



NJ PINELANDS COMMISSION
DWELLING UNIT ACCESSORY TO FARM OPERATION
IN AGRICULTURAL PRODUCTION AREAS

Instructions:

A single family dwelling may be permitted in a Pinelands Agricultural Production Management Area on a lot of at least 10 acres, provided that the dwelling is or will be accessory to an active agricultural (farm) operation on the same parcel. For purposes of this provision, forestry is not considered to be an agricultural operation.

Eligibility Requirements:

1. The dwelling unit will be the residence of an operator or employee of the farm. The occupant must specify how this requirement will be met.
2. The dwelling unit will be the residence of a person who is actively engaged in and essential to the agricultural operation. The occupant must specify how this requirement will be met.
3. A residential lot has not been subdivided from the subject property under this provision within the previous 5 years.
4. The dwelling unit will be located on a lot(s) that is currently under agricultural (farmland) assessment or the proposed agricultural use will meet the necessary requirements to qualify the lot(s) for agricultural (farmland) assessment (*see below*).
5. If the property is already an active farm, the property has an active production history for the agricultural use. In the absence of such a history, the property has a Farm Management Plan which demonstrates that the property will be farmed as a unit unto itself or as part of another farm operation in the area.

The Farm Management Plan must contain a full explanation of the agricultural use, including, as applicable:

- a. Frequency of production or harvesting
- b. Soil suitability for the proposed use
- c. Fertilization rates
- d. Recommended agricultural management practices
- e. Acreage devoted to the agricultural use
- f. Anticipated production yields
- g. A clear demonstration as to how the proposed agricultural use will qualify for agricultural (farmland) assessment, including agricultural income production requirements.

To demonstrate that you qualify under the above provisions, complete, sign in the presence of a notary, have notarized and return the attached affidavit to the Pinelands Commission.

**Affidavit for
Dwelling Accessory to Farm Operation in Agricultural Production Areas**

I, _____ (Occupant's name – print), hereby swear that:

1. I will be the resident of the dwelling unit proposed for Block _____ ,
Lot(s) _____ in _____ (municipality).

2. I am an operator or employee of the farm and am actively engaged in and essential to the agricultural operation by:

(describe how resident fulfills this requirement).

3. A residential lot has not been subdivided from this parcel (Block _____ , Lot(s) _____) under this provision within the previous 5 years.

4. I am attaching to this affidavit documentation demonstrating that Block _____ , Lot(s) _____ (on which the dwelling will be located):
 - Is currently under agricultural (farmland) assessment, or
 - Will contain a proposed agricultural use that will meet the necessary requirements to qualify the lot(s) for agricultural (farmland) assessment.

5. I am attaching to this affidavit:
 - Documentation that the property on which the dwelling will be located has an active production history for the agricultural use, or
 - A Farm Management Plan that demonstrates the property will be farmed as a unit unto itself or as part of another farm operation in the area.

_____ (Occupant's signature)

Sworn and subscribed to before me

this _____ day of _____, 20_____.

_____ (Notary signature)