | 3B |
| 43 | 10 | MOUNTAIN VIEW ROAD, 499 | THATCHER RUSSELL | 1 D HULL LANE | ASBURY, N.J. | 08802 | 47.57 | 3B |
| 43 | 11 | MORGAN ROAD, 26 | SANTINI, SANTINO J & CLARA S | 190 GOOD SPRINGS ROAD | STEWARTSVILLE, NJ | 08886 | 49.26 | 3B |
| 43 | 11.01 | MORGAN ROAD, 26 | SANTINI SANTINO J & CLARA | 190 GOOD SPRINGS ROAD | STEWARTSVILLE N J | 08886 | 5.60 | 3B |
| 44 | 2 | GOOD SPRINGS ROAD, 193 | SANTINI, SANTINO J JR & CHRISTINE | 193 GOOD SPRINGS RD | STEWARTSVILLE NJ | 08886 | 17.50 | 3A |
| 44 | 2.01 | GOOD SPRINGS ROAD, 209 | SANTINI, SANTINO J & CLARA S | 190 GOOD SPRINGS ROAD | STEWARTSVILLE, NJ | 08886 | 1.80 | 3B |
| 45 | 3 | GOOD SPRINGS ROAD, 133 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 12.69 | 3B |
| 45 | 3.03 | GOOD SPRINGS ROAD, 101 | BLUMNER ASSOC, LLC & HOCHMAN, SARAH | 61-43 186TH STREET | FRESH MEADOWS NY | 11365 | 10.97 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|---------------------------|---------------------------------|--------------------------|----------------------|---------|---------|-------|
| 45 | 3.04 | GOOD SPRINGS ROAD, 105 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 4.28 | 3B |
| 45 | 3.05 | GOOD SPRINGS ROAD, 109 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 4.19 | 3B |
| 45 | 3.06 | GOOD SPRINGS ROAD, 113 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 5.82 | 3B |
| 45 | 3.07 | GOOD SPRINGS ROAD, 117 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 6.68 | 3B |
| 45 | 3.08 | GOOD SPRINGS ROAD, 121 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 ST | FRESH MEADOWS NY | 11365 | 9.87 | 3B |
| 45 | 3.09 | GOOD SPRINGS ROAD, 125 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 ST | FRESH MEADOWS NY | 11365 | 10.68 | 3B |
| 45 | 3.10 | GOOD SPRINGS ROAD, 129 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 ST | FRESH MEADOWS NY | 11365 | 4.10 | 3B |
| 45 | 4 | GOOD SPRINGS ROAD, 75 | PLEASANT VALLEY DEVELOPERS, INC | 133 SOUTH PLAINFIELD AVE | SOUTH PLAINFIELD, NJ | 07080 | 24.76 | 3B |
| 45 | 4.02 | GOOD SPRINGS ROAD, 65 | BANGHART, JOSEPH A & GEORGE W | 50 GOODSPRINGS ROAD | ASBURY NJ | 08802 | 1.48 | 3B |
| 45 | 4.03 | GOOD SPRINGS ROAD, 67 | BANGHART, JOSEPH A & GEORGE W | 50 GOODSPRINGS ROAD | ASBURY NJ | 08802 | 1.46 | 3B |
| 45 | 5 | GOOD SPRINGS ROAD, 49 | BANGHART GEORGE W | 50 GOODSPRINGS ROAD | ASBURY NJ | 08802 | 60.64 | 3A |
| 45 | 6 | GOOD SPRINGS ROAD, 15 | BANGHART, JOSEPH | 93 ASBURY-BROADWAY ROAD | WASHINGTON, NJ | 07882 | 19.45 | 3B |
| 45 | 9 | HOFFMAN ROAD, 1 | TORRETTA, PETER & ELEANOR | 129 ASBURY-BROADWAY ROAD | ASBURY, NJ | 08802 | 7.94 | 3A |
| 45 | 10 | HOFFMAN ROAD, 1 | TORRETTA, PETER & ELEANOR | 129 ASBURY-BROADWAY ROAD | ASBURY, NJ | 08802 | 6.06 | 3B |
| 45 | 11 | HARLEY COURT, 20 | PANAS, STEPHEN & ANNA | 44 INDIAN SPRING RD | BUDD LAKE NJ | 07828 | 83.96 | 3A |
| 45 | 11.01 | HOFFMAN ROAD, 31 | KROUSE, THERESE | P O BOX 112 | BROADWAY NJ | 08808 | 10.34 | 3B |
| 45 | 11.02 | GOOD SPRINGS ROAD, 49 | BANGHART GEORGE W | 50 GOODSPRINGS ROAD | ASBURY NJ | 08802 | 0.97 | 3B |
| 45 | 11.03 | HOFFMAN ROAD, 45 | KROUSE, ROBERT & ANNA M | POB 64 | BROADWAY NJ | 08808 | 7.27 | 3A |
| 45 | 11.04 | HOFFMAN ROAD, 47 | KROUSE, WILLIAM J & BARBARA L | POB 93 | BROADWAY NJ | 08808 | 5.99 | 3A |
| 45 | 12 | ASBURY-BROADWAY ROAD, 154 | DISCHLER, JILL | 154 ASBURY BROADWAY ROAD | ASBURY NJ | 08802 | 27.91 | 3A |
| 45 | 14 | ASBURY-BROADWAY ROAD, 168 | AUGUSTA, JOSEPH & MARYANN | 201 CHIPMUNK HILL | MOUNTAINSIDE, NJ | 07092 | 28.01 | 3B |
| 45 | 14.01 | HARLEY COURT, 4 | AUGUSTA, JOSEPH & MARYANN | 201 CHIPMUNK HILL | MOUNTAINSIDE, NJ | 07092 | 9.18 | 3B |
| 45 | 21 | MOUNTAIN VIEW ROAD, 200 | REGER, JOEL | P O BOX 64 | ASBURY, N J | 08802 | 4.50 | 3B |
| 45 | 21.03 | ASBURY-BROADWAY ROAD, 212 | REGER, JOEL | P O BOX 64 | ASBURY NJ | 08802 | 3.58 | 3B |
| 45 | 25 | MOUNTAIN VIEW ROAD, 224 | SIGLER, RONALD R JR & LINDA T | 293 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 26.29 | 3B |
| 45 | 25.02 | SIGLER COURT, 8 | MICHALOWSKI, ROGER | 12 SIGLER COURT | ASBURY, NJ | 08802 | 4.25 | 3B |
| 45 | 25.04 | SIGLER COURT, 12 | MICHALOWSKI, ROGER & SIXT SUSAN | 12 SIGLER COURT | ASBURY, NJ | 08802 | 12.27 | 3B |
| 45 | 26 | MOUNTAIN VIEW ROAD, 240 | SIGLER, RONALD SR & SHIRLEY | 293 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 20.76 | 3A |
| 45 | 26.02 | MOUNTAIN VIEW ROAD, 252 | SIGLER, RONALD JR & LINDA T | 293 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 14.73 | 3A |
| 45 | 31 | MOUNTAIN VIEW ROAD, 264 | FRAIND, WILLIAM & DIANE | 264 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 10.99 | 3A |
| 45 | 32 | MOUNTAIN VIEW ROAD, 300 | OOSTDYK, JOHN | 295 MOUNTAIN VIEW ROAD | ASBURY, N J | 08802 | 1.41 | 3B |
| 45 | 32.01 | MOUNTAIN VIEW ROAD, 294 | OOSTDYK, ARLENE R | 292 MOUNTAIN VIEW ROAD | ASBURY, N J | 08802 | 28.48 | 3B |
| 45 | 32.02 | MOUNTAIN VIEW ROAD, 292 | OOSTDYK, ARLENE R | 292 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 1.89 | 3A |
| 45 | 36 | MOUNTAIN VIEW ROAD, 304 | OOSTDYK, JOHN | 295 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 16.68 | 3A |
| 45 | 37 | HARLEY COURT, 30-32 | SONZOGNI, EBE N & CAROL J | 511 COLLINS AVENUE | HASBROUCK HEIGHTS NJ | 07604 | 146.29 | 3A |
| 45 | 38 | MOUNTAIN VIEW ROAD, 324 | OOSTDYK, JOHN | 295 MOUNTAIN VIEW ROAD | ASBURY, N.J. | 08802 | 26.77 | 3B |
| 45 | 42 | MOUNTAIN VIEW ROAD, 334 | DEGELLEKE, PETER | 54 CHESTNUT HILL ROAD | AMHERST NH | 03031 | 13.31 | 3B |
| 45 | 43.01 | MOUNTAIN VIEW ROAD, 340 | TOMARO, DOMINICK & BARBARA A. | 340 MOUNTAIN VIEW ROAD | ASBURY, N J | 08802 | 0.41 | 3A |
| 45 | 46 | MOUNTAIN VIEW ROAD, 340 | TOMARO, DOMINICK & BARBARA A. | 340 MOUNTAIN VIEW ROAD | ASBURY, N J | 08802 | 29.73 | 3A |
| 45 | 47 | MOUNTAIN VIEW ROAD, 340 | TOMARO, DOMINICK & BARBARA | 340 MOUNTAIN VIEW ROAD | ASBURY, N J | 08802 | 6.92 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|---------------------------|-------------------------------------|---------------------------|----------------------|---------|---------|-------|
| 45 | 48 | MOUNTAIN VIEW ROAD, 340 | TOMARO, DOMINICK & BARBARA | 340 MOUNTAIN VIEW ROAD | ASBURY, N J | 08802 | 9.04 | 3B |
| 45 | 49 | MOUNTAIN VIEW ROAD, 374 | BUTLER, WILMER | 401 MOUNTAIN VIEW ROAD | ASBURY, N.J. | 08802 | 1.76 | 3B |
| 45 | 50.04 | MOUNTAIN VIEW ROAD, 384 | BROWN, DAVID S | 625 MADISON AVE 12TH FLR | NEW YORK NY | 10022 | 2.98 | 3B |
| 45 | 50.06 | MOUNTAIN VIEW ROAD, 384 | BROWN, DAVID S | 625 MADISON AVE 12TH FLR | NEW YORK NY | 10022 | 30.58 | 3B |
| 45 | 54 | MOUNTAIN VIEW ROAD | NYENHOUSE, CAROLYN, C BLALOCK ETALS | 454 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 5.09 | 3B |
| 45 | 55 | MOUNTAIN VIEW ROAD | NYENHOUSE, CAROLYN, C BLALOCK ETALS | 454 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 4.39 | 3B |
| 45 | 56 | MOUNTAIN VIEW ROAD, 464 | NYENHOUSE, CAROLYN, C BLALOCK ETALS | 454 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 5.65 | 3B |
| 45 | 57 | MOUNTAIN VIEW ROAD, 482 | NYENHOUSE, CAROLYN, C BLALOCK ETALS | 454 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 4.80 | 3A |
| 45 | 60 | MOUNTAIN VIEW ROAD, 508 | RIEWERTS, HENRY | 508 MOUNTAIN VIEW RD | ASBURY NJ | 08802 | 38.20 | 3A |
| 45 | 64 | GOOD SPRINGS ROAD, 75 | PLEASANT VALLEY DEVELOPERS INC | 133 SOUTH PLAINFIELD AVE | SOUTH PLAINFIELD, NJ | 07080 | 5.29 | 3B |
| 45 | 65 | GOOD SPRINGS ROAD, 75 | PLEASANT VALLEY DEVELOPERS INC | 133 SOUTH PLAINFIELD AVE | SOUTH PLAINFIELD, NJ | 07080 | 9.46 | 3B |
| 45 | 67 | GOOD SPRINGS ROAD, 75 | PLEASANT VALLEY DEVELOPERS INC | 133 SOUTH PLAINFIELD AVE | SOUTH PLAINFIELD, NJ | 07080 | 2.57 | 3B |
| 45 | 68 | GOOD SPRINGS ROAD, 75 | PLEASANT VALLEY DEVELOPERS, INC | 133 SOUTH PLAINFIELD AVE | SOUTH PLAINFIELD, NJ | 07080 | 7.92 | 3B |
| 46 | 10 | ASBURY-BROADWAY ROAD, 99 | BANGHART, JOSEPH A & GEORGE W | 93 ASBURY-BROADWAY ROAD | WASHINGTON NJ | 07882 | 57.56 | 3B |
| 46 | 11 | ASBURY-BROADWAY ROAD, 129 | TORETTA, PETER & ELEANOR | 129 ASBURY-BROADWAY ROAD | ASBURY, NJ | 08802 | 8.89 | 3A |
| 46 | 16 | ASBURY-BROADWAY ROAD, 141 | QUINN, BRIAN E & VERNA | 141 ASBURY-BROADWAY ROAD | ASBURY NJ | 08802 | 14.36 | 3A |
| 46 | 17 | ASBURY-BROADWAY ROAD, 177 | TORETTA, PETER & ELEANOR | 129 ASBURY-BROADWAY RD | ASBURY, NJ | 08802 | 50.65 | 3B |
| 46 | 20 | ASBURY-BROADWAY ROAD, 191 | D'ANGELO, ALBERT | 30 TECHNOLOGY DRIVE | WARREN NJ | 07059 | 32.31 | 3B |
| 46 | 21 | ASBURY-BROADWAY ROAD, 191 | D'ANGELO, ALBERT | 30 TECHNOLOGY DRIVE | WARREN NJ | 07059 | 28.96 | 3B |
| 46 | 22 | ASBURY-BROADWAY ROAD, 211 | HAYDE, NEAL J & ANDREA | 211 ASBURY BROADWAY ROAD | ASBURY NJ | 08802 | 18.45 | 3A |
| 46 | 23 | ASBURY-BROADWAY ROAD, 191 | D'ANGELO, ALBERT | 30 TECHNOLOGY DRIVE | WARREN NJ | 07059 | 12.84 | 3B |
| 46 | 24 | ASBURY-BROADWAY ROAD, 229 | SIGLER, EARL P & ALBERTA M | 269 ASBURY-BROADWAY ROAD | ASBURY NJ | 08802 | 4.86 | 3B |
| 46 | 25 | ASBURY-BROADWAY ROAD, 170 | SIGLER, EARL & ALBERTA | 269 ASBURY-BROADWAY RD | ASBURY, NJ | 08802 | 20.65 | 3B |
| 46 | 26 | MOUNTAIN VIEW ROAD, 142 | SMITH, ELIZABETH & RICHARD L | PO BOX 159 | ASBURY NJ | 08802 | 34.25 | 3B |
| 46 | 27 | BUTTERMILK BRIDGE RD, 204 | MCANALLEN CORP.% DELORENZO | P O BOX 150 | PHILLIPSBURG, NJ | 08865 | 108.45 | 3A |
| 46 | 28 | ASBURY-BROADWAY ROAD, 170 | SIGLER, EARL | 269 ASBURY-BROADWAY ROAD | ASBURY, N.J. | 08802 | 11.00 | 3B |
| 46 | 29 | ASBURY-BROADWAY ROAD, 191 | D'ANGELO, ALBERT | 30 TECHNOLOGY DRIVE | WARREN NJ | 07059 | 6.04 | 3B |
| 46 | 36 | BEIDLEMAN ROAD | MARTIN, DEAN GARY | 303 PERRY AVENUE | UNION NJ | 07083 | 26.00 | 3B |
| 46 | 37 | BUTTERMILK BRIDGE RD, 154 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 82.17 | 3B |
| 46 | 38 | BUTTERMILK BRIDGE RD, 154 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 0.53 | 3B |
| 46 | 39 | BUTTERMILK BRIDGE RD, 154 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 1.00 | 3B |
| 46 | 40 | BUTTERMILK BRIDGE RD, 142 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 6.72 | 3B |
| 46 | 41 | BUTTERMILK BRIDGE RD, 138 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 11.81 | 3B |
| 46 | 42 | BUTTERMILK BRIDGE RD, 142 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 14.91 | 3B |
| 46 | 44 | BUTTERMILK BRIDGE RD, 148 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 7.07 | 3B |
| 46 | 50 | BUTTERMILK BRIDGE RD, 132 | HOOD, ROBERT & KIM | 167-9 BUTTERMILK BRIDGE | ASBURY NJ | 08802 | 27.06 | 3B |
| 46 | 52 | BUTTERMILK BRIDGE RD, 90 | PAYNE, NATALIE | 65 BUTTERMILK BRIDGE ROAD | WASHINGTON NJ | 07882 | 4.37 | 3B |
| 46 | 53 | BUTTERMILK BRIDGE RD, 52 | BALL, PETER & BARBARA | 52 BUTTERMILK BRIDGE ROAD | WASHINGTON, NJ | 07882 | 1.68 | 3B |
| 47 | 1 | BUTTERMILK BRIDGE RD, 199 | SMITH, ELIZABETH & RICHARD L | PO BOX 159 | ASBURY NJ | 08802 | 14.11 | 3B |
| 47 | 4 | MOUNTAIN VIEW ROAD, 86 | TRIVETTE, NANCY J | 478 PARKWAY AVE | TRENTON NJ | 08618 | 10.61 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|---------------------------|-------------------------------------|---------------------------|---------------|---------|---------|-------|
| 47 | 5 | BUTTERMILK BRIDGE RD, 167 | HOOD, ROBERT C & KIM K | 167-9 BUTTERMILK BRIDGE R | ASBURY NJ | 08802 | 16.33 | 3A |
| 47 | 7 | BUTTERMILK BRIDGE RD, 103 | THE CHASKEL-DELANE TRUST | PO BOX 281 | FLEMINGTON NJ | 08822 | 2.64 | 3B |
| 47 | 7.02 | BUTTERMILK BRIDGE RD, 103 | THE CHASKEL-DELANE TRUST | PO BOX 281 | FLEMINGTON NJ | 08822 | 0.14 | 3B |
| 48 | 1 | ASBURY-BROADWAY ROAD, 269 | SIGLER, EARL | 269 ASBURY-BROADWAY ROAD | ASBURY, N J | 08802 | 48.49 | 3A |
| 48 | 2 | MOUNTAIN VIEW ROAD, 145 | SMITH, ELIZABETH & RICHARD L | PO BOX 159 | ASBURY NJ | 08802 | 47.42 | 3B |
| 48 | 3 | ASBURY-BROADWAY ROAD, 283 | SIGLER, EARL | 269 ASBURY-BROADWAY ROAD | ASBURY, N J | 08802 | 30.42 | 3B |
| 48 | 4 | MOUNTAIN VIEW ROAD, 97 | SCHNETZER, ARNOLD P | 10 SCHNETZER LANE | ASBURY, NJ | 08802 | 61.48 | 3B |
| 48 | 4.02 | MOUNTAIN VIEW ROAD, 115 | POLOMSKI, FELIKS & BOGUMILA | 115 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 15.98 | 3A |
| 48 | 4.04 | MOUNTAIN VIEW ROAD, 117 | FALCIANI, FRANK W & SHARON L | 117 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 10.20 | 3A |
| 48 | 5 | SCHNETZER LANE, 2 | SCHNETZER, MARIE D | 2 SCHNETZER LANE | ASBURY, NJ | 08802 | 124.57 | 3B |
| 48 | 8 | MOUNTAIN VIEW ROAD, 27 | KITCHARDEN, VANJAI | P O BOX 152 | LYONS NJ | 07939 | 2.29 | 3B |
| 48 | 10 | SCHNETZER LANE, 4 | SCHNETZER, ARNOLD P | 10 SCHNETZER LANE | ASBURY, NJ | 08802 | 17.24 | 3B |
| 48 | 11 | CEMETERY HILL ROAD, 259 | SIGLER, ANNA E | 247 CEMETERY HILL ROAD | ASBURY NJ | 08802 | 0.18 | 3B |
| 48 | 12 | SCHNETZER LANE, 6 | FELIX, DANIEL T 111 & CATHERINE D T | 6 SCHNETZER LANE | ASBURY, NJ | 08802 | 33.90 | 3A |
| 48 | 12.01 | ANDERSON ROAD, 170 | DEMNEREST, EMMA L. | 170 ANDERSON ROAD | ASBURY, N J | 08802 | 8.53 | 3B |
| 48 | 13 | SCHNETZER LANE, 10 | SCHNETZERS FARMS | 10 SCHNETZER LANE | ASBURY, NJ | 08802 | 46.66 | 3A |
| 48 | 14 | ANDERSON ROAD, 170 | DEMNEREST, EMMA | 170 ANDERSON ROAD | ASBURY NJ | 08802 | 95.74 | 3A |
| 48 | 15 | ANDERSON ROAD, 232 | VAN RIPER, ALBERT R III | 201 CHANGEBRIDGE ROAD | MONTVILLE NJ | 07045 | 59.00 | 3B |
| 48 | 16 | ANDERSON ROAD, 210 | GARDNER, ROBERT E & JOANN M | 210 ASBURY ANDERSON ROAD | ASBURY NJ | 08802 | 91.56 | 3A |
| 48 | 19 | ANDERSON ROAD, 232 | VAN RIPER, ALBERT R III | 201 CHANGEBRIDGE ROAD | MONTVILLE NJ | 07045 | 43.72 | 3A |
| 48 | 20 | OLD MAIN STREET, 357 | SMITH, ELIZABETH & RICHARD L | PO BOX 159 | ASBURY NJ | 08802 | 105.89 | 3A |
| 49 | 1 | CEMETERY HILL ROAD, 259 | SIGLER, ANNA E | 247 CEMETERY HILL ROAD | ASBURY NJ | 08802 | 2.05 | 3B |
| 49 | 2 | CEMETERY HILL ROAD, 275 | SCHNETZER FARMS | 10 SCHNETZER LANE | ASBURY NJ | 08802 | 2.72 | 3B |
| 50 | 10 | KITCHEN ROAD, 29 | WITTE, HARRY W & ELEANOR H | 29 KITCHEN ROAD | ASBURY NJ | 08802 | 6.54 | 3A |
| 51 | 1 | KITCHEN ROAD, 40 | RIGGS, DONALD L & VALERIE M | P O BOX 164 | ASBURY NJ | 08802 | 32.42 | 3A |
| 51 | 1.05 | ADRIENNE COURT, 1 | ADAMS, STEPHEN S & MICHELLE L | 1 ADRIENNE COURT | ASBURY NJ | 08802 | 4.62 | 3B |
| 51 | 1.06 | ADRIENNE COURT, 2 | ADAMS, STEPHEN S & MICHELLE L | 1 ADRIENNE COURT | ASBURY NJ | 08802 | 4.87 | 3B |
| 51 | 2 | MAPLE AVENUE, 79 | ENGBORG, RICHARD C & REBECCA J | 79 MAPLE AVENUE | ASBURY NJ | 08802 | 82.38 | 3A |
| 51 | 3 | MAPLE AVENUE, 115 | LEYBURN, ROBERT & ANNA MAE | 115 MAPLE AVENUE | ASBURY NJ | 08802 | 53.07 | 3A |
| 51 | 4 | MAPLE AVENUE, 139 | R L L ENTERPRISES, INC | 115 MAPLE AVENUE | ASBURY NJ | 08802 | 50.47 | 3B |
| 51 | 5 | SHURTS ROAD | R L L ENTERPRISES INC | 115 MAPLE AVENUE | ASBURY NJ | 08802 | 9.55 | 3B |
| 51 | 5.01 | SHURTS ROAD, 34 | LEYBURN, ROBERT L & ANNA MAE | 115 MAPLE AVENUE | ASBURY NJ | 08802 | 1.44 | 3B |
| 51 | 5.02 | SHURTS ROAD, 36 | MACEY, RONALD | 36 SHURTS ROAD | ASBURY NJ | 08802 | 1.52 | 3B |
| 51 | 19 | KITCHEN ROAD, 66 | DEMNERST, EMMA L | 170 ANDERSON ROAD | ASBURY NJ | 08802 | 16.12 | 3B |
| 52 | 2 | SHURTS ROAD, 39 | MUZYCHKO, MICHAEL S & JOYCE | 39 SHURTS ROAD | HAMPTON NJ | 08827 | 10.23 | 3A |
| 53 | 2 | MAPLE AVENUE, 46 | MAMMARO, CHRISTOPHER J | 46 MAPLE AVENUE | ASBURY NJ | 08802 | 6.05 | 3A |
| 53 | 3 | MAPLE AVENUE, 80 | ENGBORG, RICHARD C & REBECCA J | 79 MAPLE AVENUE | ASBURY NJ | 08802 | 19.59 | 3B |
| 53 | 4 | MAPLE AVENUE, 116 | LEYBURN, ROBERT | 115 MAPLE AVENUE | ASBURY NJ | 08802 | 5.70 | 3B |
| 53 | 5 | MAPLE AVENUE, 140 | R L L ENTERPRISES INC | 115 MAPLE AVENUE | ASBURY NJ | 08802 | 12.85 | 3B |
| 56 | 26 | BLOOMSBURY ROAD, 43 | VERKADE, JAN R.W. & KATHRYN | 43 BLOOMSBURY ROAD | ASBURY, NJ | 08802 | 46.06 | 3A |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|---------------------------|------------------------------------|--------------------------|---------------------|---------|---------|-------|
| 56 | 33 | BLOOMSBURY ROAD, 61 | SAMUEL, MARK J & MARGARET M | POB 45 | ASBURY NJ | 08802 | 61.42 | 3A |
| 56 | 33.01 | BLOOMSBURY ROAD, 59 | SAMUEL, MARK & MARGARET M | POB 45 | ASBURY NJ | 08802 | 3.74 | 3B |
| 56 | 34 | BLOOMSBURY ROAD, 93 | BLUMBERG, BRUCE | 35 N BRIDGE ST | SOMERVILLE, NJ | 08876 | 63.19 | 3B |
| 56 | 35 | BLOOMSBURY ROAD, 123 | SMITH, ELIZABETH & RICHARD L | PO BOX 159 | ASBURY NJ | 08802 | 14.81 | 3B |
| 56 | 36 | BLOOMSBURY ROAD, 123 | SMITH, ELIZABETH & RICHARD L | PO BOX 159 | ASBURY NJ | 08802 | 72.84 | 3B |
| 56 | 38 | WOLVERTON ROAD, 6 | HAIK, BRUCE J / PETTERSON-HAIK, K | 6 WOLVERTON ROAD | ASBURY NJ | 08802 | 119.49 | 3A |
| 56 | 39 | WOLVERTON ROAD, 8 | BOGYOS, FRANK P | 8 WOLVERTON ROAD | ASBURY NJ | 08802 | 78.24 | 3A |
| 57 | 1 | BLOOMSBURY ROAD, 10 | LEAVENS, WILLIAM B III | POB 673 359 WEST MILL RD | LONG VALLEY, NJ | 07853 | 11.33 | 3A |
| 57 | 8.01 | ASBURY-BROADWAY ROAD, 340 | GLESSMAN, RICHARD & BARBARA | 330 ASBURY-BROADWAY ROAD | ASBURY, NJ | 08802 | 2.07 | 3B |
| 57 | 9 | ASBURY-BROADWAY ROAD, 330 | GLESSMAN, RICHARD | 330 ASBURY-BROADWAY ROAD | ASBURY, NJ | 08802 | 1.98 | 3A |
| 57 | 10 | ASBURY-BROADWAY ROAD, 300 | JOSEPH, PETER & JANE R | POB 235 | ASBURY NJ | 08802 | 87.30 | 3A |
| 57 | 13 | ASBURY-BROADWAY ROAD, 286 | SIGLER, EARL | 269 ASBURY-BROADWAY ROAD | ASBURY, N.J. | 08802 | 3.58 | 3B |
| 57 | 14 | ASBURY-BROADWAY ROAD, 282 | SIGLER, EARL | 269 ASBURY-BROADWAY ROAD | ASBURY, N J | 08802 | 4.77 | 3A |
| 57 | 15 | ASBURY-BROADWAY ROAD, 278 | MARIANO, THOMAS J & ELAINE M | 278 ASBURY-BROADWAY ROAD | ASBURY NJ | 08802 | 8.26 | 3A |
| 57 | 17 | ASBURY-BROADWAY ROAD, 272 | ALTOBELLI, ANTHONY JR & WALTRAUD | 272 ASBURY-BROADWAY ROAD | ASBURY NJ | 08802 | 4.38 | 3A |
| 57 | 17.01 | ASBURY-BROADWAY ROAD, 268 | ALTOBELLI, ANTHONY JR | 272 ASBURY-BROADWAY ROAD | ASBURY NJ | 08802 | 4.61 | 3B |
| 57 | 18 | ASBURY-BROADWAY ROAD, 250 | HAGAMAN, ELOISE | 1043 STATE ROUTE 173 | ASBURY NJ | 08802 | 33.38 | 3B |
| 57 | 19 | MOUNTAIN VIEW ROAD, 219 | SIGLER, RONALD R JR & LINDA T | 293 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 90.23 | 3B |
| 57 | 20 | MOUNTAIN VIEW ROAD, 249 | SIGLER, RONALD R JR & LINDA T | 293 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 82.37 | 3B |
| 57 | 22 | MOUNTAIN VIEW ROAD, 279 | SIGLER, RONALD R JR & LINDA T | 293 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 104.36 | 3A |
| 57 | 23 | MOUNTAIN VIEW ROAD, 295 | OOSTDYKE, JOHN H | 295 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 45.15 | 3A |
| 57 | 24 | MOUNTAIN VIEW ROAD, 305 | OOSTDYK, JOHN | 295 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 15.38 | 3B |
| 57 | 25 | MOUNTAIN VIEW ROAD, 319 | OOSTDYK, JOHN | 295 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 7.29 | 3B |
| 57 | 26 | MOUNTAIN VIEW ROAD, 331 | TANIS, JACOB E & DAWN | 331 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 68.84 | 3A |
| 57 | 27 | MOUNTAIN VIEW ROAD, 349 | SIGLER, RONALD R & LINDA T | 293 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 53.56 | 3A |
| 57 | 27.02 | MOUNTAIN VIEW ROAD, 339 | TANIS, JACOB E & DAWN | 331 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 4.93 | 3B |
| 57 | 29 | MOUNTAIN VIEW ROAD, 377 | ARVYSTAS, MICHAEL & BUCHNESS, MARY | 369 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 48.41 | 3B |
| 57 | 29.02 | MOUNTAIN VIEW ROAD, 375 | BUTLER, WILMER T & PATRICIA D | 401 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 1.60 | 3B |
| 57 | 30 | BUTLER ROAD, 100 | BUTLER, PATRICIA D & BONNIE | 105 BUTLER ROAD | ASBURY NJ | 08802 | 26.97 | 3B |
| 57 | 30.01 | BUTLER ROAD, 82 | BUTLER, WILMER T | 401 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 1.55 | 3B |
| 57 | 30.02 | MOUNTAIN VIEW ROAD, 389 | BUTLER, PATRICIA D & BONNIE | 401 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 2.22 | 3B |
| 57 | 30.03 | MOUNTAIN VIEW ROAD, 383 | BUTLER, WILMER T | 401 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 1.78 | 3B |
| 57 | 31.01 | BUTLER ROAD, 74 | BOWSER, ADAM L | 8218 BOBOLINK DRIVE | WEST PALM BEACH, FL | 33412 | 65.38 | 3B |
| 57 | 31.03 | BLOOMSBURY ROAD, 154 | VANSADERS, JOHN G & MARYANNE | 153 BLOOMSBURY ROAD | ASBURY, NJ | 08002 | 11.24 | 3A |
| 57 | 33 | BLOOMSBURY ROAD, 100 | SMITH, ELIZABETH & RICHARD L | PO BOX 159 | ASBURY NJ | 08802 | 33.23 | 3B |
| 57 | 34 | BLOOMSBURY ROAD, 76 | LEAVENS, WILLIAM | 359 WEST MILL RD | LONG VALLEY NJ | 07853 | 48.25 | 3B |
| 57 | 34.01 | BLOOMSBURY ROAD, 86 | MACK, ROBERT J & CHERYL L | 6 ROCKY HILL LANE | ASBURY, NJ | 08802 | 5.71 | 3B |
| 57 | 34.02 | BLOOMSBURY ROAD, 64 | MELTZER, HENRY & ROSEMARY A KENT | POB 234 | ASBURY NJ | 08802 | 10.57 | 3A |
| 58 | 1 | BLOOMSBURY ROAD, 380 | TOBIAS, BARRY & BERLANT, KAREN E | 68 ALEXANDRIA WAY | BASKING RIDGE NJ | 07920 | 110.71 | 3B |
| 58 | 2 | BLOOMSBURY ROAD, 344 | FALK, NORMAN | 17 LIME KILN RD | BLOOMSBURY, NJ | 08804 | 49.85 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-------|-------------------------|-----------------------------------|------------------------|--------------------|---------|---------|-------|
| 58 | 3 | BLOOMSBURY ROAD, 332 | WARREN COUNTY ROD AND GUN CLUB 1 | 279 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 37.48 | 3A |
| 58 | 4 | BLOOMSBURY ROAD, 310 | WARREN COUNTY ROD AND GUN CLUB 1 | 279 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 75.85 | 3B |
| 58 | 5 | BLOOMSBURY ROAD, 296 | WARREN COUNTY ROD & GUN CLUB | 279 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 19.44 | 3B |
| 58 | 7 | BLOOMSBURY ROAD, 268 | WARREN COUNTY ROD AND GUN CLUB 1 | 279 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 50.27 | 3B |
| 58 | 8 | BLOOMSBURY ROAD, 240 | CERICOLA, ROBERT J | 264 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 66.79 | 3B |
| 58 | 9 | BLOOMSBURY ROAD | CERICOLA, ROBERT J | 264 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 9.77 | 3A |
| 58 | 10 | BUTLER ROAD, 63 | CERICOLA, ROBERT J | 264 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 30.05 | 3B |
| 58 | 11 | BUTLER ROAD, 79 | SCHUSTER, JOHN L | 470 BLOOMSBURY ROAD | BLOOMSBURY, NJ | 08804 | 25.15 | 3B |
| 58 | 12 | BLOOMSBURY ROAD, 264 | CERICOLA, ROBERT J | 264 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 67.32 | 3A |
| 58 | 13 | BLOOMSBURY ROAD, 264 | CERICOLA, ROBERT J | 264 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 11.73 | 3B |
| 58 | 13.01 | BLOOMSBURY ROAD, 264 | CERICOLA, ROBERT J | 264 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 5.76 | 3B |
| 58 | 14 | INSCHO ROAD, 31 | BUTLER, WILMER | 401 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 6.98 | 3B |
| 58 | 14.01 | INSCHO ROAD, | BUTLER, WILMER | 401 MOUNTAIN VIEW ROAD | ASBURY NJ | 08802 | 1.74 | 3B |
| 58 | 15 | BLOOMSBURY ROAD, 264 | CERICOLA, ROBERT J | 264 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 16.52 | 3B |
| 58 | 16 | BUTLER ROAD, 89 | BADWAY MAURICE A | 89 BUTLER ROAD | ASBURY, NJ | 08802 | 55.89 | 3A |
| 58 | 16.02 | INSCHO ROAD, 17 | BADWAY MAURICE A & KATHERINE E | 89 BUTLER ROAD | ASBURY, NJ | 08802 | 1.94 | 3B |
| 58 | 17 | BUTLER ROAD, 105 | BUTLER, WILMER | 401 MOUNTAIN VIEW ROAD | ASBURY, N.J. | 08802 | 37.08 | 3A |
| 58 | 21 | INSCHO ROAD, 24 | BUTLER WILMER | 105 BUTLER ROAD | ASBURY, N.J. | 08802 | 13.61 | 3B |
| 58 | 23 | INSCHO ROAD, 32 | BUTLER, WILMER | 401 MOUNTAIN VIEW ROAD | ASBURY, N.J. | 08802 | 23.54 | 3B |
| 58 | 23.02 | INSCHO ROAD, 32 | BUTLER, WILMER | 401 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 4.80 | 3B |
| 58 | 24 | MOUNTAIN VIEW ROAD, 473 | HONEKER, HERMAN | 473 MOUNTAIN VIEW ROAD | ASBURY, NJ | 08802 | 37.32 | 3A |
| 58 | 25 | MOUNTAIN VIEW ROAD, 473 | HONEKER, HERMAN | 473 MOUNTAIN VIEW ROAD | ASBURY, N.J. | 08802 | 11.17 | 3B |
| 58 | 26 | MORGAN ROAD, 28 | TRUSZKOWSKI, RAYMOND & MARY | 28 MORGAN ROAD | STEWARTSVILLE, NJ | 08886 | 114.21 | 3A |
| 58 | 27 | BLOOMSBURY ROAD, 296 | WARREN COUNTY ROD & GUN CLUB | 279 BLOOMSBURY ROAD | ASBURY, N.J. | 08802 | 20.76 | 3B |
| 58 | 28 | WILLOW GROVE ROAD, 377 | TRUSZKOWSKI, RAYMOND & MARY | 28 MORGAN ROAD | STEWARTSVILLE, NJ | 08886 | 34.06 | 3A |
| 58 | 29 | MORGAN ROAD, 18 | SANTINI, SANTINO J & CLARA S | 190 GOOD SPRINGS ROAD | STEWARTSVILLE NJ | 08886 | 16.09 | 3B |
| 58 | 30 | WILLOW GROVE ROAD, 360 | SANTINI, SANTINO & CLARA S | 190 GOOD SPRINGS ROAD | STEWARTSVILLE, N J | 08886 | 18.56 | 3B |
| 58 | 31 | WILLOW GROVE ROAD, 354 | BLUMNER ASSOCIATES LLC ETALS | 61-43 186 STREET | FRESH MEADOWS NY | 11365 | 51.91 | 3B |
| 58 | 32 | WILLOW GROVE ROAD, 378 | HORVATH, BRUCE ALAN | 378 WILLOW GROVE ROAD | STEWARTSVILLE NJ | 08886 | 50.98 | 3A |
| 59 | 1.02 | BLOOMSBURY ROAD, 229 | WOLVERTON, RALPH S | 223 BLOOMSBURY ROAD | ASBURY, NJ | 08802 | 12.11 | 3A |
| 59 | 1.04 | WOLVERTON ROAD, 3 | RIVERVIEW FARMS, LLC | 3 WOLVERTON ROAD | ASBURY NJ | 08802 | 40.67 | 3A |
| 59 | 1.05 | BLOOMSBURY ROAD, 241 | JMT'S RAMBLIN' RANCH LLC | 241 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 12.41 | 3A |
| 59 | 7 | BLOOMSBURY ROAD, 279 | WARREN COUNTY ROD & GUN CLUB | 279 BLOOMSBURY ROAD | ASBURY, N.J. | 08802 | 14.54 | 3A |
| 59 | 8 | BLOOMSBURY ROAD, 279 | WARREN COUNTY ROD & GUN CLUB | 279 BLOOMSBURY ROAD | ASBURY, N.J. | 08802 | 3.65 | 3A |
| 59 | 9 | BLOOMSBURY ROAD, 279 | WARREN COUNTY ROD & GUN CLUB | 279 BLOOMSBURY ROAD | ASBURY, N.J. | 08802 | 37.58 | 3A |
| 59 | 10 | BLOOMSBURY ROAD, 329 | WARREN COUNTY ROD & GUN CLUB NO 1 | 279 BLOOMSBURY ROAD | ASBURY NJ | 08802 | 12.94 | 3B |
| 59 | 11 | LIME KILN ROAD, 17 | FALK, NORMAN | 17 LIME KILN RD | BLOOMSBURY, NJ | 08804 | 12.41 | 3A |
| 59 | 11.01 | BLOOMSBURY ROAD, 341 | FALK, NORMAN | 17 LIME KILN RD | BLOOMSBURY, NJ | 08804 | 1.31 | 3B |
| 60 | 1 | LIME KILN ROAD, 18 | FUSCO, LIBERO & ANNA | 18 LIME KILN ROAD | BLOOMSBURY NJ | 08804 | 19.95 | 3A |
| 60 | 1.08 | LIME KILN ROAD, 12 | FUSCO, LIBERO & ANNA | 18 LIME KILN ROAD | BLOOMSBURY NJ | 08804 | 1.71 | 3B |

Farm-Assessed Properties in Franklin Township

| Block | Lot | Property Location | Owner | Owner's Address | City | ZipCode | Acreage | Class |
|-------|-----|----------------------|----------------------------------|---------------------------|------------------|---------|---------|-------|
| 61 | 3 | BLOOMSBURY ROAD, 488 | SCHUSTER, JOHN L | 470 BLOOMSBURY ROAD | BLOOMSBURY NJ | 08804 | 72.24 | 3A |
| 61 | 4 | BLOOMSBURY ROAD, 470 | SCHUSTER, JOHN L | 470 BLOOMSBURY ROAD | BLOOMSBURY NJ | 08804 | 96.20 | 3A |
| 61 | 5 | BLOOMSBURY ROAD, 436 | HERITAGE, MAUREEN | 436 BLOOMSBURY ROAD | BLOOMSBURY, NJ | 08804 | 93.50 | 3A |
| 61 | 6 | BLOOMSBURY ROAD, 410 | HERITAGE, MAUREEN P | 436 BLOOMSBURY ROAD | BLOOMSBURY, NJ | 08804 | 89.77 | 3B |
| 61 | 10 | BLOOMSBURY ROAD | 635 WATER STREET, LLC | C/O LOWCHER 19 RYMON ROAD | WASHINGTON NJ | 07882 | 234.70 | 3B |
| 61 | 13 | HERLEMAN ROAD, 70 | OBERLY, CLIFFORD & MARGARET | 652 S MAIN STREET | STEWARTSVILLE NJ | 08886 | 97.07 | 3B |
| 61 | 14 | HERLEMAN ROAD, 70 | OBERLY, CLIFFORD & MARGARET | 652 S MAIN STREET | STEWARTSVILLE NJ | 08886 | 6.13 | 3B |
| 61 | 28 | BLOOMSBURY ROAD | NEW VILLAGE ROAD, LLC C/O KAPLEN | 10 W RAILROAD AVE POB 792 | TENAFLY NJ | 07670 | 16.13 | 3B |
| 62 | 3 | BLOOMSBURY ROAD, 429 | HERITAGE, MAUREEN | 436 BLOOMSBURY ROAD | BLOOMSBURY, N J | 08804 | 9.47 | 3B |
| 62 | 4 | BLOOMSBURY ROAD, 469 | SCHUSTER, JOHN L | 470 BLOOMSBURY ROAD | BLOOMSBURY NJ | 08804 | 4.56 | 3B |