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Comprehensive Farmland Preservation Plan

Township of Readington Hunterdon County, New Jersey

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December 10, 2007



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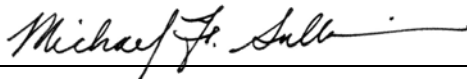
Comprehensive Farmland Preservation Plan

Readington Township
Hunterdon County, New Jersey

December 10, 2007

Prepared for the Township of Readington by

Michael F. Sullivan, ASLA, AICP



NJ CLA #612 and NJ PP # 5153



Clarke Caton Hintz

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Introduction

In the State of New Jersey, farmland continues to disappear rapidly. The effect of the loss of the farmland to the citizens of New Jersey is serious. It is well documented that when we lose farmland, we lose the benefits farmland provides as privately owned open space. Farmlands contribute to our scenic and cultural landscape, provide important wildlife habitat, and provide vital groundwater recharge areas.

These reasons, however, are secondary to the benefit of protecting New Jersey's agricultural industry, a vitally important economic asset. While preserving farmland does not, in and of itself, preserve the industry, it is apparent that such preservation is essential to providing the opportunity for agriculture to exist. In order for New Jersey to sustain a healthy agricultural industry, a critical mass of farmland has to be maintained in appropriate areas. 500,000 acres has been set as the goal to be preserved if the State is to maintain its agricultural base.

Hunterdon County is one of New Jersey's leading agricultural counties. The county has the State's second highest amount of farmland-assessed property, with 47.8% of its landmass devoted to agriculture. Hunterdon now ranks a close second statewide in preservation efforts. As of June 2007, Hunterdon County reported 22,542 acres of preserved farmland with a likely potential of reaching 25,858 acres by June of 2008. As of October 2007, there were 4,567 acres of preserved farmland in Readington Township, plus 119 acres under contract for preservation. This figure includes easements acquired via Green Acres, cluster development, and donation. This equates to approximately 20% of the farmland currently preserved within in Hunterdon County.

The importance of farmland preservation has been embodied in policy and law at many different levels of government. The State Farmland Preservation Planning Incentive Grant program is the most recent initiative and perhaps the most comprehensive aimed at furthering agriculture and retaining its future viability in the state as urbanization continues to steadily erode the farming base. Coupled with the funding attached to the Garden State Preservation Trust Act, the program seeks to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture. The Act provides a steady annual funding allocation specifically earmarked for farmland preservation. Previously, funding was obtained only from periodic bond referendums and at lower levels. In November of 2007 state-wide voters approved a referendum



authorizing an additional \$200 million in bond financing for the Garden State Preservation Trust.

Readington Township's first application for a Planning Incentive Grant (PIG) was filed in 1999. The following eight years have seen more progress toward protecting both the State's and the Township's precious remaining farmland acres than in any similar period of time in the Township's history. Readington Township's success in this time period has been dramatic, and participation in the State's PIG Program has factored highly in this success.

This element is intended to meet the criteria for the Planning Incentive Grant program and follows the guidelines for developing a Municipal Comprehensive Farmland Plan, adopted May 24, 2007.

Farmland Preservations Plans have been specifically authorized as an element of municipal master plans (*N.J.S.A. 40:55D-28.b(13)*) since 1999 when the Municipal Land Use Law was amended. A Farmland Preservation Plan is required to include:

- *An inventory of farm properties and a map illustrating significant areas of agricultural land;*
- *A statement showing that municipal ordinances support and promote agriculture as a business; and*
- *A plan for preserving as much farmland as possible in the short term by leveraging monies made available through the Farmland Preservation Planning Incentive Grant program which may include option agreements, installment purchases, and donations of permanent development easements, among other techniques*

This document will address both the SADC guidelines for a Comprehensive Farmland Preservation Plan and MLUL requirements for a Farmland Preservation Plan element.



I. Readington's Agricultural Land Base

A. *Location and Size of Agricultural Land Base*

Currently, there are 356 farm properties within Readington Township, including 351 farm assessed properties, and five preserved farms owned by the Township. Altogether, the farm assessed properties and Township owned farms constitute 12,494 acres of farmland within Readington Township. This represents approximately 41% of the Township's land mass. The Township ranks third in the number of acres of land devoted to agriculture among the 26 municipalities in Hunterdon County. Readington is the 15th highest in this respect among all municipalities in the State.

The 351 farm assessed properties total 12,199 acres and represent approximately 40% of the Township's land. An inventory of all farm assessed properties within the Township is attached as Appendix A to this document.

Most of the Township's open agricultural land is located within the boundaries of its County designated Agricultural Development Area (ADA) in the south, central and northeast sections of the Township. Readington has historically used the ADA as its Project Area. As noted in the Township's previous Farmland Preservation Plan, included in the 1999 PIG application, there are farms which otherwise meet the Township and County criteria but are not in the ADA. If these farms are in close proximity or contiguous to the ADA, the Township's view has been they should also be included in the Project Area. Several farms that met this description were, in fact, preserved under Readington's earlier PIG grants.

As can be seen in the following map exhibit, the ADA closely corresponds to the boundaries of Planning Areas 4 and 4B on the State Planning Map. The ADA also closely corresponds to the Agricultural Residential Zone on the Townships zoning map. Of the 12,199 acres in Farmland Assessment, 9,430 acres are located in the ADA and SDRP Rural Planning Area.

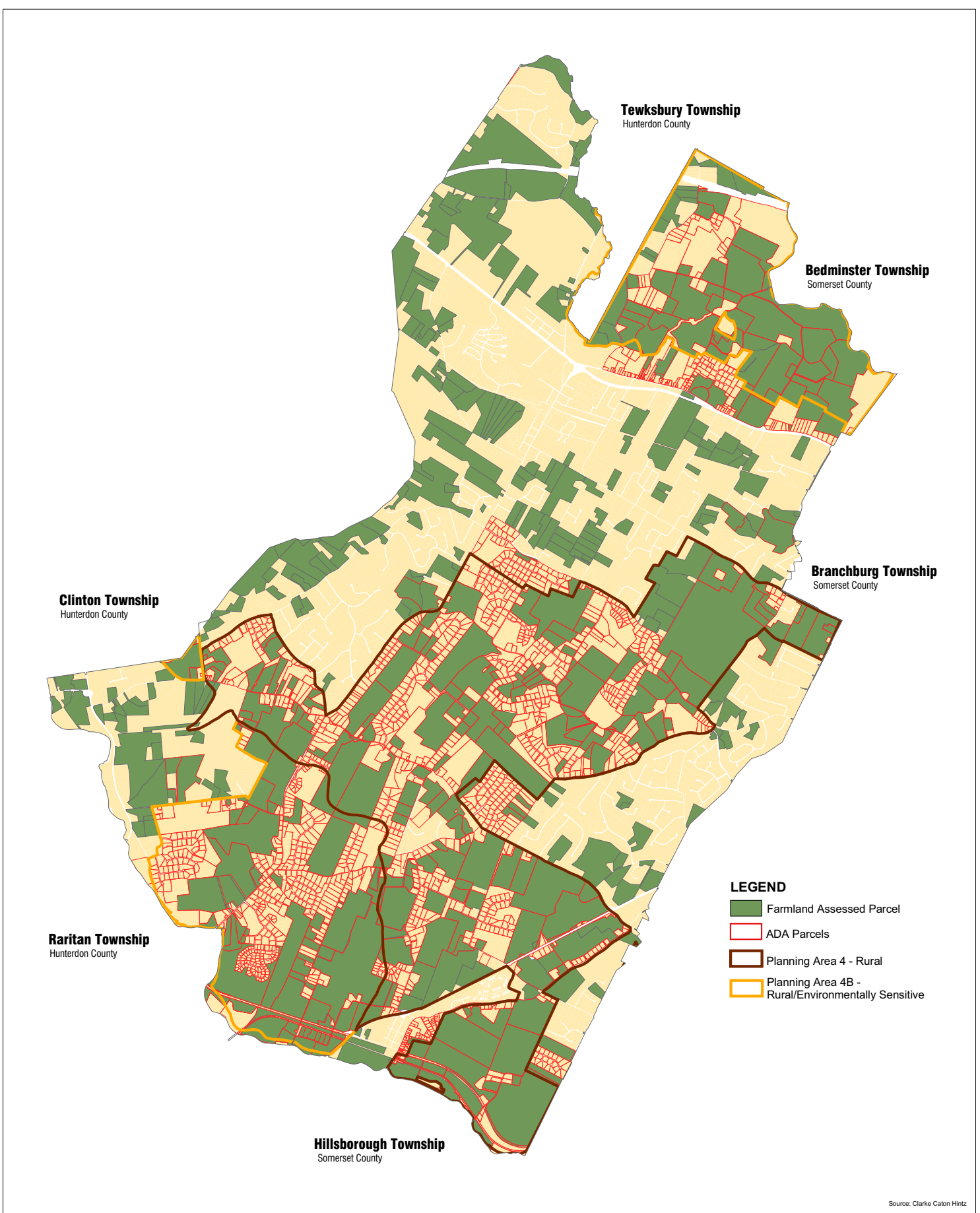


Figure 1

Farmland Assessed Parcels/ADA Parcels/ Planning Areas

Readington Township, Hunterdon County, NJ November 2007

1 0.5 0 1 Miles



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**B. Distribution of Soil Types and their Characteristics**

The Soils Map of Readington Township presents the 36 types of soils found in Readington as identified by the Soil Conservation Service. Prime Agricultural Soils and Soils of Statewide Importance are shown on the map of Agricultural Soils. Several soils occur more frequently in Readington Township than others. Below is a listing of these soils and brief descriptions of their properties.

ANNANDALE AND EDNEYVILLE SERIES (ApB, ApC)

This series consists of deep gently sloping to strongly sloping, well drained, loamy soils. Permeability is moderate in the surface layer and substratum and moderately slow to slow in the subsoil. The available water capacity is high, and natural fertility is moderate. The gently sloping soils are suited to corn, small grain, soybeans, orchard crops, hay, or pasture. Steeper soils are suited to hay, pasture or trees. Control of erosion is needed in cultivated areas. The agricultural suitability of the soils in this series appears in Class I & Class II.

BUCKS SERIES (Bub, BuC2)

This series consists of deep gently sloping to strongly sloping, well-drained soils that are underlain by Red Shale. These soils are on uplands. Red Shale bedrock is at a depth of about 44 inches. Permeability is moderate to moderately slow to moderately rapid in the underlying material. These soils have a high available water capacity. Natural fertility is moderate. Crops on Bucks soils respond well to lime and fertilizer. Most areas of Bucks soils have been cleared and are farmed. Control of erosion is needed in cultivated areas. The soils are well suited to corn, small grain, soybeans, nursery crops, pasture and hay. The subsoils of this series are in Class II or III.

KLINESVILLE SERIES (KIC, KID)

This series consists of shallow, gently sloping to moderately steep, well-drained soils on uplands. Permeability is moderately rapid. Available water capacity and natural fertility are low. The shallow depth of these soils causes low crop production. Many areas of the soils are wooded, especially the steeper slopes. Cleared areas of these soils are used for small grain, hay, and pasture. Areas of sloping to moderately steep soils which have been cleared need careful control of erosion. Many areas are idle or reverting to trees. During periods of prolonged rainfall, the soil becomes saturated and water flows along the surface of the hard bedrock. Water seeps into cellars during these periods. Klinesville soils fall into Class II and III.

SOIL TYPE KEY

KEY	PUBLISHED SYMBOL	MAP SYMBOL	KEY	PUBLISHED SYMBOL	MAP SYMBOL
Abb	Ab	Ma	Ma	Ma	Ma
AbB	Ab	MoB	MoB	MoB	MoB
Ac	A	MWB	MWB	MWB	MWB
Ac	A	NGB	NGB	NGB	NGB
ApB	Ap	NhB	NhB	NhB	NhB
ApC	Ap	NhC2	NhC2	NhC2	NhC2
AtB	At	NhC	NhC	NhC	NhC
AtC2	At	NhD	NhD	NhD	NhD
AtD2	At	NhE	NhE	NhE	NhE
BdA	Bd	NKC	NKC	NKC	NKC
BdB	Bd	NoB	NoB	NoB	NoB
BdC2	Bd	NoC2	NoC2	NoC2	NoC2
Bt	Bt	NoD2	NoD2	NoD2	NoD2
BuB	Bu	PeB	PeB	PeB	PeB
BuC2	Bu	PeC2	PeC2	PeC2	PeC2
CbB	Cb	PeD	PeD	PeD	PeD
CdA	Cd	PFB	PFB	PFB	PFB
CdB	Cd	PFC2	PFC2	PFC2	PFC2
GP	GP	RIF	RIF	RIF	RIF
HaB	Ha	RbA	RbA	RbA	RbA
HaC2	Ha	RbB	RbB	RbB	RbB
KIC	KI	RcB	RcB	RcB	RcB
KID	KI	RcC2	RcC2	RcC2	RcC2
LaB	La	ReA	ReA	ReA	ReA
LaD	La	ReB	ReB	ReB	ReB
LbB	Lb	ReC2	ReC2	ReC2	ReC2
LgB	Lg	RfA	RfA	RfA	RfA
LgC	Lg	RfB	RfB	RfB	RfB
LgD	Lg	RgB	RgB	RgB	RgB
LhC2	Lh	Ro	Ro	Ro	Ro
LkB	Lk	TuB	TuB	TuB	TuB

SYMBOL KEY	
TEX	Significant Place Names
Primary Roads	Primary Roads
Tax Parcel Boundaries	Tax Parcel Boundaries
Lakes	Lakes
Networked Streams	Networked Streams

READINGTON TOWNSHIP, NRI, 2000

3000 0 3000 6000 9000 Feet
SCALE 1:55,000
Map Projection: State Plane of New Jersey, NAD 83, Feet

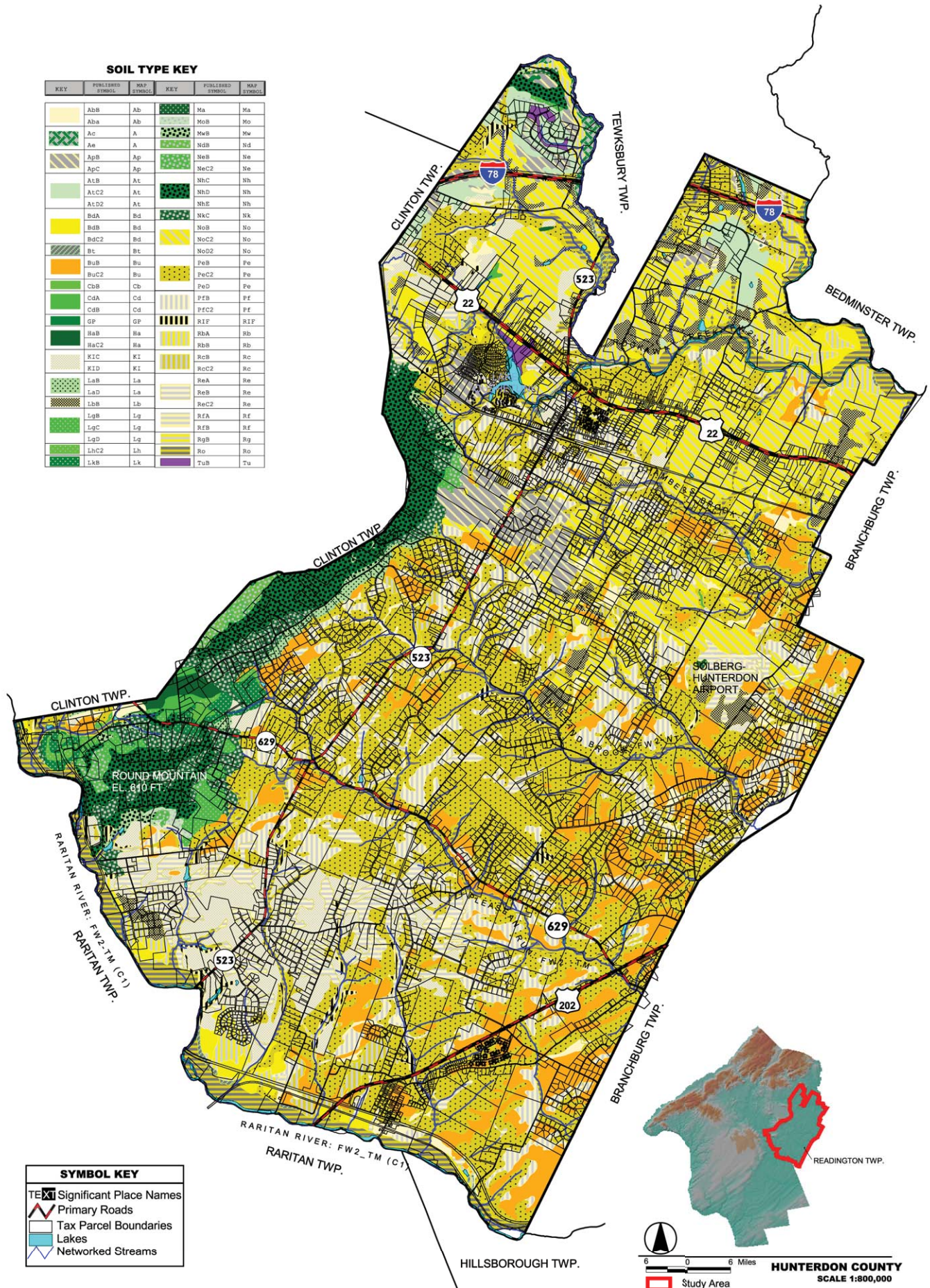


Soils coverage supplied by Township Planner, Caton, Clarke and Hintz, 1999, as extracted from the Master Plan.
Scale (unknown)
New Jersey, Department of Environmental Protection, GIS data
Web Site Downloads State Municipalities of New Jersey
Scale 1:100,000
TMP map, supplied by Yager and Associates.
Scale (unknown)

NOTES:
1. DATA ACCURACY IS LIMITED TO THE ACCURACY AND SCALE OF THE ORIGINAL DATA SOURCES.
2. THESE MAPS ARE PART OF A RESOURCE INVENTORY CONDUCTED FOR READINGTON TOWNSHIP AND SHOULD BE USED IN CONJUNCTION WITH THE COMPILED TEXT.

Readington Township Soil Series Map

DRAWN BY: KJM
CHECKED BY: GMG, SF
Project No.: 160.02



HUNTERDON COUNTY
SCALE 1:800,000



0 6 Miles
Study Area

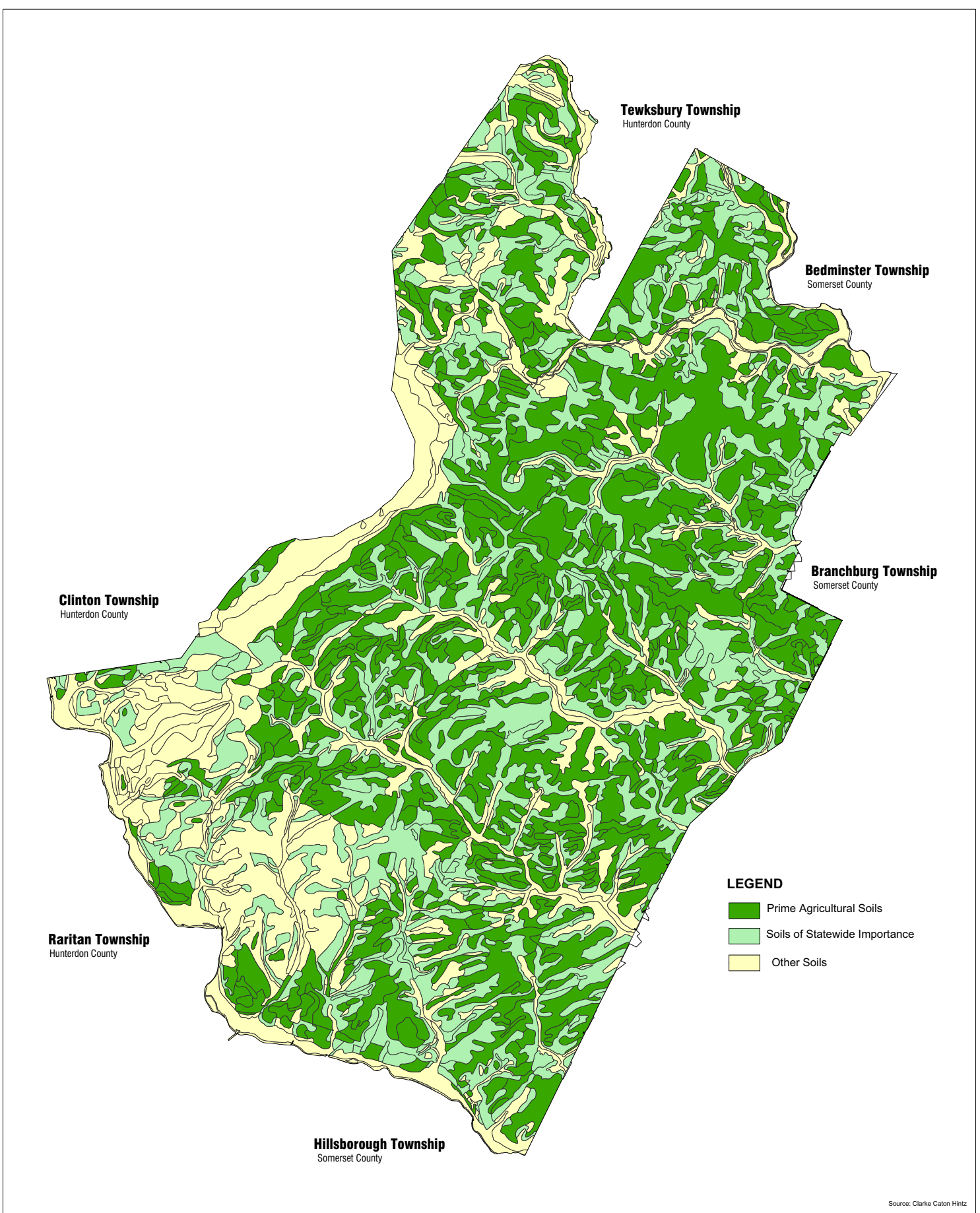


Figure 3

Farmland Soils

Readington Township, Hunterdon County, NJ November 2007

1 0.5 0 1 Miles



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NORTON SERIES (NoB, NoC2, NoD2)

This series consists of deep, gently sloping to moderately steep soils that formed on rounded slopes and divides in material weathered from old red shale glacial till. Permeability is slow. Available water capacity is high, natural fertility is moderate. Extensive, formerly cleared areas are now idle and reverting to trees. Small areas are used for corn, small grain, hay and pasture. Tillage is delayed in places by excess water above the firm subsoil, but water does not stay in the profile for long periods. Control of erosion is needed. Norton soils are in Classes II and III.

PENN SERIES (PeB, PeC, PeD)

This series consists of moderately deep, gently sloping to moderately steep, well-drained, loamy soil that formed over red shale or siltstone on uplands. Permeability is moderate to moderately rapid in the surface layer and subsoil. Available water capacity is moderate to high depending on the depth to bedrock and the content of shale. Natural fertility is moderate. Most areas of Penn soils have been cleared for farming. Many areas of the more sloping soils are wooded. Cleared areas require erosion control. In places, late in winter and early in spring, the lowest part of the subsoil is saturated, and water flows laterally over the surface of the bedrock. Water seeps into cellars during these periods. Classes II and III are represented in this series.

The Soil Conservation Service divides the agricultural capabilities of soils into the following classes:

Class I soils have few limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Class V soils are not likely to erode but have other limitations, impractical to remove, that limit their use largely to pasture, woodland, or wildlife habitat.

Class VI soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, woodland, or wildlife habitat.

Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture, woodland, or wildlife habitat.

Class VIII soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife, water supply, or to aesthetic purposes. (No class VIII soils exist in Hunterdon County.)



Only the first four classes are well suited for receiving agricultural crops. All soils series found in Readington have at least one sub-group which can be used for crop production of some type.

C. *Number of Irrigated Acres and Available Water Resources.*

Generally speaking, agriculture in Readington does not depend on irrigation. Farms that are currently relying on irrigation are few. There are several exceptions:

Hidden Meadows Nursery, which is a 50 acre preserved farm owned and operated by the Jones family. (Block 75 Lot 40)

Schaeffer Farms, two preserved farms that grow pick your own vegetables, flowers and pumpkins. (Block 72, Lots 11 and 23)

Nicholson Farm, a 132 acre preserved farm that grows a large inventory of nursery stock. (Block 53 Lot 22)

Hionis Greenhouses, an indoor greenhouse operation located outside Readington's ADA on 15 acres. (Block 36 Lot 45)

The former Vizzoni Farm, a 133 acre preserved farm that grows mushrooms uses irrigation. (Block 73 Lot 17)

The overwhelming majority of farms and agricultural areas within Readington Township are, and likely will continue to be, dependant on groundwater.

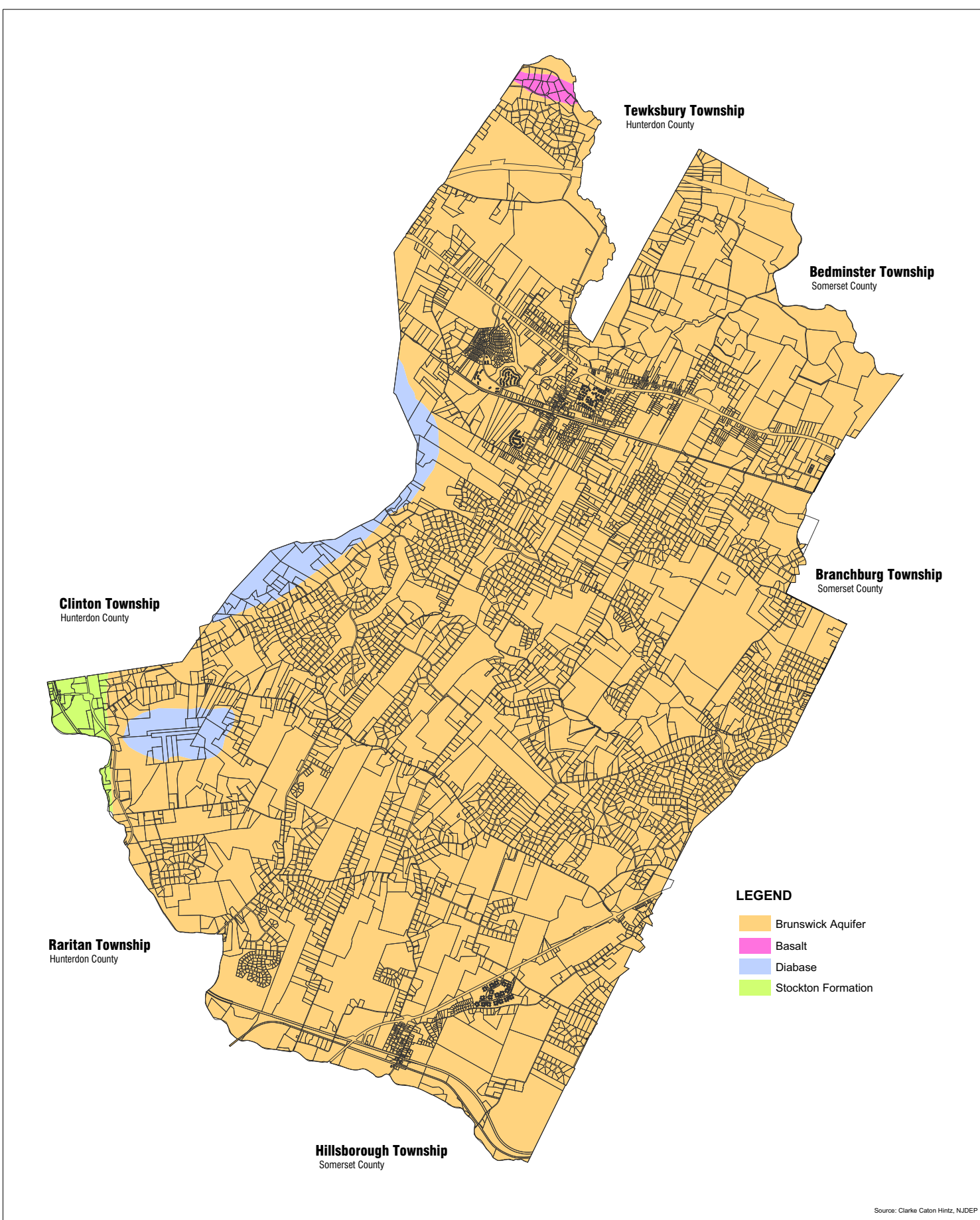


Figure 4
Aquifers
 Readington Township, Hunterdon County, NJ November 2007

**D. Farmland Assessment and Census of Agriculture Statistics and Trends.****D.1 Number of Farms and Farms by Size**

As of tax year 2007, Readington Township has 356 farms and farm-assessed properties, with a total of 12,494 acres devoted to agriculture. The size of all farm assessed properties is provided in the inventory of all farm assessed properties, attached at the end of this document.

D.2 Average and Median Farm Size

The average size of tax year 2007 farms and farm assessed properties is 36 acres. The median size of tax year 2007 farms and farm assessed properties is 13 acres.

D.2 Cropland Harvested, Pasture, Woodland, Equine, Agricultural Use

As indicated above, the total land area within Readington devoted to agricultural use as of 2007 was 12,494 acres. The 2007 Summary of Farmland Assessment provides the following data regarding the extent of cropland, pasture and woodlands on farm-assessed properties within the Township:

Agricultural Use	Acres
Cropland Harvested	5,376
Cropland Pasture	1,005
Permanent Pasture	1,684
Unattached Woodland	2,459
Attached Woodland	1,711
Total:	12,235

Source: 2007 Summary of Farmland Assessment



II. Readington's Agricultural Industry

A. *Trends in Market Value of Agricultural Products Sold*

Pumpkins: There is a strong market for locally grown pumpkins and an upward trend in price. About six farms in Readington benefit from continuing price increases.

Hay: Thousands of acres in Readington are devoted to hay production. The price of hay has increased about 40% over the last 5 years and the market continues to be very strong. Increases in fuel and fertilizer costs have likely offset this gain, however.

Bison Meat: The market remains strong for the direct marketing of bison meat. The Readington River Buffalo Farm has maintained high prices over the last five years, and increased slightly.

Beef and Pork Prices: Hackettstown Auction prices have shown an increase in pig and cattle prices over the last five years, and local direct marketing prices are up over 20%. However, it is doubtful whether these increases have kept ahead of feed prices.

Vegetables prices at local farm stands have increased only slightly in recent years. The local farms in Readington generally use family labor.

Grain Prices: Several farmers from Readington still plant large acreages of corn and soybeans and market prices and profits for both have increased substantially in the last several years.

**B. Crop/Production Trends over the last 20 years**

Commodity	1984	1991	2001	2004
Crops (acres)				
Apples	11	14	6	9
Corn	1,646	856	286	427
Grain (oats, wheat, barley, rye, sorghum)	1,126	745	1,191	462
Hay	2,517	3,505	3,037	3,027
Peaches	11	18	5	6
Soybeans	919	351	127	322
Strawberries	1.7	16	0	0
Trees, Christmas	144	26	122	128
Trees & Shrubs, nursery	164	268	208	353
Livestock (Avg. No.)				
Cattle, beef	714	472	434	509
Cattle, dairy (farms)	7	1	0	39
Chickens, layers	985	1,133	620	1,086
Chickens, meat	1,003	1,547	643	433
Horses	468	359	426	478
Pigs	352	359	308	279
Sheep	1,309	1,435	667	672
Turkeys	201	456	220	189

Source: Readington Township Planning Board 2007

C. Support Services within Market Region**Farm Equipment**

Barnes Farm Repairs, Ringoes, NJ
 Champion Tires, Ringoes, NJ
 Deer Country Farm and Lawn, Allentown, NJ
 D & R Equipment, Ringoes, NJ
 Haver's, Whitehouse Station, NJ
 Kuhl Corporation, Flemington, NJ



Mid-state Equipment, Titusville, PA
Pennington Sales & Service, Pennington, NJ
Pole Tavern Equipment, Elmer, NJ
Powerco, Inc., Clinton, NJ
Smith Tractor, Washington, NJ
Trenton Tractor and Equipment, Trenton, NJ
Zimmerman Equipment, Ephrata, PA

Farmers' Markets

Flemington Farmers' Market, Dvoor Farm, Flemington, NJ
High Bridge Farmers' Market, High Bridge, NJ
Summit Farmers' Market, Summit, NJ

Farm Management Systems

Cooperative Extension of Hunterdon County, Flemington, NJ
Farmers Insurance, Flemington, NJ
Farm Family Insurance, Washington, NJ
First Pioneer Farm Credit, Lebanon, NJ
Natural Resource Conservation Service, Pittstown, NJ
Rutgers University Snyder Research Farm, Pittstown, NJ

Farm Supplies (fertilizer, pesticide, feed, seed, equipment, parts, etc.)

Agway Feed and Farm Supply, Flemington, NJ
Horsemen's Outlet, Lebanon, NJ
Neshanic Farm, Home and Garden Supply, Neshanic Station, NJ
Stephan Farm & Horse Supply, Long Valley, NJ
Tractor Supply, Washington, NJ

Feed

Somerset Grain & Feed, Bernardsville, NJ
Sergeantsville Grain & Feed, Sergeantsville, NJ
The Tack Room, Pittstown, NJ

Fencing

Amwell Fence, Ringoes, NJ
Eagle Fence and Supply, Branchburg, NJ
The Fence Company, Ringoes, NJ
New Holland Fence, New Holland, PA



Rudl Fencing, Glen Gardner, NJ
Superior Fencing and Hole Drilling, Lebanon, NJ
Town and Country Fencing, Lebanon, NJ
York Fence, Hillsboro, NJ

Fertilizer

Crop Production Services, Hampton, NJ
Growmark FS Inc., Bloomsbury, NJ

Livestock Auctions

Livestock Cooperative Auction, Hackettstown, NJ
New Holland Livestock Auction, New Holland, PA

Pond Construction

Country Acres Landscaping, Stockton, NJ
Landcraft, Inc., Clinton, NJ

Processing Facilities

Dealaman Enterprises, Warren, NJ
Frigit Freeze, Milford, NJ
V. Roche & Son, Whitehouse Station, NJ
Springtown Meats, Springtown, PA

Well Drilling

Samuel Stothoff Company, Flemington, NJ



III. Land Use Planning Context

A. State Development and Redevelopment Plan

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Plan. The first State Plan, adopted in 1992, was the product of a statewide planning process, which involved counties and municipalities and formulated a series of policies intended on shaping growth within New Jersey. The first major update and revision of the 1992 State Plan was initiated in 1997 and culminated in the adoption of the second State Plan on March 1, 2001. The policies and objectives set forth in the State Plan include a number of recommendations for promoting and preserving the agricultural industry and farmland. As illustrated below, Readington's support of agriculture and farmland preservation planning efforts are consistent with the vision, goals, policies and strategies of the 1986 State Planning Act and the 2001 State Plan.

Statewide Policies

The State Plan contains a series of statewide goals, strategies and policies that are supportive of the Township's effort to preserve rural character and agriculture. The following Statewide policies directly address the need for preservation of agriculture and farmland:

15. Agriculture¹

Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.

¹ 2001 State Plan, 147 – 160.



Sustainable Agriculture and Comprehensive Planning:

Policy 1 Agricultural Land Retention Program Priorities

Funds for farmland retention should be given priority in the following order, unless a county or municipal farmland preservation plan has been prepared and approved by the State Agriculture Development Committee (in which case, priority shall be based on said plan):

- (1) Rural Planning Area;*
- (2) Fringe and Environmentally Sensitive Planning Areas;*
- (3) Metropolitan and Suburban Planning Areas.*

Policy 2 Preservation of the Agricultural Land Base

Consider the expenditure of public funds for preservation of farmland as an investment in public infrastructure and thereby emphasize the public's interest in maintaining long-term agricultural viability.

Policy 3 Coordinated Planning

Coordinate planning efforts of all levels of government to ensure that policies and programs promote agriculture.

Policy 4 New Development

Plan and locate new development to avoid negative impacts on agriculture.

Policy 5 Creative Planning and Design Techniques

Encourage creative land planning and design through tools such as clustering, phasing and density transfers, purchase and donation of development rights, agricultural enterprise zones and districts and the provision of self-contained community wastewater treatment systems to serve Centers, to accommodate future growth in ways that maintain the viability of agriculture as an industry, while avoiding conflict with agricultural uses.

Policy 6 Agricultural Water Needs

Include consideration of the water needs of the agricultural industry in water supply planning at all levels of government.



Agriculture and Economic Development:

Policy 7 Provision of Capital Facilities

Provide adequate capital facilities including grain storage and food processing facilities to enhance agriculture in rural areas.

Policy 8 Access to Capital

Improve access to capital funds, including rural revolving loan funds and rural venture capital networks, operating funds and portfolios that reduce the reliance on land as an asset for collateral or retirement.

Policy 9 Enhancing the Agricultural Industry

Promote economic development that supports the agricultural industry on local, county and statewide levels.

Policy 10 Diversify the Rural Economy

Promote beneficial economic growth that recognizes the need to provide the essential facilities and infrastructure to diversify the rural economy. Provide opportunities for business expansion, off-farm employment, on-farm income generating enterprises such as agricultural-related educational or recreational activities and environmental activities such as leaf composting.

Policy 11 Enhance Agricultural Marketing

Enhance marketing programs to promote the sale of New Jersey agricultural products.

Policy 12 Simplify the Regulatory Process

Adapt the permitting, licensing and land use planning and regulation processes to be sensitive to agricultural needs to enhance the industry and to facilitate new agricultural development.

Policy 13 Local Ordinances and Building Codes Sensitive to Agricultural Use

Promulgate local ordinances and state building code and fee criteria which are sensitive to the special purposes of agricultural construction and seasonal use.



Policy 14 Right to Farm

Coordinate actions of state and local government to encourage the maintenance of agricultural production by protecting farm operations from interference and nuisance actions when recognized methods or practices are applied and to ensure that the numerous social, economic and environmental benefits of agriculture serves the best interests of all citizens in the state.

Policy 15 Aquaculture

Recognize aquaculture as an agricultural activity.

Agriculture and Environmental Protection:

Policy 16 Promote Agricultural Management Practices

Encourage the use of agricultural management practices to ensure sustainable and profitable farming while protecting natural resources.

Policy 17 Incorporate Agricultural Land in Recycling of Organic Materials

Use appropriate agricultural lands for the recycling of non-farm generated biodegradable and organic materials.

Human Resources:

Policy 18 Housing Supply and Financing

Use federal and State funding to expand the supply of decent, safe and reasonably priced housing that will benefit those employed in agriculture.

Policy 19 Vocational and Technical Training

Create and expand access to training and technical assistance for agriculture and agriculture related businesses.

Policy 20 Agricultural Education

Create and expand agricultural education and leadership opportunities through basic skills training, and vocational and entrepreneurial training on the secondary, county college and university levels.



Policy 21 Encourage Young and First Time Farmers

Coordinate federal, state and local financial incentives and tax and regulatory policies to encourage more individuals to enter the agricultural industry.

Policy 22 Promote the Value of Agriculture

Educate New Jersey residents on the economic and environmental value of sustainable agriculture in New Jersey and its important contribution to the State's quality of life.

Policy 23 Agro-tourism and Eco-tourism

Expand opportunities for agro-tourism and eco-tourism.

State Planning Areas

The State Plan delineates a series of *planning areas* that are based on the natural and built characteristics of sub-areas within New Jersey. The planning areas are:

- PA1 Metropolitan Planning Area
- PA2 Suburban Planning Area
- PA3 Fringe Planning Area
- PA4 Rural Planning Area
- PA4B Rural/Environmentally Sensitive
- PA5 Environmentally Sensitive Planning Area

The designations are listed in descending order from the most developed condition to the least developed conditions. They also reflect the State's vision for the future development of those areas. Readington has historically used the County designated ADA as its Project Area, which closely corresponds to the boundaries of Planning Areas 4 and 4B on the 2001 State Planning Map.

State Plan Cross Acceptance Process

From 2004 through 2007, the Township participated with Hunterdon County in the State Plan Cross Acceptance process. Readington Township was part of county planning region 5 that also included Clinton Town, Clinton Township, Lebanon Borough, High



Bridge Borough, Franklin Township, and Union Township. Several significant planning area changes are recommended for Readington including completely removing the PA 4 and PA 2 designations from the Township. The PA 2 designation would be replaced with a combination of PA 3, PA 4B, and PA 5, the goal being to better protect environmentally sensitive areas, limit additional growth outside of the identified Whitehouse Station Community Development boundary, and provide a buffer from more intensely developed areas to the east in Branchburg Township. In addition, the Township has proposed the villages of Whitehouse Station and Three Bridges as centers. The following maps depict the currently proposed State Plan Resource Planning and Management Map for Readington Township, and the proposed center for Whitehouse Station.

Plan Endorsement

The State Planning Commission updated the Guidelines for Plan Endorsement in 2007. Achieving Plan Endorsement status is a comprehensive process that results in an official determination that a municipal plan is consistent with the State Plan. The process seeks to coordinate the planning initiatives of the state with local plans. The Office of Smart Growth (OSG) explains that the benefits of obtaining plan endorsement are financial and technical assistance from the State to help implement an endorsed plan.

A significant component of Plan Endorsement is that the Council on Affordable Housing has tied their substantive certification process to a town's initial plan endorsement status. This effectively turns Plan Endorsement from a voluntarily planning exercise to a mandatory State requirement. However, there is uncertainty regarding the continuation of the COAH requirement. Assuming the COAH requirement remains, Readington Township will need to fully understand the steps necessary to achieve plan endorsement and begin working towards initial plan endorsement in the near future. If the COAH requirement is removed, the Township will need reevaluate their planning priorities to determine when Plan Endorsement should be undertaken and what planning activities are in the best interest of the Township.

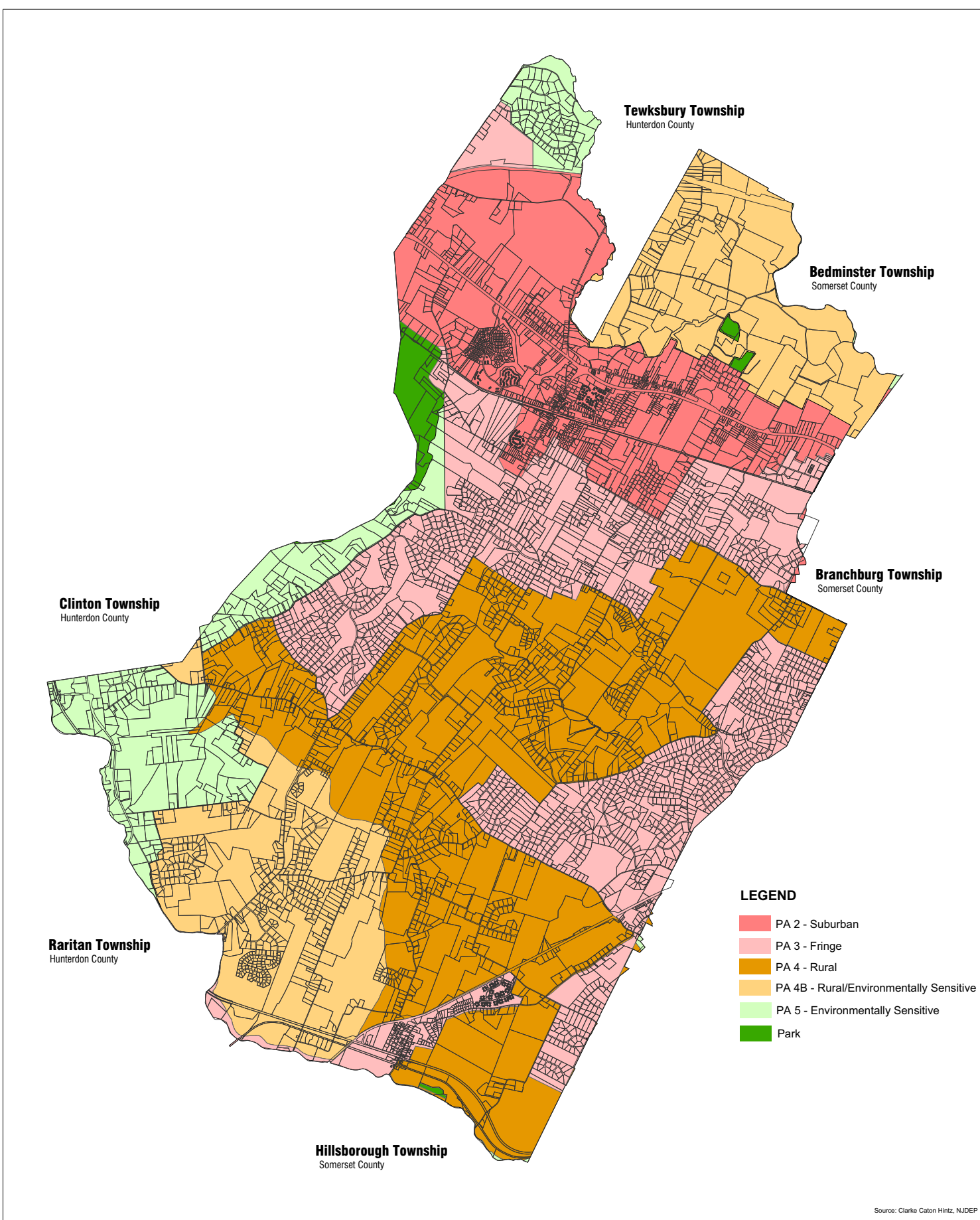


Figure 5

Current State Planning Areas (2001 Plan)

Readington Township, Hunterdon County, NJ November 2007

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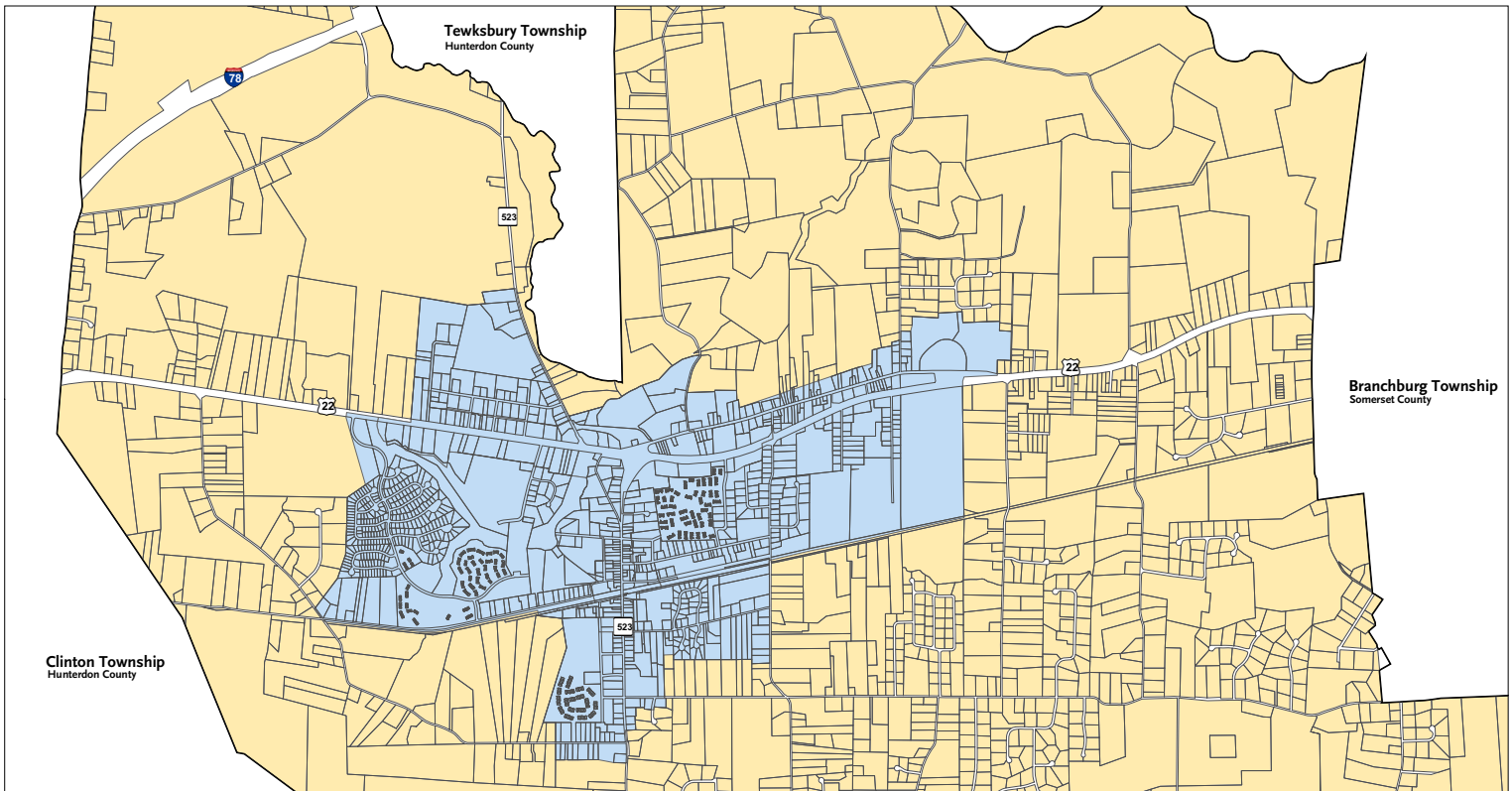
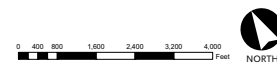


Figure 6
Whitehouse Center Boundary
 Readington Township, Hunterdon County, NJ | November 2007



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 Architects
 Planners
 Landscape Architects



B. Special Resource Areas

Readington is contiguous to, but not in the Highlands Region. Readington is not affected by any Special Resource Area designation.

C. Municipal Master Plan and Zoning Regulations

Readington's Master Plan and related zoning regulations provide strong support for farmland preservation and the continuation of agriculture as an industry in the Township. The Township's goals and policies supporting farmland preservation and agriculture in recent Master Plan documents are summarized below:

1990 Master Plan²

This plan included specific policies regarding farmland and open space preservation that were used in the development of the Land Development Ordinance. The following policy specifically encourages retention of farmland as an agricultural business:

Farmland Preservation

Encourage retention of farmland as an agricultural business, to the extent practical, adding diversity to the Township's economic and local job base. Investigate creation of "farmettes", agricultural districting or other techniques to accomplish this policy. p.7

1998 Master Plan Amendments³

The 1998 Master Plan amendments reflected the policies of the Township that were evolving in response to the threats to open space and farmland preservation posed by increased development pressures. This update strengthened Readington's preservation and conservation agenda by increasing minimum lot sizes and open space set-asides in the majority of the Township lands. The policy basis for the changes in the land use plan and strategies for implementation, are illustrated in the following excerpts:

² Readington Township Planning Board. *Master Plan and Reexamination Report*. Adopted January 22, 1990

³ Readington Township Planning Board. *Amendment to the Master Plan*. Adopted on November 23, 1998.



Goals & Policies

Agricultural Preservation

Goal: Preserve farmlands and encourage their continued use recognizing that farming is an important component of the economy of the township, the region, and the state, and that agricultural lands are an irreplaceable natural resource and a key element of the Township's rural character.

Policies: Coordinate local agricultural land use preservation efforts with those of the state and the county and with those of adjoining municipalities.

Preserve large agricultural areas free from the intrusion of residential and other uses by zoning for appropriate intensity of use, requiring that new residential units in agricultural areas be clustered and by acquiring development rights and open space in agricultural areas. p. II-1

Opportunities to preserve diminishing farmland should continue to be actively pursued. Hunterdon County is the second fastest growing county in the state, with a population growth rate of 23.4% between 1980 and 1990, which has been continuing through the 1990's. Readington's population increased at a comparable rate over the same ten years, to a population of 13,400 in 1990. Moreover, Readington has seen it's population growth through the latter part of the decade exceed projections made as recently as 1990. It is estimated that the population today is greater than 17,000. Building permits issued in the four-year period from 1990 through 1993, inclusive, total 282. Building permits for the four-year period from 1994-1997, inclusive, totaled 808. With this accelerated growth comes the accelerated loss of valuable farmland. P. V-26

Consequently, over the past 16 years Readington Township has been losing farmland at a rate 40% higher than that of Hunterdon County. This is not surprising considering Readington's location at the eastern edge of the County and its convenient accessibility to the metropolitan areas to the east via I-78, NJ Route 22 and I-202. Residential Development pressure has been more pronounced in Readington than in most other Hunterdon County Municipalities. P.V-27



Parks, Recreation & Open Space

This plan element of the master plan identifies several strategies for preserving open space and farmland. These include:

Farmland Preservation Program

Where appropriate, farmland preservation is an excellent method of contributing to open space preservation by preserving natural vistas and providing a buffer for other preserved areas. Farmland preservation results in larger parcels of appropriate size, location, and soil quality being dedicated to agricultural use. P. VIII-15

Purchase of Land in Fee

When land comes up for sale at a reasonable price, fee simple acquisition by the Township should be considered. A larger portion of the parcel can be deed restricted for agriculture and resold into private ownership. The farmland preservation easement on a larger farm parcel would be held by the Township for resale to the Hunterdon County Agricultural Development Board, the farm which has been deed restricted to agriculture could be sold back into private ownership, and the smaller portion of the parcel in appropriate locations, for instance along a stream corridor, could be retained by the Township for conservation purposes or passive recreation purposes. P. VIII-15

2001 Amendment to the Master Plan

The 2001 Amendment to the Master Plan, adopted on July 9, 2001, included a Parks, Recreation and Open Space Plan Element, replacing the 1998 Parks, Recreation and Open Space Plan Element. This element continues to endorse farmland preservation efforts within the Township as follows:

Where appropriate, farmland preservation is an excellent method of contributing to open space preservation by preserving natural vistas and providing a buffer for other preserved areas. Farmland preservation results in larger parcels of appropriate size, location and soil quality being dedicated



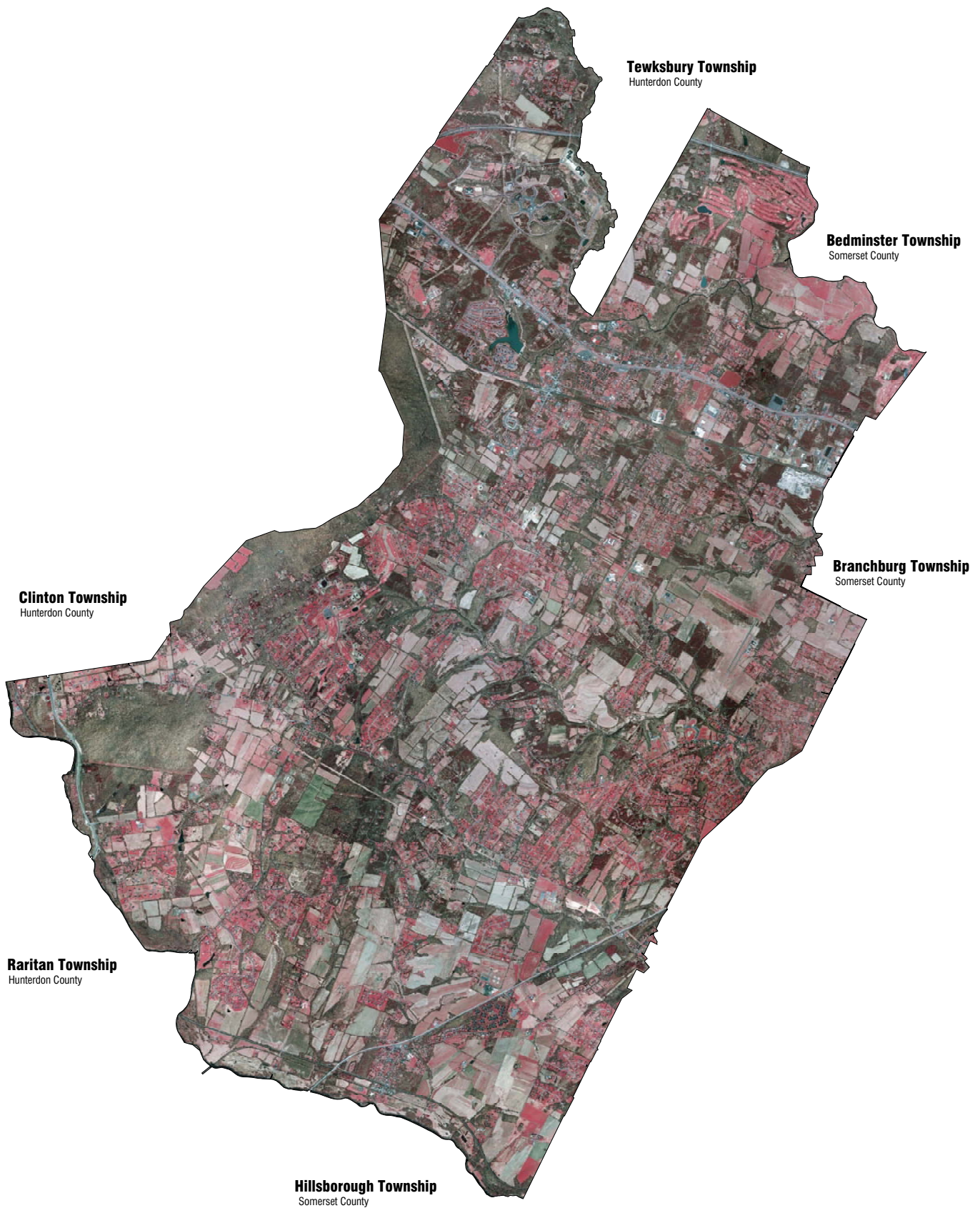
to agricultural use. Readington should continue to participate with the Hunterdon County Agricultural Development Board and the NJ State Agriculture Development Committee to plan and seek means to preserve agricultural lands. P.VIII-42

2002 Master Plan Amendment

In May of 2002, the Planning Board adopted an amendment to the Master Plan to expand the AR land use category and recommending a zone change to the Township Committee. The 2002 Master Plan Amendment noted that the proposed expansion of the AR land use category would increase consistency with the State Plan by helping to retain open space and farmland within the PA4 Rural and PA4B Rural/Environmentally Sensitive planning areas.

D. Current Land Use Trends

Readington Township is the largest township in Hunterdon County, making up 10% of the County's landmass. As of 2007 Readington remains approximately 50% open land. It is a sprawling Township with large, open, agricultural areas dominating the northeastern and southern regions, with suburban residential developments dominating areas in between. The pace of development during the last decade has slowed considerably, thanks to successful rural zoning and preservation efforts, but development pressure remains strong. All types of development are continuing, albeit at a slower rate than in the 90's. Current land use and development within the Township is depicted on the following aerial photography exhibit.



Source: Clarke Caton Hintz



Figure 7

2002 Aerial Photograph

Readington Township, Hunterdon County, NJ November 2007

Clarke Caton Hintz



Architecture
Planning
Landscape Architecture



Efforts to preserve farmland and natural open space over the last decade have been very productive. Over 8,000 acres of land have been permanently preserved for agriculture and conservation. That amounts to approximately 26% of Readington's total of 30,592 acres. Readington Township, over the last decade and with the help of State and County preservation funds, has purchased easements, or fee title, to most large parcels of land that have come up for sale in the Township's designated ADA. The result has been an effective stabilization of that land base for agriculture. Currently, sixty-five farms totaling approximately 4,560 acres are subject to a permanent agricultural easement.

For the future, Readington is planning smart growth planning and a center designation in the area of Whitehouse Station, and hopes to continue its successful preservation of ADA areas.

E. Sewer Service Areas/ Public Water Supply Service Areas

The Township has two relatively small sections serviced by regional sewer service areas. One is in the north central region along Rte 22 and including the villages of Whitehouse and Whitehouse Station. The second is a small area in the southeastern region along Rte 202, which includes the village of Three Bridges. Both sewer systems have no unallocated gallonage available for new development in Readington Township, and there are no plans at the present time to expand. The Township's sewer service areas are depicted in the map on the following page.

F. Readington's Master Plan and Zoning

F.1 Lot Size Categories and Distribution

An analysis of the distribution of lot sizes in the Township reveals that a majority of the 6,749 lots in the Township or 51.1% are between one and five acres in size. Over one third or 34.7% are less than one acre in size. A total of 488 lots or 7.2% are between five and ten acres in total area. Lastly, 468 lots or 6.9% are over 10 acres in size. Among those, 32 lots are over 100 acres in size. The following chart summarizes this information:



Lot Size Category	Number of lots	Percentage of Total
< 1 acre	2,342	34.7%
1 acre – 5 acres	3,451	51.1%
5 acres – 10 acres	488	7.2%
10 acres - 100 acres	436	6.5%
>100 acres	32	0.47%
Total:	6,749	100.0%

Source: Clarke Caton Hintz

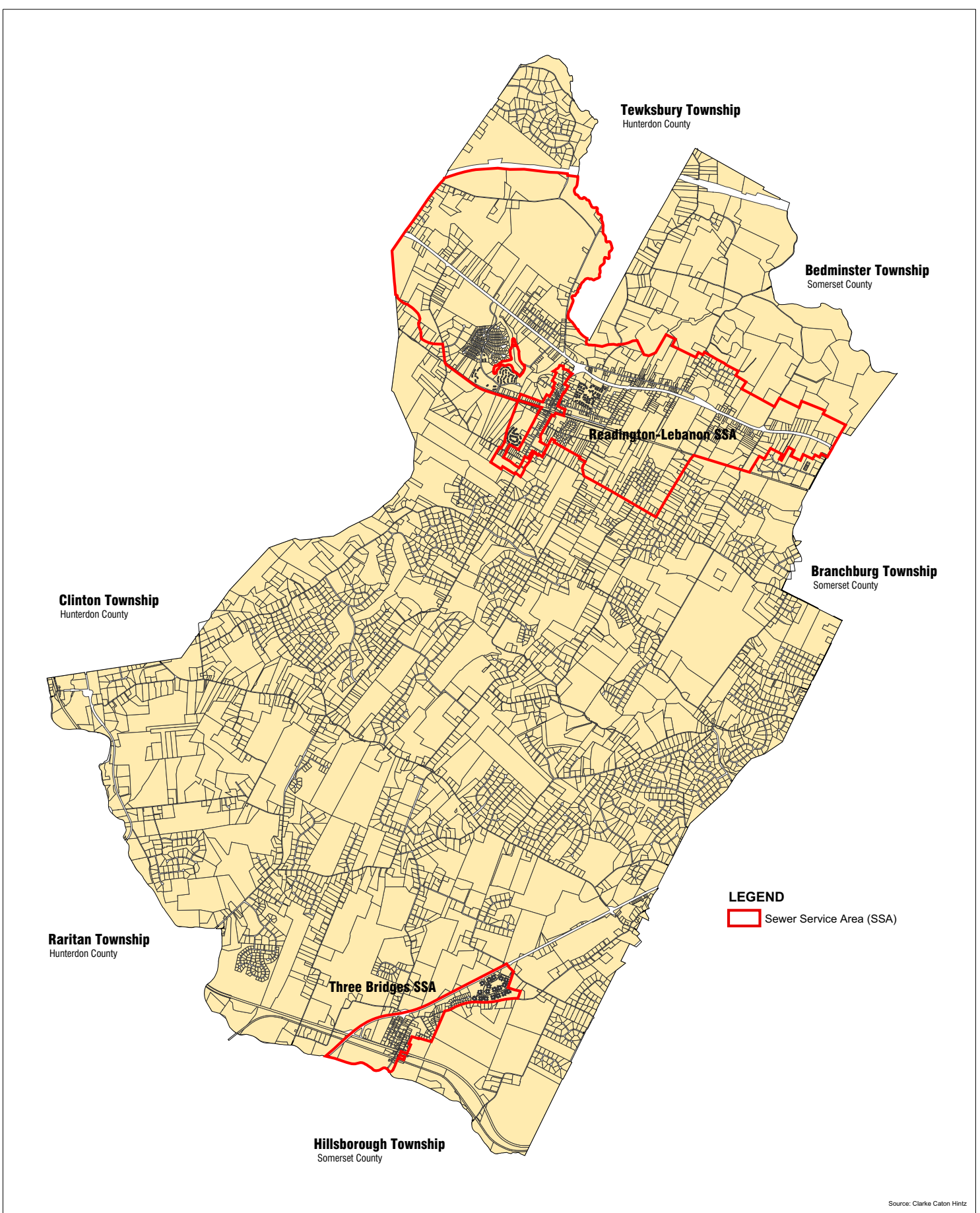


Figure 8

Sewer Service Areas

Readington Township, Hunterdon County, NJ November 2007

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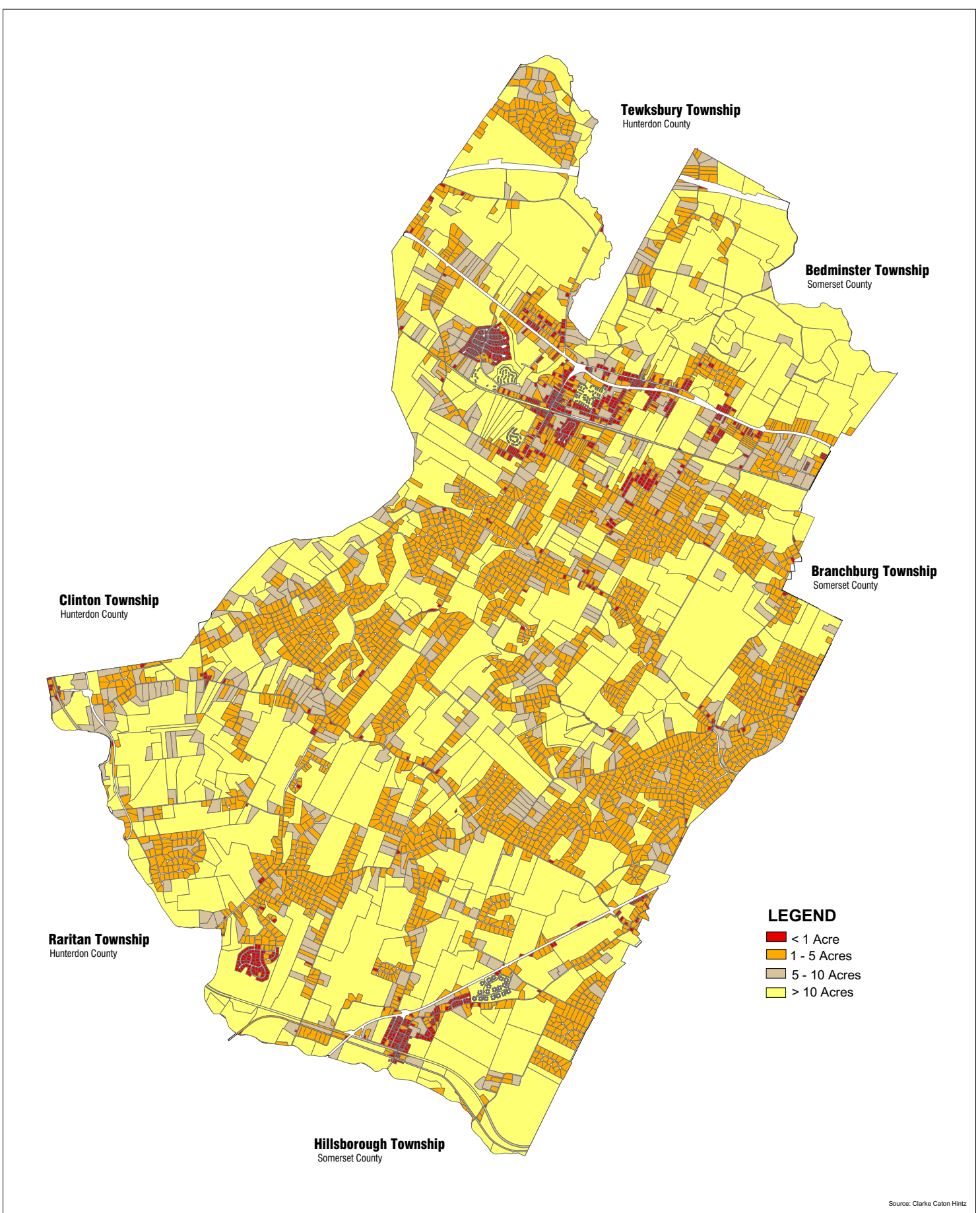


Figure 9

Distribution of Lot Sizes

Readington Township, Hunterdon County, NJ November 2007

1 0.5 0 1 Miles



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F.2 Innovative Planning Techniques

Readington Township was one of the first Townships in the State to use a Mandatory Cluster Ordinance for the purpose of protecting agricultural land. From approximately 1984 through 1991, Readington first allowed, then required a mandatory 80% set aside of land for agriculture and open space in the designated ADA. Reluctance of developers to build package treatment plants for sewage treatment resulted in a variation of the cluster that set aside 67% of the land, and still relied on individual septic systems.

In 1998, the Township modified its Mandatory Cluster by creating the Agricultural Residential Zone, with a six acre minimum lot size for subdivision of lots less than 30 acres, but which requires a 70% set aside for lots 30 acres and over with a one and one half acre minimum lot size. The resulting open space parcel is set aside entirely for agriculture and conservation (no housing is allowed). An Open Space parcel that is created by the cluster and which includes tillable land, donated to the Township, is leased to area farmers. This zoning technique has assured that large agricultural parcels that do develop are not entirely lost to agriculture. The boundaries of the Township's Agricultural Zone are depicted on the map on the following page.

Readington's ordinances do not allow lot size averaging, or TDR. The Township is investigating a limited non-contiguous cluster ordinance as a part of its smart growth planning.

F.3 Buffer Requirements

Under §148-15.E(2)(l), Readington's Land Development Ordinance requires that "(a) minimum 50 foot-wide buffer shall be provided between residential uses and any land utilized for agricultural purposes. This buffer shall be deed restricted from development and shall contain at a minimum a staggered double row of evergreen plantings, five feet in height or equivalent as approved by the Planning Board."

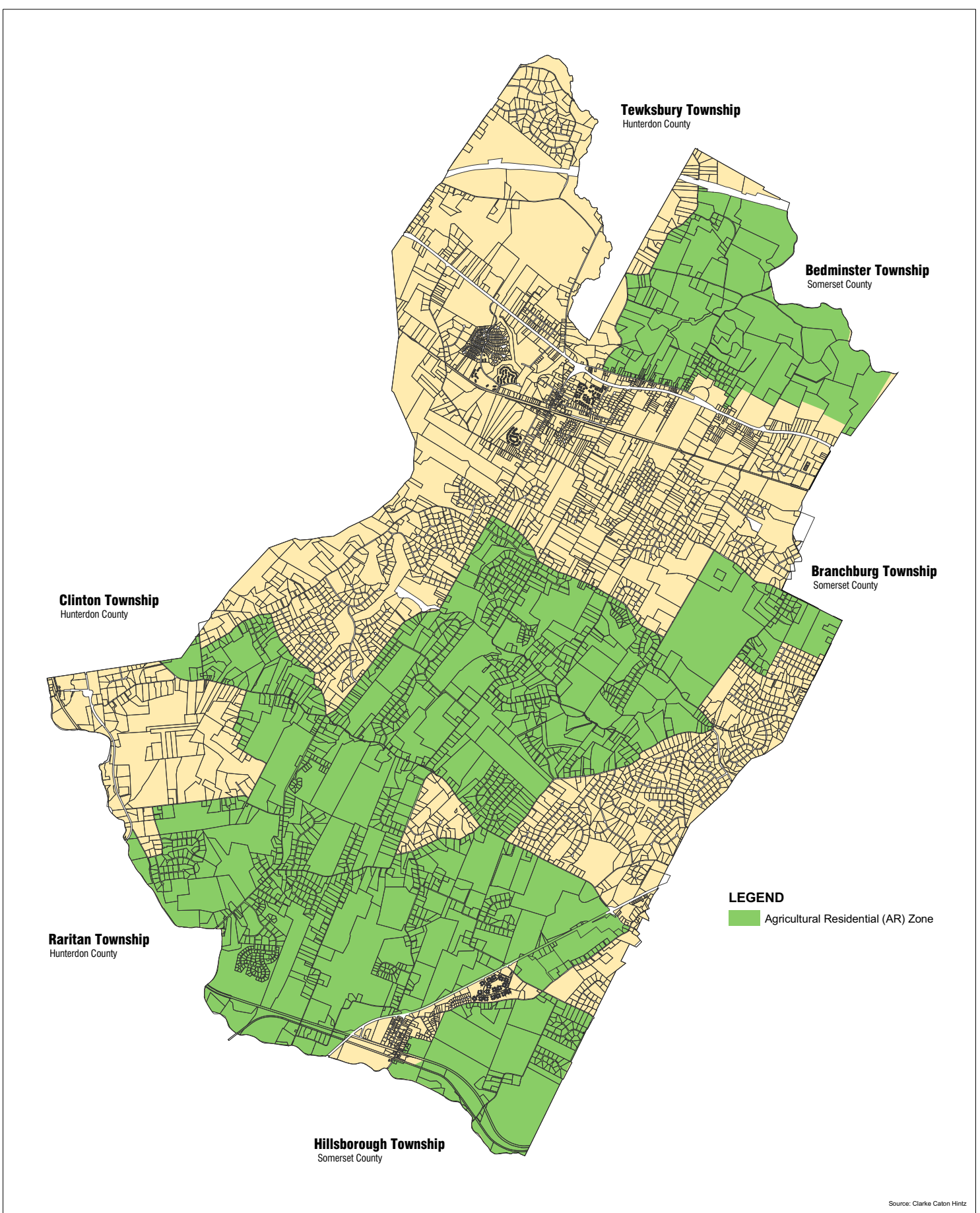


Figure 10

Agricultural Residential (AR) Zone

Readington Township, Hunterdon County, NJ November 2007

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**F.4 Discussion of Development Pressures and Land Value Trends**

Readington Township is the most eastern Township in Hunterdon County and shares a long border with rapidly developing Somerset County. The township continues to experience a very strong development pressure. This development pressure has been made more intense by the Township's own aggressive open space and farmland preservation efforts. These efforts have limited the supply of developable land and made that land that still is available for development much more valuable. The value of house lots, and also of tracts of open land, increased in the last five years, possibly by as much as 50%. This increase is expected to level off because of the recession in the national housing market, but it is expected that the demand and the price for open land in Readington will continue to increase, regardless, as supply is limited.

G. Discussion of Municipal and Regional TDR opportunities

Readington Township is currently the recipient of an OSG Smart Growth Grant and is looking into TDR possibilities as part of the implementation of this grant. It is likely that the result would be some sort of limited non-contiguous transfer proposal. Opportunities to use TDR are somewhat limited. Readington presently has no unallocated gallonage in its sewer systems in the two sewer service areas, so receiving areas may have to rely on package treatment plants. With respect to regional opportunities, it is unlikely Readington would need to look to the region for TDR, since it is such a large and diverse municipality, it does have some land suitable and available for a very limited amount of development and also has more than sufficient open land that could be used as sending areas.



IV. Readington's Farmland Preservation Program

For almost three decades, Readington Township has worked to protect its farmland and agriculture. Readington is proud of its historic role in the development of New Jersey's Farmland Preservation Program. Readington was the first Township in New Jersey to hold a referendum to ask voters to bond for open space and farmland preservation. It adopted an Open Space Master Plan with a detailed agricultural element and which spoke to the need to preserve farmland as early as 1979. Since that time, the Township has continued to be at the forefront of the efforts to preserve farmland, using a variety of municipal initiatives including mandatory clustering, a municipal farmland easement option program, and most importantly, an aggressive municipal "pre-purchasing" program for both easements and land in fee for resale using municipal bonding. The result is sixty-two farms totaling 4,440 acres of farmland presently subject to a permanent farmland preservation deed restriction, and three farms under contract for preservation, bringing Readington's total of preserved farms to 65 and with 4,560 acres of farmland preserved.

A. County Agricultural Development Areas.

The location of Hunterdon County's designated Agricultural Development Areas is shown on the following map exhibit. As discussed under Section I.A (Location and Size of Agricultural Land Base), most of the Readington's open agricultural land is located within the boundaries of the ADA in the south, central and northeast portions of the Township.

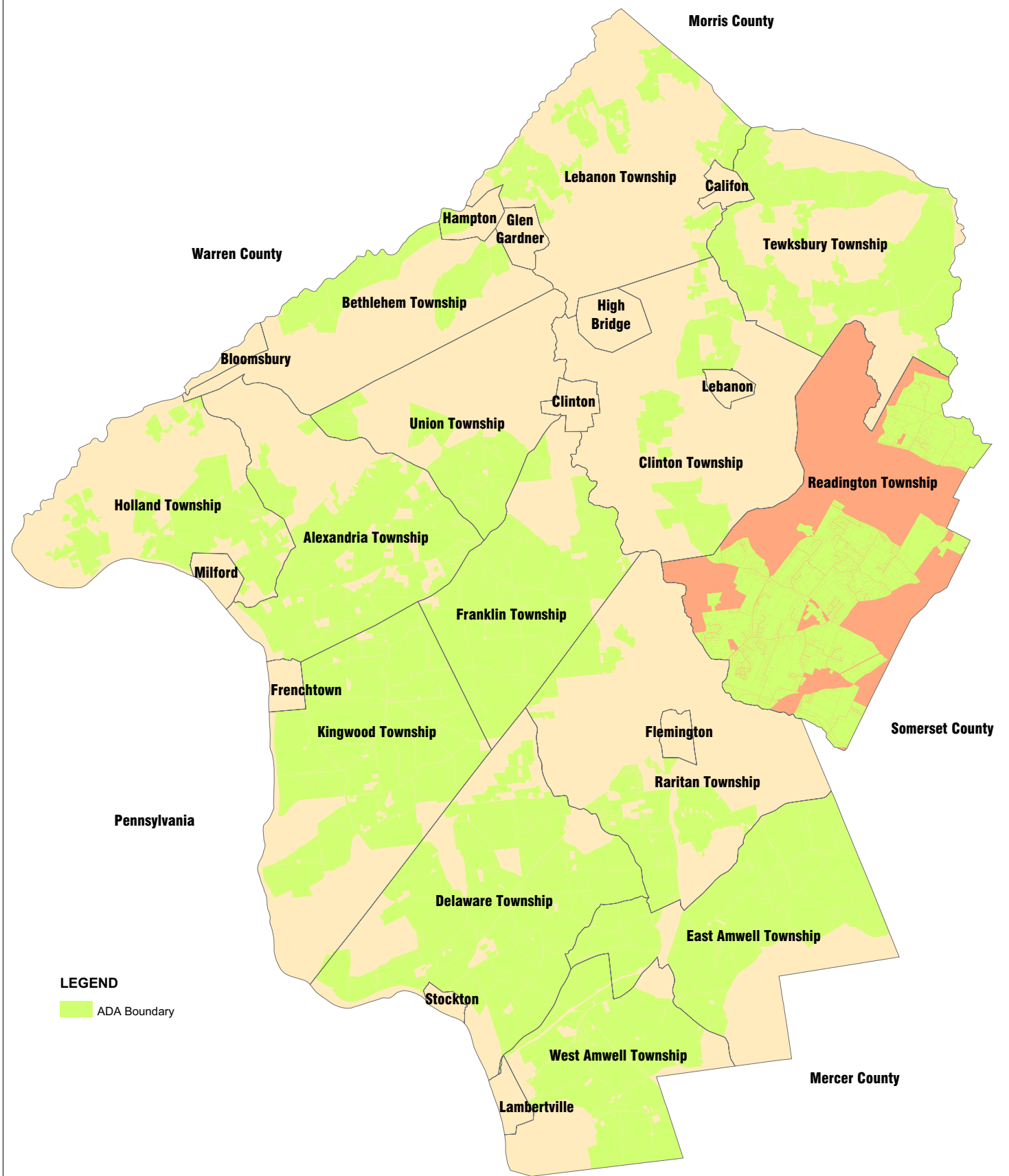


Figure 11

Hunterdon County Agricultural Development Areas (ADA)

Hunterdon County, NJ November 2007



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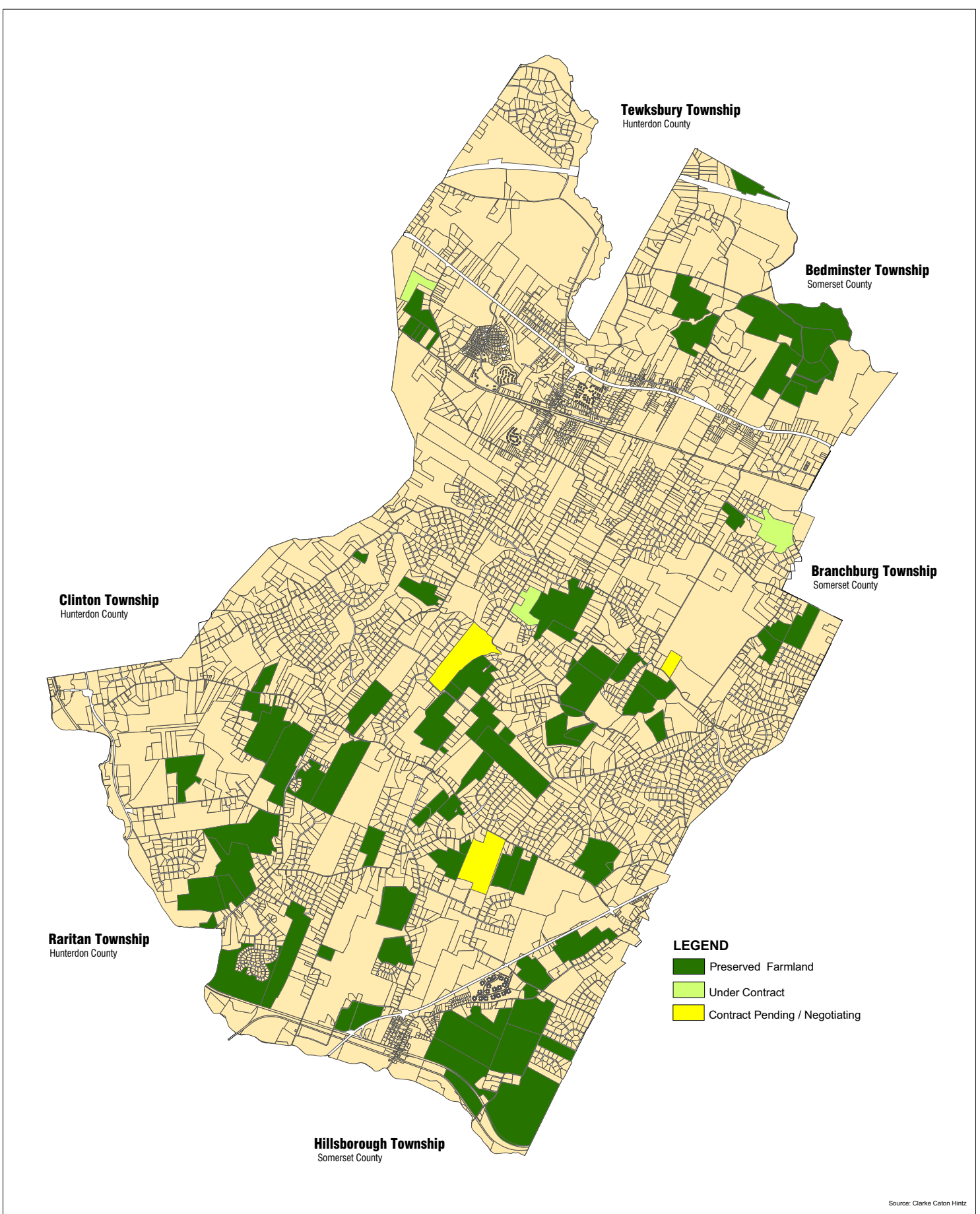


Figure 12

Preserved Farmland

Readington Township, Hunterdon County, NJ November 2007

1 0.5 0 1 Miles



Clarke Caton Hintz

Architecture

Planning

Landscape Architecture

**B. Farmland Preserved to Date by Program****B.1. County Easement Purchase: 23 Farms**

Block	Lot	Original Name	Acres	Program	Ownership Of Easement
12.01	15	Emmet	34	FP 2006	County
14	50	J. Schley	87	FP 2001A	County
15	1	Reeve Schley	100	FP 2000	County
15	1.02	Reeve Schley	60	FP 2000	County
45	10	Silver Bit & Spur LLC	40	FP 2003	County
52	10	Hruebesh	80	FP 1999	County
53	5	Stryker	27	FP 2008	Contract
53	22	Wade/Nicholson	131	FP 1998	County
55	8	Kappus	51	FP 2004	Township*
64	29	Chesla	42	FP 2008	Township*
64	44	Bauer-Cole	126	FP 1994	County
65	12, 12.01	Little	32	FP 2008	Township*
66	2	Ann Reno	50	FP 2001A	County
66	45, 45.01	Moore	68	FP 1995	County
70	38.02	Estate of Stewart Keane	88	FP 2005	County
72	11	Schaefer C&C	94	FP 1999	County
72	23	Schaefer, William & Chris	128	FP 1999	County
72	5, 5.02	Bartles	95	FP 2001A	County
93	13	Burjan	105	FP 1995	County
93	28	Burjan	136	FP 2001A	County
52.01, 46	14, 21	Romano/Jon Kowal	110	FP 2000	County
55, 66	12 & 9, 48	Wallendjack	94	FP 1987	County
93, 98	13, 18, 19, 20	Bill Mason	242	FP 1998	County
		Total:	1,988		

B.2. County Planning Incentive Grant

None to date

**B.3. Municipal Planning Incentive Grants: 22 Farms**

Block	Lot	Name	Acres	Round	Program	Ownership
13	62	Hamewith Farm	82	2005	FP PIG VIII	County
15	4	Arnaudy	26	2005	FP PIG VIII	County
39	14	Cuchiaro	25	2005	FP PIG VIII	County
39	49	Peters	65	2005	FP PIG VIII	Contract
46	22.01	P. Reno	70	2000A	FP PIG I	County
53	9	Dolan	20	2000B	PIG II	County
55	17	Scanlon	41	2000A	FP PIG I	County
55	17.02	Scanlon	44	2000A	FP PIG I	County
57	2, 2.05	Pompliano/Schultz	48	2000A	FP PIG I	County
57	13.01	Staats	53	2005	FP PIG VIII	County
62	1	Jackson	33	2000B	FP PIG II	County
63	13	Accettola	67	2000B	FP PIG II	County
65	23	Hanna	24	2000B	FP PIG II	County
66	17	Dabrowski	36	2000B	FP PIG II	County
72	10.01	Pagano	33	2000A	FP PIG I	County
75	19.01	Rica II	39	2000A	FP PIG I	County
75	35 & 40	Jones	52	2000A	FP PIG I	County
80	1 & 2	Illva Saronno	62	2005	FP PIG VIII	County
93	12	Miller	40	2000A	FP PIG I	County
96	2	Triple D LLC	45	2005	FP PIG VIII	County
96	18	D'Urso	78	2000A	PIG I	County
98	2	Padavanni	30	2005	PIG VIII	County
		Total	1,013			

B.4. SADC Direct Easement Purchase: One Farm, 124 acres

Block	Lot	Name	Acres	Round	Program	Ownership
66	24	Allen	124		Direct EP	State

**B.5. SADC Fee Simple: Two Farms, 452 acres, Total**

Block	Lot	Name	Acres	Round	Program
62	4 & 7	Dobozynski/Doyle	233	State, Fee	State
98	3	Van Doren/Pat Hilton	219	State, Fee	State

B.6. Non-profit.

None.

B.7. Transfer of Development Rights:

None.

B.8. Other Programs and Partnerships: 16 Farms totaling 909 acres.

Block	Lot	Name	Acres	Easement	Program	Ownership
13	57	Renda	75	Green Acres	Green Acres	State GA
14	1	E.Schley/John Schley	103	Farmland	Donation	County
15	3, 3.01, 3.02	Reeve Schley	50	Farmland	Township	Township
20	11	Csepi	27	Green Acres	Green Acres	Contract
20	16, 22, 23	DeGeronimo	65	Green Acres	Green Acres	Twp/Co.
45	26.07	Bertrand	7	Green Acres	Green Acres	Twp. GA
50	14	Burgher/Garfield	23	Green Acres	Green Acres	Twp. GA
55	21	Knocke	25	Green Acres	Green Acres	Twp. GA
55	13	Lachenmayr	32	Green Acres	Green Acres	Twp. GA
64	8	Rte 523	55	Farmland	Cluster	Township
73	17	Vizzoni	133	Farmland	Cluster	Township
73	26.01	Hrynyk	121	Farmland	Cluster	Township
74	5	Illva Sarronno	12	Farmland	Township	Township
74	26.01	Lazy Brook Estates/	50	Farmland	Cluster	Township
74	27	Kanach/Illva Sarronno	82	Green Acres	Green Acres	State GA
75	32	Lane/Zweerink Farm	49	Green Acres	Green Acres	Twp. GA
		Total	909			



C. Consistency with SADC Strategic Targeting Project.

Readington has continued to preserve targeted farms in its Project Area as described in its Farmland Preservation Plan amended into its Master Plan in 1998 and included in its Municipal PIG applications, the first of which was submitted in 1999. The Plans have been coordinated with input from the Townships Agricultural Advisory Committee.

D. Eight-year Programs.

There have been at least three farms enrolled in eight-year programs during the 20-year history of the Farmland Preservation Program. The permanent easements were subsequently purchased on these farms and the farms were eventually released from the eight-year deed restriction.

E. Coordination with Municipal and County Open Space Preservation Initiatives.

Readington Township has also worked at preserving open space for conservation purposes. There are presently 1,959 acres of municipal open space, 686 acres of County open space and 873 acres of State open space, for a total of 3,518 acres of preserved open space within the Township. Readington coordinates its open space preservation with its farmland preservation in appropriate ways.

As an example of coordination through acquisition, Readington purchased the 183 acre Romano Farm in 1999 and divided the farm into a 73 acre parcel and a 110 acre tract. The Township preserved the 73 acre parcel with Green Acres funds because it contained wooded and riparian areas. The 110 acre tract became a farmland preservation application to the CADB. Readington auctioned the 110-acre farm with one Residential Development Site Opportunity (RDSO). The County purchased the Farmland Preservation easement in 2002. There are a number of similar examples of accomplishing both conservation of open space and the preservation of farmland in one project over the last decade.

There are also many examples of municipal open space acquisitions that have provided a buffer to agricultural land, where open space preservation prevents encroachment of residential development next to farms. With regard to coordination with hunting leases, Readington rents its open space to hunters for deer predation wherever possible.



Readington also rents many parcels of open space land that have tillable fields to local farmers.

Hunterdon County owns 685 acres of conservation land in Readington. It consists of mature woodland on Round and Cushetunk Mountains and riparian land along the South Branch of the Raritan River. The County's large conservation tracts are not suitable for agriculture but it does issue annual permits for deer hunting on these tracts.

The State owns 873 acres of open space in Readington. It leases a large portion of its Raritan River Wildlife Management Area to local farmers, and also allows deer hunting on all of its WMA's.

F. Farmland Preservation Program Funding Expended to Date.

Readington uses municipal bonding as a revolving fund to pre-purchase easements and land for Farmland Preservation purposes. The Township borrows money for farmland preservation projects as needed. Purchases make use of short-term notes to carry the debt while the Township is waiting for reimbursements from the County and the State. The reimbursements are used to pay off the short-term debt. Long-term municipal bonds are used to pay the final municipal balance. The exact amount of debt that the Township is carrying for farmland preservation changes monthly because of constant activity with new purchases and County and State reimbursements. 2007 has been a particularly active year with eight farmland preservation closings with the County. It is generally estimated that 75% of Readington's \$62,783,788.57 total debt, or about \$47 million, is attributable to land purchases. It is also estimated that slightly less than half of this land debt, or around \$20 million, was incurred for farmland preservation.

G. Monitoring of Preserved Farmland.

The County and State monitor the easements they own. Readington and, in some cases, Green Acres monitors those easements owned by Readington and the State Green Acres Program.

H. Coordination with TDR Programs

Readington does not presently have a TDR Program



V. Future Farmland Preservation Program

A. Preservation Goals

As previously discussed in Section III, Land Use Planning Context, Readington's 1990 Master Plan and 1998, 2001 and 2002 Master Plan Amendments include specific goals and policies that promote the preservation of farmland and retention of agriculture in the Township.

To implement the Township's farmland preservation goals and policies, the Readington Open Space and Agricultural Advisory Committee has identified 42 farms and farmland tracts in the Township's Project Area which currently meet its criteria for farmland preservation. The total acreage of these 42 farms is 2,330 acres. A reasonable goal for the Township is to preserve 75% of these farms over the next 10 years, or 32 farms totaling approximately 1,800 acres.

Readington plans to meet this goal by preserving an average of 200 acres per year for the first five years and 160 acres per year for the second five years.

B. Project Area Summaries

Readington has historically used the County designated ADA within Readington Township as its Project Area. The Township's Farmland Preservation Plan, included in the 1999 PIG application, noted that there are farms which otherwise meet the Township and County criteria but are not in the ADA. If these farms are in close proximity or contiguous to the Townships ADA they should also be included in the Project Area. Several farms that met this description were in fact preserved under Readington's earlier PIG Grants. The Township plans to work with the County Agriculture Development Board (CADB) to amend the ADA boundary to better align it with existing farms in the Township.

C. Municipal and County Minimum Eligibility Criteria Coordination

Hunterdon County's minimum eligibility criteria requires farms to be 40 acres or greater, however, if a farm is less than 40 acres but in close proximity to other preserved farms, the CADB has approved the preservation on a case-by-case basis. Readington's



criteria allows this as well. Both Readington and Hunterdon County criteria require that the farms be no more than 50% wooded. Readington, Hunterdon, and the State require that the farms qualify for farmland assessment. Both the State and Hunterdon County require that the farm be located in an ADA. Readington has targeted farms outside the ADA but only on the condition that CADB approve an amendment to the ADA for the individual applicant. The County and State eligibility criteria are attached to this document as Appendix B

D. *Municipal Ranking Criteria to prioritize farms*

Readington's primary criterion in ranking farmland for preservation is the contiguous size of the farm to be preserved. Given the relatively few large parcels left, and the fact that almost all of the ADA area contains soils of statewide importance, this factor alone becomes the most important criterion.

E. *Municipal policy related to Farmland Preservation Applications*

E.1. *Approval of housing opportunities*

- a. Overall housing opportunities permitted: One residence per farm.
- b. House replacement: A house can be built to replace a residence existing at the time the farm is approved, but only with the approval of the CADB.
- c. Residential Dwelling Site Opportunity Allocation: One Residential Dwelling Site Opportunity for every 100 acres if there is no exiting residence on the farm.

E.2. *Division of the Premises*

The Township would only allow division of the premises if it were found to be for an agricultural purpose by the CADB and the SADC, per the language in the deed of easement.



E.3. Approval of Exceptions

- a. Severable exceptions: Areas that would allow an additional residence are not allowed. In certain cases the Township may be approve them, but they are generally not allowed.
- b. Non-severable exceptions: Non-severable exceptions around existing structures are generally allowed.

F. Funding Plan

F.1. Description of Municipal Funding Sources

Readington has a \$.02/\$100 dedicated tax for open space preservation that is used for down payments and payment of loans. The Township has been, and will continue to be, willing to bond for any farmland preservation project that is also funded by the County and the State Farmland Preservation Program. Readington's policy has been, and will continue to be, in most cases, to "pre-purchase" farmland preservation easements on farms using short-term notes while waiting for reimbursement from the County and the State. The final "municipal cost share" is paid for by long term bonding. Readington's debt ratio is currently at 1.92% and its debt ceiling is 3.5%.

F.2. Financial Policies related to cost share requirements

Hunterdon County has generally shared the cost at 20% of certified value on municipal PIG applications. The County pays this 20% on an installment basis to the Township at a rate of 10% per year.

F.3 Cost Projections and funding plan, 1, 5, and 10-year goals.

The values of easements in Readington based on recent appraisals range from \$18,000 to \$20,000/acre. Based on this information, the total annual cost for the first 5 years of Readington's plan would be approximately:

Total cost: \$3,800,000 per year for 200 acres
20% Municipal - \$760,000
20% County - \$760,000
60% State - \$2,280,000



The funding plan for the second 5 years of the 10-year period would be estimated to be the same. Slightly less land would be preserved annually, but it is likely that the price per acre would be the same.

F.4. Any other Financial Information as appropriate

Readington's debt ratio is currently at 1.92% and its debt ceiling is 3.5%. The Township's current debt as of the end of 2007 is approximately \$63 million.

G. Farmland Preservation Program Administrative Resources

G.1. Municipal Staff /Consulting Resources

Readington has an administrative staff with a good understanding of farmland preservation and its procedures. They can be counted on to process applications in an efficient manner. Readington uses the professional planning services of Clark Caton Hintz, P.C. for developing its Farmland Preservation and Agricultural elements to its Master Plan.

G.2. Legal support

Readington's municipal attorney has many years of experience handling farmland preservation contracts and closings.

G.3. Database development

This is being addressed by administrative staff and volunteers.

G.4. GIS Capacity and staff resources

Readington's Planning Consultant, Clark Caton Hintz, maintains the Township's GIS data base including multiple layers and coverages of farmland and agricultural data.



H. Factors limiting Farmland Preservation Implementation

H.1. Funding/ H.2. Project Costs

Funding has not been a limiting factor. Readington had three successful Planning Incentive Grants approved between 2000 and 2006, and has preserved 22 farms to date using the PIGs.

H.3. Land Supply

The supply of land has not been a limiting factor. Readington has approximately 8,000 acres of land devoted to agriculture in its project area. Approximately 65 farms totaling 4,500 acres have already been preserved. Approximately 40 farms totaling 2,400 acres have been identified as meeting the Farmland Preservation criteria.

H.4. Landowner interest

This has been a limiting factor. Readington routinely reaches out to landowners to encourage them to apply.

H.5. Administrative resources

Administrative resources have not been a limiting factor, because Readington devotes considerable resources to the program.



VI. Economic Development

A. Consistency, Department of Agriculture Economic Development

Readington's efforts for agricultural economic development are consistent with the Department of Agriculture's policies and programs.

B. Agricultural Industry Retention/ Expansion/Recruitment Strategies.

B.1. Institutional

Agritourism: Readington has created and sustained a regulatory climate where agri-tourism is thriving. There are numerous examples of farms that benefit from this policy. Three large preserved family farms have been particularly successful:

- The Schaeffer Farms on County Route 523 which run a farm stand, have haunted hayrides and pick-your-own pumpkins, hold an Easter egg hunt, pick your own strawberries, and vegetables, and flowers, grow and direct market sell greenhouse stock, sell Christmas trees, and more recently have added a Holiday Lights show.
- The Burjan Farm with a fall festival and pick your own pumpkins. They advertise widely with many large signs along major highways..
- Readington River Buffalo Farm holds a number of successful annual public events to bring potential customers to the farm. They direct market bison meat from a farm store and have hayrides to pick-your own pumpkins in the fall.

Horse Farms: Readington has created a regulatory climate where its horse farms are thriving. Horse farms have generally been expanding their operations. A number of larger horse farms in Readington are important facilities for the larger region, including Briarwood Farms and Lightfield Farms.

Readington Township works cooperatively with the Readington Trail Association to create and maintain horse trails, and to provide open land to conduct the Association's annual trail pace. More recently, the Township accepted a donation of "Horse riders – caution 25 mph" road signs from the Association and installed them on many of the Townships connector roads.



Farm Stands and Community Farm Markets:

There are a number of successful farm stands in Readington. Readington Farmers and Readington residents have recently taken advantage of the new Farm Market that opened at the Dvoor Farm on the Route 12 circle just outside Flemington. Residents in the northern end of the Township frequent the Melick Farm Market south of Oldwick.

Community Supported Agriculture (CSA):

- Readington residents do take advantage of the Stony Brook-Millstone CSA that drops produce shares at the Basil Bandwagon in Flemington, but there is no CSA in the Township. The Agricultural Advisory and Open Space Committees have envisioned and written grants in the hopes of funding a CSA on publicly owned open space in the Township. This is an ambitious, but potentially very worthwhile project where the Township would need to work with area farmers to succeed.
- Christmas tree Farms- There are about six farms that direct market Christmas trees and that advertise in town and sell almost all the trees they can produce.
- Livestock operations - There are a number of farms in Readington that raise sheep, beef cattle, turkeys, and pigs for direct market locally.
- Specialty crops:
 - The Burjan Farm raises pheasants for sale to hunt clubs
 - The Readington River Buffalo Farm sells bison meat for direct marketing.
 - The Hidden Meadows Nursery sells all manner of nursery plants to area Landscapers.
 - Ramesh Kania produces mushrooms.

Agricultural Education Coordination:

Readington Farmers make good use of Central New Jersey's agricultural education resources.



B.2. Business Suppliers and Services, Processors

Farm Supplies (fertilizer, pesticide, feed, seed, equipment, parts, etc.)

- Agway Feed and Farm Supply, Flemington, NJ
- Horsemen's Outlet, Lebanon, NJ
- Neshanic Farm, Home and Garden Supply, Neshanic Station, NJ
- Stephan Farm & Horse Supply, Long Valley, NJ
- Tractor Supply, Washington, NJ

Feed

- Somerset Grain & Feed, Bernardsville, N
- Sergeantsville Grain & Feed, Sergeantsville, NJ
- The Tack Room, Pittstown, NJ
-

Fencing

- Amwell Fence, Ringoes, NJ
- Eagle Fence and Supply, Branchburg, NJ
- The Fence Company, Ringoes, NJ
- New Holland Fence, New Holland, PA
- Rudl Fencing, Glen Gardner, NJ
- Superior Fencing and Hole Drilling, Lebanon, NJ
- Town and Country Fencing, Lebanon, NJ

B. 3. Anticipated Agricultural Trends

a. Market Location:

Farmers in Readington have the good fortune of being one of the eastern most agricultural Townships in central New Jersey. Three Bridges and Whitehouse Station are about 6-7 miles from Somerville, a major population center.

b. Product Demand:

There will be a higher economic return on locally grown food in the near future, as the era of inexpensive oil draws to a close, globally. There is an increasing demand for locally grown organically produced food that is keeping Readington's local market strong.



B.4. Agricultural Support needs

a. Agricultural Facilities and Infrastructure

Farmers' Markets

Flemington Farmers' Market, Dvoor Farm, Flemington, NJ
High Bridge Farmers' Market, High Bridge, NJ
Summit Farmers' Market, Summit, NJ

Food Processors, Processing Facilities:

Dealaman Enterprises, Warren, NJ
Frigit Freeze, Milford, NJ
V. Roche & Son, Whitehouse Station, NJ
Springtown Meats, Springtown, PA

- b. Flexible Land Use Regulations – Readington has a municipal Right to Farm Law and the Township has a long history of allowing and encouraging agriculture. The right-to-farm ordinance is attached to this document.
- c. Agricultural Representation- A Readington farmer, Pat Hilton, is active in a number of agricultural institutions and most recently represented Readington on the County Agricultural Development Board. There are a number of other agricultural leaders from Readington that participate County wide like John Hargrave, former Board of Agriculture President. Local farmer Julia Allen served six years on the SADC.



VII. Natural Resource Conservation

A. Natural Resource Protection Coordination

A.1. Natural Resource Conservation Service (NRCS)

Most Readington farmers with sizeable farms have approved Conservation Plans on file and have done work to implement them. Many are enrolled in the Environmental Quality Incentives Program (EQIP) and Conservation Reserve Enhancement Program (CREP) program and benefit from annual payments.

A.2. Soil Conservation Districts

Readington Township works closely with the Soil Conservation District as well as its own Environmental Commission and consultants during development reviews at the Planning Board and Board of Adjustment reviews to assure that negative impacts of non agricultural developments on natural resources is minimized.

B. Natural Resource Protection Program

B.1. SADC Soil and Water Conservation Programs

Readington Township needs to make its farmers more aware of these programs.

B.2. Federal Conservation Programs

Readington is the most active Township in Hunterdon County in applying for Wildlife Habitat Incentives Program (WHIP) Grants and implementing conservation measures through the USDA Natural Resources Conservation Service (NRCS) on Township-owned land. Readington Township has been approved for over \$60,000 in grants over the last three years for such measures as wetland enhancement, riparian restoration, invasive species control, and native warm season grass plantings. The Township has implemented conservation measures on 6 Township-owned properties as of November 2007.



B.3. NJDEP Landowner Incentive Program

Readington Farmers need additional information on this and other similar programs and the Agricultural Advisory Committee is planning to host an information meeting on the subject for Township farmers.

C. Water Resources

C.1. Supply Characteristics

The majority of Readington Township depends on individual wells and ground water resources for most of its water needs. Only certain areas of Whitehouse Station and Three Bridges (specifically the sewer service areas) are serviced by the Elizabethtown Water Company. Most agricultural irrigation uses streams and ponds.

The Township's major concern regarding future water supply relates to the quality of ground water resources. This is true for both future uses which continue to rely on individual wells and those for whom the Elizabethtown Water Company or other water supply companies provide services using deep production wells or surface water. Proper steps must be taken to insure that residential or commercial development does not jeopardize the aquifer's ability to recharge and supply the Township with the necessary potable water.

Groundwater drawn from wells continues to be the primary source of potable water for residents of Readington. The principal threat to Readington's groundwater quality is the contamination that can occur from nitrates contained in effluent from septic disposal fields. High concentration of nitrates may lead to eutrophication of lakes and estuaries. Extremely high concentrations can cause health problems, especially in infants. Future development should ensure that groundwater supplies are not subject to degradation by nitrate contamination.

Protection of the potable water supply is of critical importance in land use planning, particularly in rural areas, which rely on groundwater from relatively shallow wells. State and County policies strongly support planning for water quality purposes.



C.2. Agricultural Demand and Supply limitations

There are presently no limitations in Readington. Brunswick Shale, an excellent aquifer, dominates the underlying geology of Readington. Only a few farms use irrigation.

C.3. Conservation and Allocation Strategies

Readington's rural and environmental planning policies, its open space preservation strategies and its recently updated Storm Water Control ordinance are all designed to help conserve and protect water resources, both surface water and ground water.

D. Waste Management Planning

Hunterdon County is in the process of updating its Solid Waste Plan. This plan will put a heavy burden on municipalities to recycle more of their solid waste stream. Readington will be reviewing their programs in 2008 to look for ways to improve its recycling policies.

E./F. Energy Conservation Planning, Outreach and incentives

Readington intends to be more proactive in educating farmers and landowners of grant opportunities for energy alternatives.



VIII. Agricultural Industry Sustainability, Retention and Promotion

A. *Exiting Agricultural Industry Support*

A.1. Right to Farm

Readington Township has adopted a Right to Farm ordinance. It is attached at the end of this document as Appendix C.

A.2. Farmland Assessment

A List of all of Township farms in farmland assessment is attached at the end of this document as Appendix A.

A.3. Community farm stand

The township is currently investigating the feasibility of establishing a Township-owned community farm stand that could be utilized by local farmers to display and sell their products in a highly visible location along Route 202 or Route 22.

B. *Other Strategies*

B.1. Permit Streamlining

Costs of building permits on agricultural buildings are calculated at a reduced rate.

B.2. Agricultural Vehicle Movement

Agricultural vehicle movement is generally adequate throughout the Township. Few, if any, conflict have been reported.

B.3. Agricultural Labor Housing

Agricultural housing exists on some farms in Readington and historically they have been approved when a need is demonstrated. It is not proven to be necessary for most Readington farms, however.



B.4. Wildlife Management Strategies

Most farmland in Readington is hunted for deer. A large amount of Readington's 3,500 acres of open space owned by the State, the County, and the Township is part of a managed hunting program as well.

B.5. Agricultural Education and Promotion

Readington Township's Agricultural Advisory and Open Space Committee sponsors frequent bus tours of preserved farms. Two were held in 2007. Readington also has written articles about local farm operations and published them in the Township Newsletter.



Clarke Caton Hintz

Appendix A:

Inventory of Farmland Assessed Properties

Farmland Assessed Properties in Readington Township - November 2007

farm #	block	lot	owner	Acreage total	preserved	zone	Preserved Ac.
Q0001	1	1	Stavola Quarries LLC	51.5		SSR	
Q0003	2.01	9.01	Vanfer/Gale	105.65		RO	
Q0004	4	20	Nounou, Ernest	22.93		B	
Q0013	4	3	Pfauth, Anita	23.18		RR	
Q0015	4	47	Merck & Co	872.49		RO	
Q0016	4	94.01	Fleck, Dennis	5.48		RR	
Q0017	4	93	Garfunkel, Osias	37.77		RR	
Q0027	9	23	Quick Check Corp	99.2		RR	
Q0028	9	24	Buttonwood Beef	28.56		RR	
Q0029	10	9.10	Vrabel, Stephen	15.8		RR	
Q0030	10	16	Barchi Land Holding	42.74		RR	
Q0031	10	19.02	Matthews, Tammy	12.5		RR	
Q0032	10	7	Pastor, Mike	5.02		RR	
Q0035	10.01	1	O'Connor, Charles	5.71		RR	
Q0038	12.01	14.01	Emmet, chris & Anne	60.43	Ag Retention	RR	34.2
Q0039	14	2	Hunterdon Properties	22		AR	
Q0040	12	10	Lamington River Farms	51.91		AR	
Q0041	11	9	Masinda, Susan R	7		AR	
Q0042	11	10	Lamington River Farms	179.61		AR	
Q0049	13	24	Telleri, Grant	6.7		AR	
Q0050	12	12	Lee, Mary T	13.81		AR	
Q0051	13	1	Torsilieri, Guy	10		AR	
Q0052	13	4	Durling, Betty	53.26		AR	
Q0053	13	4.01	Durling, CC	15.62		AR	
Q0054	13	5	Durling, D	27.62		AR	
Q0056	13	57	Renda, Ernest	69.06	Conservation Easement	AR	72.163
Q0057	13	57.01	Renda / Piantadosi	5		AR	
Q0058	13	62	Greifeld, Robert & Julia	81.95	Ag Retention	AR	81.946
Q0059	13	64	Knapp-Spooner, Carrie	9.46		AR	
Q0060	14	50	Schley, John	106.17	Ag Retention	AR	86.5269
Q0061	14	1	Schley, John	133.16	Ag Retention	AR	104.05
Q0070	15	1	Schley Properties, Reeve	178.63	Ag Retention	AR	161.12
Q0071	14	3	Della Pello, Valentino	28.57		AR	
Q0073	14	29.02	Ryland Developers LLC	39.3		RO	
Q0074	14	3.01	Portland Trust Florida	96.81		AR	
Q0075	14	48	Somerville Assoc	64.98		RO	
Q0081	15	3	Schley Studio, Reeve	69.06	Conservation Easement	AR	69.06
Q0082	15	4	Arnaudy, Robin	26.37	Ag Retention	AR	26.368
Q0084	15	6	Armstrong, Lyle	31.09		RO	
Q0089	20	11.01	Sollek, Van R	9.12		RR	
Q0090	20	1	Huska, Martin	40		ROM1	
Q0091	20	11	Csepi, William	30		RR	
Q0092	20	16	Digeronimo, Michael	70.42	Conservation Easement	RR	69.976
Q0093	20	17	Sarnowski, Shirley	5.32		RR	
Q0094	21	17	Roll, Charles	14.53		RR	

farm #	block	lot	owner	Acreage total	preserved	zone	Preserved Ac.
Q0095	21	18	Haythorn, Tom	8.42		RR	
Q0096	22	1	Martino, Victoria	17.64		RR	
Q0097	22	2	Del Carlo, Elena	17.3		RR	
Q0098	22	3	Fenton, Mitchell	23.09		RR	
Q0099	22	6	Jensen, Richard	28.73		RR	
Q0100	22	7	Sterba, Michael	29.5		RR	
Q0101	21.13	9	Van Doren	40.23		B	
Q0102	22	9	Bernick, Mark	16.2		RR	
Q0103	22	10	Dorf, Walter	17.65		RR	
Q0104	22	12	Young Nursery Inc	14.5		RR	
Q0115	25	4	Quinlan, Robert	9.76		SSR	
Q0116	25	7	Ciavano, Joseph	18.28		SSR	
Q0117	25	12	Howell, Robert & Kathleen	9.09		RR	
Q0118	25	21.01	Del Carlo, Edward	6.71		RR	
Q0119	25	17	Zankowsky, Evelyn	38		RR	
Q0120	25	21	D'Alessandro, John	6.71		RR	
Q0121	25	38	Wilmark	210.02		RR/SSR	
Q0123	25	50.01	McPhail, Melinda	10.02		SSR	
Q0132	36	9	Cook, Jerry	12.01		RR	
Q0133	36	4	Hionis, Panagis, Efthimios & Spiro	26		R-1	
Q0134	36	8	Brembt, John	6.68		RR	
Q0135	36	28	David, B/ Pohlig J	16.5		RR	
Q0136	36	26	Krasovec, Paul	9.54		RR	
Q0137	36	35	McInerney, Robert	8.65		RR	
Q0151	36	43	MacArthur Farm	31.37		RR	
Q0152	36	44.01	Fimbel, Ed	7		ROM1	
Q0153	36	45	Hionis, Panagis, Efthimios & Spiro	8		ROM1	
Q0159	38	50.03	Schmitz, Nancy & Rose	10		RR	
Q0160	38	25	Saja, Robert	7.8		R-1	
Q0161	38	25.02	Paquette, Dolores	8.68		R-1	
Q0163	38	37	Suk, Daniel	5		RR	
Q0164	38	48	Weissi, Ahmed	8.9		RR	
Q0165	38	50	Comerford, Carol	11.53		RR	
Q0166	38	50.04	Hart, Gary	7.21		RR	
Q0167	38	54	Renda, Michael & Maria	8		R-1	
Q0168	38	74	Renda, Michael & Maria	40		R-1	
Q0169	39	8.01	Adner Ebeb Corp (renda)	7.53		R-1	
Q0170	38	56	Natale, Joseph	5		R-1	
Q0175	39	10	Gallo, Gene	35.66		ROM2	
Q0178	39	20.01	Tohme, Henri	13.37		RR	
Q0179	39	57	Rockaway Creek	11.88		RO	
Q0180	56	3	Solberg Avaition	688.57		AR	
Q0181	39	14	Cuchiaro, Deanna	23.94	Ag Retention	RR	23.94
Q0182	39	14.01	Smith, Bonnie & Pat	6.28		RR	
Q0183	39	49	Peters, Theodore	73.31		RR	
Q0184	39	50	Rayasam, Ramakumar	25		RR	
Q0185	39	53.02	Muller, William	10		RO	
Q0186	42	24.02	Pescatore, Emil	9.34		RR	
Q0187	42	6	Yurgel, William	7.2		RR	
Q0189	42	5	Neary Jeff	8.5		RR	
Q0191	42	14	Krug, Ingelore	15.2		RR	

farm #	block	lot	owner	Acreage total	preserved	zone	Preserved Ac.
Q0193	42	23.01	Hoffman, Grace	55.72		RR	
Q0194	42	25.02	Boccafogli, Arnold	11.86		RR	
Q0200	43	1	Borys, John	9.72		RR	
Q0201	43	14	Dansker, R & Kowalski, G	12		RR	
Q0203	43	25	Juromski, Robert	8.17		RR	
Q0204	43	27	Pajunas, Janina	10.15		RR	
Q0205	43	29	Parra/Ortiz	24		RR	
Q0206	44	4.01	Nichols, Mark	18.52		SSR	
Q0207	44	4.02	Lorenzen, Fred	47.9		SSR	
Q0208	42	24	Bertrand, TJ &DM & BL	27.32	Conservation Easement	RR	7
Q0209	44	9	Pieros, Richard	96.16		SSR	
Q0210	44	14	Scammell Family	23.24		SSR	
Q0211	44	14.01	Scammell, Scott III	8.52		SSR	
Q0212	44	18	Herr, Marilyn	70.87		SSR	
Q0213	44	23	Gilmore, Kevin	7.3		SSR	
Q0214	44	44	Hotz, Irmtraud	5.14		SSR	
Q0215	44	48.01	Higley, Robert	5.1		SSR	
Q0216	44	51	Gotfried, Gilad & Colette	7.27		SSR	
Q0220	45	4	San Pedro, Alfredo	16.99		RR	
Q0222	45	10	Silver Bit & Spur	41.04	Ag Retention	RR	40.029
Q0223	45	13	Pacella, Anthony	12.06		RR	
Q0224	45	14	Braeunig, Peter	9.75		RR	
Q0225	45	17	Simpson, David	6.8		RR	
Q0227	45.03	28	Conway, Robert	11		RR	
Q0228	45	35	Horn, Marietta	9.61		RR	
Q0229	45.02	88	Brenycz, Ewhen	5		RR	
Q0230	46	7	Despotov, Boris	58.97		AR	
Q0231	46.03	11.23	Casini, Nicholas	5.85		AR	
Q0240	46	14	Perry, Charles	101.71		AR	
Q0242	46	14.03	Vozzo, Linda	15.1		AR	
Q0243	46	20	Wachendorf, Robert H sr.	105		AR	
Q0244	52.01	14	Kowal, Jon	109.41	Ag Retention	AR	110.36
Q0245	46	19	Locker, Harry	5.97		AR	
Q0246	46	22	Dotro, Antonia (Hlinko)	11.36		AR	
Q0247	46	22.01	Reno, Peter & Grace	78.25	Ag Retention	AR	78.25
Q0248	47	3	Rosania, Gary	7.9		RR	
Q0249	48	2	Congelosi, Dom	8.14		RR	
Q0250	48	10	LeCompte, Peter A	8.32		RR	
Q0251	48	22	Readington Road LLC	10		RR	
Q0252	48	22.03	Pascale, John	49.86		RR	
Q0253	48	22.05	Decaro, Michael	17.4		RR	
Q0254	48	24	Wales, Bruce	63.45		RR	
Q0255	49	2	Sauerland, Paul, Jr	47.16		AR	
Q0256	49	3	Crommelin, Philip	5.5		AR	
Q0260	50	1	WJMD	19.44		AR	
Q0261	50	3	Lang, Robert	6.37		AR	
Q0262	50	9	Allen, Richard & Julie				
Q0264	50	14	Garfield, Judith	21.68	Conservation Restriction	AR	21.17
Q0265	50	16	Jagel, Kenneth	17.65		AR	

farm #	block	lot	owner	Acreeage total	preserved	zone	Preserved Ac.
Q0266	50	20.01	Lavanga, Vincent	6.2		AR	
Q0268	50	31	Baber, A c/o Greg	17.19		AR	
Q0269	50	34	Welsh, Fred	5		AR	
Q0270	50	22	Krause, William	6.22		AR	
Q0280	51.03	9	Owen, Anne & David				
Q0282	51.03	6	Trifun, Rudolph	7.22		RR	
Q0283	51.03	5.01	Russell, Keith Jr.	6.57		RR	
Q0284	51	25	Liardo, Heather	8.38		RR	
Q0285	51	25.02	Pawlick, Ed	7.5		RR	
Q0286	51	24.02	Dolce, Ralph	5.66		RR	
Q0290	52	1.15	Furstenburg, Roger	5.07		AR	
Q0291	52	10	Hrubesh, John	79.24	Ag Retention	AR	78.6
Q0292	52	10.01	Hurbesh, James H Jr.	5.8		AR	
Q0293	52	13.01	Grant, Steven & Yvonne Brooks	9		AR	
Q0299	53	2.02	Paulson, Jennifer	5.46		AR	
Q0300	52.01	14.02	Barnes, Joseph	6.84		AR	
Q0301	52.01	20.01	Genaro, Joseph	13.43		AR	
Q0302	53	5	Holland Brook Realty LLC	31.86		AR	
Q0303	53	9.01	C Bar Ranch	5.83		AR	
Q0304	53	8.02	Guynes, Sam	12		AR	
Q0305	53	9	Dolan, William	17.58	Ag Retention	AR	20.549
Q0306	53	9.19	Sanders, Curtis	14.49		AR	
Q0307	53	10.02	Griffin, Thomas	11.66		AR	
Q0308	53	22	BLN LLC	129.79	Ag Retention	AR	130.793
Q0309	53	9.07	Sweet, Stephen	6.99		AR	
Q0320	54	1.01	Kaufman, Arthur	6.02		AR	
Q0321	54	1.05	Geraghty, Barry	6.03		AR	
Q0322	54	1.06	Hofstetter, Thomas	20.02		AR	
Q0324	54	2	Olsen, David	10.31		AR	
Q0325	54	2.06	Mc Namara, William	10.03		AR	
Q0326	55	8	Kappus, Robert	49.87	Ag Retention	AR	50.87
Q0327	55	12	Wallendjack, Peter	104.74		AR	
Q0328	55	10	Garboski, Stephen E	11.23		AR	
Q0331	55	13	Lachenmayr, Matt	31.88	Ag Retention	AR	32.1
Q0333	66	45	Moore, William	45.85	Ag Retention	AR	46.787
Q0334	55	17	Scanlon, Lucy	86.69	Ag Retention	AR	85.14
Q0335	55	17.01	Kurz, Ed	17.28		AR	
Q0336	55	21	Spilane, Michael	22.59	Ag Retention	AR	22
Q0337	55	21.01	Wilmark	27.14		AR	
Q0338	55	22.01	Corbin, Henry	6		AR	
Q0340	56	5	James, Eugene	24.68		AR	
Q0341	56	8	Hromoho, John	38.44		AR	
Q0344	57	12	Casserly, Ellen	60.91		AR	
Q0345	57	12.02	Tomajko, Debra	6.14		AR	
Q0350	57	13	Staats, Grace B	60.36	Ag Retention	AR	53.081
Q0351	59	1	Mc Cormick, Paul	19.2		RR	
Q0359	61	5	Stanton Manor Assoc	37.02		RR	
Q0360	59	4	Clarke, Robert	8.37		RR	
Q0361	60	4	Kolbek, Thomas	6.83		RR	
Q0362	60	11	Hall, Chester	10.71		RR	
Q0363	62	1	Readington River LLC	33.045	Ag Retention	AR	33.045

farm #	block	lot	owner	Acreage total	preserved	zone	Preserved Ac.
Q0364	60	15	Manning, Kimberlee	7		RR	
Q0365	62	3.03	Doyle, Gerald	8.71		AR	
Q0369	62	7	Readington River LLC	235.81	Ag Retention	AR	231.03
Q0370	72	24.01	Dobozynski, G	14.65		AR	
Q0371	62	6	Staudt, Paul, Jr	5		AR	
Q0372	62	16.02	Melchione, William	23.53		AR	
Q0373	63	2	Delaney, Tim	14.22		SSR	
Q0374	63	2.01	Stapert, Darren	5.53		SSR	
Q0375	63	13	Accettola, Albert B	65.159	Ag Retention	SSR	64.012
Q0376	63	9	Cramer, Jean	67.82		SSR	
Q0377	63	67	Yard, Robert	21.11		SSR	
Q0378	63	21	Yard, Robert H	11.45		SSR	
Q0379	63	19.01	Barbieri, Ed	18.31		SSR	
Q0381	63	12	Hendricks, Harold	8.88		SSR	
Q0382	63	11	Accettola albert Jr.	6.46		SSR	
Q0390	63	45.02	Holman, Wayne	9.48		SSR	
Q0400	63	54.01	Hernandez & Harding	18.66		SSR	
Q0401	63	47	Dandeo, George	9		SSR	
Q0402	63	48	Barnes, Robert	11.1		SSR	
Q0403	63	49	Serrani, Joseph	5.39		SSR	
Q0404	63	52	Loughlin, Robert	18.5		SSR	
Q0405	63	53.05	Pinkus, Darren & E Vogel	5.94		SSR	
Q0406	63	54.02	Spencer, James	6		SSR	
Q0407	63	1	Mazar, Paul, Sr.	6.25		SSR	
Q0411	63	54	Delaney, James L	6.05		SSR	
Q0412	63	66	Smith, Catherine	6.22		SSR	
Q0414	64	7	Susalis, Helen	5.9		AR	
Q0415	64	18	Alte, Jeffrey	14.48		AR	
Q0416	64	26	Lackland & Lackland	259.4		AR	
Q0417	64	29	Chesla, Kevin & Kimberly	43.8	Ag Retention	AR	41.283
Q0418	64	6	Lopes, Julio	10.02		AR	
Q0419	64	31.01	Moore, Michael	9.33		AR	
Q0421	64	30	Dipalma, Paolo	15.64		AR	
Q0422	64	31	Kreyling, Jane	11.57		AR	
Q0423	64	31.03	Pfauth, Herman	27.56		AR	
Q0424	64	44	Cole, Lousia	125.61	Ag Retention	AR	126.61
Q0425	64	51	Boglioli, Olga	21		AR	
Q0426	65	7	Orlando, Patrick	15		RR	
Q0427	65	12	Little, D Craig	28.03	Ag Retention	RR	31.89
Q0428	65	18	Koch, Eleanor	6		RR	
Q0429	64	31.02	Pfauth, Jay	11.12		AR	
Q0430	65	23	Hanna, David	25.24	Ag Retention	RR	23.659
Q0431	66	54	Tropello, Sam	14.77		AR	
Q0432	65	18.02	Koch, Michelle	13.99		RR	
Q0439	66	8	Derossett, Terry	14.95		AR	
Q0441	66	4	Greene, Barbara	8.33		AR	
Q0442	66	11	Aulisi, Ed & Deborah	5.2		AR	
Q0443	66	17	Dabrowski, Thadeusz	35.43	Ag Retention	AR	45.43
Q0444	66	18	Krystofiak, John	9.35		AR	
Q0445	66	23	Pelosi, Marco	5.67		AR	
Q0446	66	24	Allen, Julia	124.94	Ag Retention	AR	124.481

farm #	block	lot	owner	Acreage total	preserved	zone	Preserved Ac.
Q0448	66	25.01	Pascadlo, Ron	5.24		AR	
Q0449	66	50	Gurak, David & Tara Peterson	8		AR	
Q0451	66	45.01	Moore, Stephanie	20.28	Ag Retention	AR	20.28
Q0452	66	46	Skowronek, Brian	15.03		AR	
Q0454	66	31	Dambola, Steffie	34.83		AR	
Q0455	67	12	Cole, Robert	22.75		RR	
Q0456	67	17	Seibert, Thomas	5		RR	
Q0457	68	2	Pinter, Robert & D Krause	9.98		RR	
Q0458	68	5	Costlow, David	7.62		RR	
Q0459	68	11	Cox, Elaine	8		RR	
Q0461	66	42	Newton, John	20.97		AR	
Q0468	70	20	Shah, Tushar	6.2		RR	
Q0470	70	22	Iellimo, Joseph	5.55		RR	
Q0471	70	23	James, Bryan	10		RR	
Q0472	70	26.01	Kousoulis, Theodore	6.27		RR	
Q0474	70	38	Allen, Doug & Bea	7.2		RR	
Q0475	70	38.15	Digeronimo, Beverly	10.97		RR	
Q0476	70	38.50	GDoyle LLC	87.42	Ag Retention	RR	87.42
Q0477	70	38.41	Rhodes / Rappaport	20.81		RR	
Q0478	71	3	Occhipinti, Thomas	10.11		RR	
Q0479	71	7	Wagner, Michael	10		RR	
Q0490	72	5	Bartles, Jim	96.78	Ag Retention	AR	99.79
Q0491	72	10.02	Pagano, Greg	33.87	Ag Retention	AR	34.459
Q0492	71	8	Woolf, Richard	6.84		RR	
Q0500	72	11	Schaefer, Chris	214.61	Ag Retention	AR	214.61
Q0501	72	12	Dyckman, Geraldine	8.58		AR	
Q0502	62	5	Szatynski, Wanda	43.17		AR	
Q0503	73	3.45	Freindlich, Gail & Barry	5.2		AR	
Q0504	73	7	Kozicki, Helen	6.75		AR	
Q0505	73	17	Kania, Ramesh M	118	Ag Retention	AR	123.72
Q0506	73	11.00	Kozicki, Ed	12.74		AR	
Q0507	73	11.02	Kozicki, James	13.09		AR	
Q0508	73	26.01	Hrynyk, William	120.5	Ag Retention	AR	120.5
Q0510	73	18	Brokaw, Shirley	39.24		AR	
Q0511	73	22	Maltese-Possumato	48.41		AR	
Q0512	73	23	Marchiando, Richard	6.55		AR	
Q0516	73	25	Beitz, Frank	10.33		AR	
Q0517	73	29	Tumolo, Alfred	13.5		AR	
Q0518	73	29.02	Biondo, Vincent	9.38		AR	
Q0519	73	36	Nash, William	5		AR	
Q0520	73	38	Lewis, David	19.21		AR	
Q0521	73	34	Pellicane, Richard	5		AR	
Q0522	74	4	Saums, Floyd, Jr	108.17		AR	
Q0524	74	27	Chesla, Joseph	79.11	Ag Retention	AR	82.106
Q0525	74	5	Nicholson, Wayne	11.25	Ag Retention	AR	6.83
Q0526	74	18	Wilson, Russell	8		AR	
Q0527	74	26.01	Liesch, Robert	45.72	Ag Retention	AR	43.78
Q0528	74	30.01	Gray, Geoffrey	8.03		AR	
Q0529	74	35	Villani, Al	6.6		AR	
Q0530	74	37	Lee Family Partnership	19.29		AR	
Q0531	74	37.08	Bopp, Alan A	9		AR	

farm #	block	lot	owner	Acreage total	preserved	zone	Preserved Ac.
Q0532	74	37.09	Oliphant, Madeline	12.44		AR	
Q0550	75	2	Demarco, Frank	15.9		AR	
Q0551	75	15	Mc Cooe, Palma Ann	9		AR	
Q0552	96	4	Corbin, John & Barbara	25.74		AR	
Q0553	96	2	Triple D LLC	48.55	Ag Retention	AR	44.647
Q0554	75	18.03	Boehme, Calvin	5.04		AR	
Q0555	75	19	Pleasant Run LLC	360.01		AR	
Q0558	75	32	Zweerink, Marcia	48.4	Ag Retention	AR	49.405
Q0559	75	33	Saga & Ghattas	116.16		AR	
Q0560	75	40	Jones, Wayne	50.09	Ag Retention	AR	52.327
Q0561	75	38	Richie, Wayne	5		AR	
Q0562	76	2.03	Allison, Shirley	18.7		RR	
Q0564	76	5	Potts, Anne	19.5		RR	
Q0565	81	2	Flemington Assoc.	8.36		SC3	
Q0566	83	1	Bemelmans, Barbara	63		ROM1	
Q0569	93	1	Amawalk Nurseries	24		AR	
Q0571	93	3	Bemelmans, Barbara	24.48		AR	
Q0572	93	2	Torsilieri, Inc	46.98		ROM1	
Q0574	93	12	Miller, Evelyn	39	Ag Retention	AR	40.573
Q0575	93	13	Burjan, Joyce	100.2	Ag Retention	AR	105.348
Q0576	93	15.01	Lamarca, James	5.87		AR	
Q0578	98	3	Hilton, VanDoren	221.99	Ag Retention	AR	218.68
Q0579	93	28	Burjan, Joyce	137.44	Ag Retention	AR	136.483
Q0581	94	6.02	Readington Prop LLC	159.52		AR	
Q0582	94	7	Caril, J Realty	5		AR	
Q0583	94	13	Bayer, George & Anna	9.77		AR	
Q0586	94	19	Toll NJ	77.6		AR	
Q0591	93	18	Mason, William Sr	238.82	Ag Retention	AR	248.82
Q0592	96	3	Holt, Karen	5.21		AR	
Q0600	97	1	Ochs, Elsie	48.31		RR	
Q0601	97	2	Eng, Michael & May	8		RR	
Q0602	97	5	Rycyk, Pauline	12.5		RR	
Q0603	98	2	Padovani, Enzo	28.1	Ag Retention	AR	29.634
Q0604	98	2.01	Johnson, Thomas	13.07		AR	
Q0605	98	7	Schaefer, Pauline	13.65		AR	
Q0607	28	17	Surhoff, Steven	5		RR	
Q0608	74	12	Hutton, James Sr	6.14		AR	
Q0610	73	37	Kleinknecht, Margaret	9		AR	
Q0611	48	7	Lamorte, Anthony	5		RR	
Q0612	67	6.02	Stinson & Rasmussen	6		RR	
Q0613	43	13	Bianco/Gilliam	9.15		RR	
Q0614	61	19	Berkley, Kenneth	6.5		RR	
Q0616	66	23.05	Purdon, James	7.85		AR	
Q0617	66	23.03	Ortepio, Peter & Sharon	5.62		AR	
Q0618	62	2	Matto, Michael	5.02		AR	
Q0619	10	8	Rizzitano, Darlene	5.51		RR	
Q0620	56	8.01	Devine/Wasser	8.67		AR	
Q0621	44	47	Mooney, William L	12.38		SSR	
Q0622	20	20	Smith, Donald	9.39		RR	
Q0623	45	27.02	Westfield, Charles III	5		RR	
Q0624	39	20	Sinagra, Jerry	5.65		RR	

farm #	block	lot	owner	Acreage total	preserved	zone	Preserved Ac.
Q0625	66	27.08	Zenz, Mark T	6.23		AR	
Q0626	43	13	Gilliam, David	10.11			
Totals				12199.384			3986.9309



Clarke Caton Hintz

Appendix B1: Hunterdon CADB Planning Incentive Grant Criteria

Hunterdon County Agriculture Development Board
Farmland Preservation Program
County Planning Incentive Grant Criteria
9/13/07

The Hunterdon County Agriculture Development Board (CADB) adopted the following criteria on September 13, 2007 for reviewing County PIG applications in accordance with the Agricultural Retention and Development Act N.J.S.A. 41C-11 et seq. The summary of the criteria with their relative weights is shown below. For more information on the rules and regulations governing County Planning Incentive Grant criteria, please contact the CADB office at 908-788-1490.

Summary

- A. Factors which determine the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture. (N.J.S.A. 4:1C-31b.(3))
- | | |
|---|-----------|
| 1.0 SOILS | Weight 30 |
| 2.0 BOUNDARIES AND BUFFERS | Weight 20 |
| 3.0 LOCAL COMMITMENT | Weight 13 |
| 4.0 SIZE AND DENSITY | Weight 24 |
| 5.0 SOIL CONSERVATION AND FARM PRACTICES MANAGEMENT | Weight 18 |
- B. Degree of imminence of change of the land from productive agriculture to nonagricultural use (N.J.S.A. 4:1C-31b.(3))
- Weight 6
- C. Ranking process for preliminary approval
- n/a
- D. Exceptions
- Weight +3 to -25
- Total Weight: 89 to 114

County Planning Incentive Grant Criteria

A. Encouraging the Survivability of Productive Agriculture

1.0 SOILS - Weight 30

NOTE: Any application receiving a soil score less than 10.0, will be assessed a five point deduction from its soil score.

Formula:

% Prime soils x 30	=
% Statewide soils x 20	=
% Unique soils x (0 or 25*)	=
% Local Soils x 10	=

Total weight = the sum of the categories

**If a designated 'unique' soil is not being used for its unique purpose, no points will be assigned.*

2.0 BOUNDARIES AND BUFFERS - Weight 20

The weights reflect differences in the permanence of agricultural buffers and the effectiveness of other buffers in reducing the negative impacts of nonagricultural development.

The following weights have been assigned:

1. Deed restricted farmland (permanent)	20 points
2. Deed restricted wildlife areas, municipal, county, or state owned parcels	18 points
3. Streams (perennial) and wetlands	18 points
4. Cemeteries	16 points
5. Parks (passive recreation)	14 points
6. Military installation	14 points
7. Golf Course (public)	14 points
8. Eight year programs and EP applications	13 points
9. Highways (limited access)/Railroads	10 points
10. Farmland (unrestricted)	6 points
11. Woodlands	6 points
12. Parks (high use)	5 points
13. Residential developments (less than six acre lots)	0 points
14. Commercial	0 points
15. Industrial	0 points
16. Schools	0 points
17. Other (Value determined on a case by case basis)	0 points

Formula: The weight of each buffer is multiplied by its percentage of the entire perimeter of the farm. All of the individual scores are totaled for a final score.

3.0 LOCAL COMMITMENT - Weight 13

Priority will be given where municipal, county, regional and state policies support the long term viability of the agricultural industry. Factors indicating support:

- 3.1 Municipal actions that promote agricultural preservation and agricultural viability.
 - a. Farm businesses/agritourism are promoted in the municipal master plan (1 point)
 - b. Municipality has previously approved eight year programs. (1 point)
 - c. Development easements have been purchased in the municipality. (1 point)
- 3.2 There is sewer or other growth leading infrastructure serving the premises.
Yes _____ (0 points)
No _____ (1 point)
- 3.3 Right to Farm Ordinances
The Right to Farm Ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm Ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded. (4 points) (Liaisons are required to provide a copy of the ordinance).
- 3.4 The municipality actively supports the reduction of animal damage to farmland by having an animal damage control plan or other means to control wildlife damage. (0 to 5 points)
The municipality shall identify all municipally owned parcels, greater than 5 acres, by block and lot number and explain the type of animal damage control plan for each parcel (if applicable).

4.0 SIZE AND DENSITY - Weight 24

Individual applications are scored on both size and density with a maximum score of 12 points awarded for size and a maximum of 12 points awarded for density for a maximum total combined score of 24.

4.1 Size (12 points)

Points are based on the size of each individual application relative to average farm size in the respective county according to the latest U.S. Census of Agriculture. Points will be awarded for size up to a maximum of 12 as follows:

$$\text{Points Awarded} = 12 \times \frac{\text{Size of individual application}}{(2 \times \text{county average farm size})}$$

The factor '2' encourages counties to enroll farms above average in size.

4.2 Density (12 points)

The density score will be awarded based on the following:

The application which is not reasonably contiguous (within one-half mile linear distance) with another development easement purchase application approved by the Board and received by the Committee, lands where development easement have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs in the project area will receive (0) points. One point (1) will be allocated for each reasonably contiguous (within one-half mile linear distance) farmland preservation program or municipally approved farmland preservation program. Two (2) points will be allocated for each of the other above noted lands in the project area which are determined to be reasonably contiguous (within one-half mile linear distance) with the subject application and each other not to exceed a maximum score of 12 points.

5.0 SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES - Weight 18

5.1 Percent of total land actively cropped or actively used for grazing
(Percentage X 2) (Max 2 points)

5.2 Soil conservation measures, other than having land in grass and hay

- S.C. Management Plan on file (*must be filed or updated during the past 15 years up to the application deadline*) (Maximum 1 point)
- Percent of Plan implemented, or if no plan on file with district, physical evidence of on-site S.C. practices such as: terracing, tiling waterways, diversions (Maximum 3 points)
- On-site evidence of good maintenance of installed S.C. practices (Maximum 2 points)

5.3 Good farm management practices employed
Examples: Fertilizing, liming, crop rotation, contour farming, clipping and weed control cover cropping, woodland management.
(Maximum 5 points)

5.4 On-site investments indicating a serious commitment to continue farming (*includes permanent structures, liquid manure, nursery stock underground irrigation systems, etc. The conditions of the buildings will also be considered. Farm equipment will not be considered.*)
(Maximum 5 points)

B. Degree of Imminence of Change - Weight 6

Although the CADB intends to avoid approving applications in areas where the likelihood of suburbanization is high; the likelihood that a farm (application) will be converted to a non-agricultural use will either receive additional points or lose points, according to its degree of imminence of change. *The degree of imminence of change is measured as follows:*

Farms with less than 50 feet of road frontage	points	-5
Farms with difficult access, such as steep slopes, streams or any other environmental constraints that affect access to the parcel	-2 points	
Farms with preliminary subdivision approval	points	+3
Farms owned by an estate or institution and/or filing for bankruptcy	+3 points	

C. Ranking Process for Preliminary Approval

The CADB reserves the right to give special considerations to applications in order to accomplish program objectives. This may alter the numerical ranking of the applications. A copy of the program objectives are available at the CADB office.

D. Exceptions - Weight +3 to -25

Severable Exceptions

Exceptions are portions of an applicant's property not included in the easement purchase application. In general, the Hunterdon County Agriculture Development Board discourages severable exceptions. Factors for determining if there is an adverse effect to the applicant's agricultural operation are as follows:

- severability potential from the premises
- number requested
- size
- percent of premises
- right to farm language
- negative impact on the agricultural operation

No negative points are assessed if the severable exception is for open space purposes.

Criteria for Severable Exceptions

Points

Each severable exception requested	-5 points
The severable exception exceeds the minimum lot size for a dwelling	-1 point each lot
The landowner restricts the severable exception to only one residential unit	+1 point
Total severable exception acreage exceeds 5% of the tract acreage	-1 point
Right to farm language required on the deed of the exception	+1 point

- X **If the CADB determines that the severable exception has a significant negative impact on agricultural productivity, the CADB reserves the right to limit or deny the exception.**

NONSEVERABLE EXCEPTIONS

Criteria for Nonseverable Exceptions

The CADB encourages nonseverable exceptions around existing dwellings and principal farm buildings. Nonseverable excepted areas are not separate lots but simply a designated area on the farm that does not receive farmland preservation funding and is not subject to the restrictions in the deed of easement. Nonagricultural uses, in accordance with municipal zoning, would be permitted within this area. The CADB will allow only one per application.

Nonseverable exception around dwelling and principal farm buildings +3 points

If the applicant requests a nonseverable exception on a property that has no dwelling and is not eligible for an RDSO, the CADB encourages such an exception. There is no effect on the application's score. 0 points

For more information, please contact:

Hunterdon County Agriculture Development Board
County Administration Building #1
PO Box 2900
Flemington, New Jersey 08822-2900
908.788.1490
www.hunterdon.nj.us/cadb.htm



Clarke Caton Hintz

Appendix B2:

SADC Eligible Farm Minimum Criteria

SADC Eligible Farm - Minimum Criteria

For farms that are Less than or equal to 10 Acres

- Farm must Produce \$2,500 worth of agricultural or horticultural products annually
- At least 75% of the property, or a minimum of 5 acres tillable, which ever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production such as Prime and Statewide soils
- Further, the land must have development potential. To determine development potential:
 - The municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond what is the sites potential)
 - There must be access to the property that allows further development. If that access is only available through an easement, that easement must specify that further subdivision is possible.
 - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer or planner.
- 80% or more of the soils cannot be classified as freshwater or modified agricultural wetlands according to the DEP.
- 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

OR

- If the farm does not meet the previous criteria, BUT the land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law, then it is eligible to enter the preservation process.

For Farms that are Greater than 10 acres

- At least 50% of the property or a minimum of 25 acres tillable, which ever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production
- The land must have development potential. To determine development potential:
 - Municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond what is the sites potential)
 - There must be access to the property that allows further development. In the case that access is only available through an easement, that easement must specify that further subdivision is possible.
 - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer
- Land that is less than 25 acres must not contain more than 80% soils that are classified as freshwater or modified agriculture wetlands according to the DEP

- Land that is less than 25 acres, 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

OR

- The land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law

Lands that do not meet the minimum requirements are not eligible for a State cost share grant for farmland preservation purposes.



Clarke Caton Hintz

Appendix C:

Right to Farm Ordinance (Chapter 116)

Chapter 116

FARMING

- | | |
|---|--------------------------------|
| § 116-1. Right to farm recognized. | § 116-5. Complaints. |
| § 116-2. Conformance with applicable law. | § 116-6. Disclosure statement. |
| § 116-3. Conduct of farming operations. | § 116-7. Applicability. |
| § 116-4. Nuisances. | Disclosure Statement |

[HISTORY: Adopted by the Township Committee of the Township of Readington 2-22-2000 by Ord. No. 5-2000. Amendments noted where applicable.]

GENERAL REFERENCES

Land development — See Ch. 148.

§ 116-1. Right to farm recognized.

The right to farm is hereby recognized to exist in Readington Township on commercial farms (as defined by the State Agriculture Committee [SADC]) where permitted by the Land Development Ordinance¹ and where the operator is conducting activities that are consistent with, and covered by, approved management practices (AMP) or site specific management practices as approved by the SADC.

§ 116-2. Conformance with applicable law.

All commercial farm activities must be in conformance with applicable federal and state law.

§ 116-3. Conduct of farming operations.

The practices and activities that characterize commercial fanning may occur on holidays, weekdays and weekends, by day or night, and may include the attendant or incidental noise, odors, dust and fumes customarily associated with these practices.

§ 116-4. Nuisances.

It is hereby determined that, to a reasonable degree, nuisances that may be caused to others by commercial farm uses and activities are offset by the benefits of farming to Readington Township and society in general.

¹ Editor's Note: See Ch. 148, Land Development.

§ 116-5. Complaints.

Any person aggrieved by the operation of a commercial farm shall file a complaint with the Readington Township Agricultural Advisory Committee and the Hunterdon County Agriculture Development Board prior to filing an action in court.

§ 116-6. Disclosure statement.

A purpose of this chapter is to promote a good neighbor policy by advising purchasers and occupants of property adjacent to or near commercial agricultural operations of the potential discomforts inherently associated with such locations. It is intended that, through mandatory disclosures, purchasers and occupants will better understand the impacts of living near agricultural operations and be prepared to accept such conditions as the natural result of living in or near land actively devoted to active agriculture. This purpose includes, in particular, lands in an Agricultural Development Area, meaning an area identified by the Hunterdon County Agriculture Development Board pursuant to the provisions of N.J.S.A. 4:1C-18 and certified by the State Agriculture Development Committee. The disclosure required by this paragraph is set forth below and shall be satisfied by making a copy of the following disclosure form, which shall be attached to all contracts for new residential construction located within the township.²

§ 116-7. Applicability.

- A. The language in the aforementioned Real Estate Transfer Disclosure Statement applies to new residential construction only, not to resales.
- B. In addition to the requirements set for sales contracts, all final subdivision plats for lands affected by this chapter which are submitted for approval after the date this chapter becomes effective shall contain a reference to this chapter.

² Editor's Note: The Real Estate Transfer Disclosure Statement is located at the end of this chapter.

FARMING

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

This disclosure statement concerns the real property situated in the Township of Readington described as Block ____, Lot ____. This statement is a disclosure of the conditions of the property described above in compliance with Ordinance No. 05-2000 of the Township of Readington. It is not a warranty of any kind by the seller(s) or any agent(s) representing any principal(s) in this transaction, and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

I. SELLER'S INFORMATION

The seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase or lease the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller(s) as required by the Township of Readington and are not the representation of the agents, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller.

The Township of Readington permits the operation of generally accepted agricultural management practices within the municipality. If the property you are purchasing is located near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by the Hunterdon County Agriculture Development Board pursuant to the provisions of N.J.S.A. 4:1C-18 and certified by the State Agriculture Development Committee, you may be subject to inconveniences or discomfort arising from such operations. Such discomfort or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery during any 24 hour period, storage, manipulation and disposal of manure and compost, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. One or more of the inconveniences described above may occur as the result of an agricultural operation that is in conformance with existing laws and regulations and accepted customs and standards. If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in an area with a strong rural character and an active agricultural sector. The State Agriculture Development Committee has established a formal complaint process to assist in the resolution of any disputes that might arise from residents of the Township of Readington or others regarding the operation of farms.

Seller certifies that the information herein is true and correct to the best of seller's knowledge as of the date signed by the seller.

Seller _____

Date _____

Seller _____

Date _____

READINGTON CODE

Buyer(s) and seller(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between buyer and seller(s) with respect to any advice/inspections/defects.

I/We acknowledge receipt of a copy of this statement.

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent Representing Seller _____ Date _____