State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
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JAMES SOUDER
Interim Executive Director

June 11, 2009

The Honorable Paul Sutphen
Mayor, Township of Frankford
151 U.S. Highway 206
Augusta, New Jersey 08722

RE: Township of Frankford Plan Endorsement
State Agency Opportunities and Constraints Analysis

Dear Mayor Sutphen:

The Office of Smart Growth (OSG) and our State agency partners have reviewed the Municipal Self Assessment Report submitted by the Township of Frankford and would like to commend the Township for its active participation and dedication to the Plan Endorsement process. Please find enclosed the State Agency Opportunities and Constraints Analysis. This analysis is intended to guide the Township's community visioning process and to provide the Township with preliminary consistency issues with the State Plan and relevant State regulations. This document can be found on the OSG website at the following link: http://nj.gov/dca/divisions/osg/plan/pe.html.

The Office of Smart Growth and its State agency partners remain committed to working with the Township of Frankford. Should you have any questions regarding the Plan Endorsement process or the enclosed Opportunities and Constraints Analysis, please feel free to contact Kate Meade, OSG Planner for Sussex County at (609) 633-8573 or via email at kmeade@dca.state.nj.us.

Sincerely,

James Souder
Interim Executive Director

JS/km

c: Louanne Cular, Frankford Township Municipal Clerk/Administrator
Jay Romania, Frankford Land use Board Chairperson
Robert McDowell, Deputy Mayor (*via email*)
David Mintz, Frankford Plan Endorsement Advisory Committee Chairperson (*via email*)
Kevin P. Benbrook, Frankford Township Attorney (*via email*)
Eric Snyder, Planning Director, Sussex County Planning Department (*via email*)
Alan Miller, Plan Endorsement Coordinator, OSG (*via email*)
Karl Hartkopf, PP/AICP, Planning Director, OSG (*via email*)
OSG Interested Parties (*via email*)
State Agency Partners (*via email*)
Frankford Township Plan Endorsement File

State Agency Opportunities & Constraints Analysis

Township of Frankford

County of Sussex

June 12, 2009

Office of Smart Growth
Department of Community Affairs
State of New Jersey

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INTRODUCTION

On July 18, 2008, Frankford Township of Sussex County submitted a Municipal Self-Assessment Report to the New Jersey Office of Smart Growth (OSG). As such, OSG and our State Agency partners have preliminarily assessed local opportunities and constraints relating to existing development, current zoning regulations, infrastructure and natural resources. This report provides for a comparison of information between the Municipal Self-Assessment Report and the most up-to-date regional and statewide data to determine whether TREND growth, or the continuance of existing development patterns, is sustainable and viable based on the information provided. TREND growth can then be compared to PLAN growth, or that which is aligned with the New Jersey State Development and Redevelopment Plan (State Plan) and is based on the principles of smart growth. This information is intended to guide and direct the community visioning process such that residents and other stakeholders can develop a vision for the future with a twenty-year planning horizon based on an understanding of how current land use regulations and policies will result within the context of existing infrastructure and environmental and agricultural resources. The vision shall provide for sustainable growth, recognize fiscal constraints, plan for housing needs, and call for the preservation of natural, historic and agricultural resources. By taking into consideration the findings of the Municipal Self-Assessment Report and the Opportunities and Constraints Analysis, communities can envision a both desirable and implementable future.

Frankford is home to the Sussex County Farm and Horse Show. *Photo source: Wikipedia*

BACKGROUND

The Township of Frankford initiated the Plan Endorsement process by attending a pre-petition meeting with OSG and our partner State agencies on October 2, 2007. On January 24, 2008, the Township of Frankford passed a resolution authorizing the creation of their Plan Endorsement Advisory Committee (PEAC), in which eight members were designated.

The Township submitted their Municipal Self Assessment Report to OSG for review in December 2007. However, in January 2008, a new Township Committee was constituted, a new Mayor took office, several new members of the Land Use Board were appointed and a new PEAC was appointed by the new Mayor. The Draft "New Plan Endorsement" guidelines were released. The Township requested that their Endorsement be put on hold while the new PEAC reviewed the MSA. An addendum to the MSA was submitted to OSG on July 18th 2008. Minutes from the meeting when the new PEAC was established were submitted to OSG on April 6, 2009. This submission initiated the 45-day State Agency Opportunities and Constraints Analysis, which has been provided to the Township on May 22nd 2009. OSG extended this deadline to June 12, 2009.

Relation To The State Development & Redevelopment Plan (State Plan)

Parts of New Jersey still exhibit a predominately rural landscape, with compact towns and village centers surrounded by farms and woodlands. Farmland and open space forms a continuous, productive landscape that enhances habitat protection and maintains natural resources. The character of the rural landscape is an important asset for New Jersey, yet much

Existing ***Trend*** ***Plan***

of it is zoned for large-lot suburban sprawl. Current TREND development destroys farmland, open space and natural features. Inflexible zoning codes and individual septic systems create homogenous tracts of single-family homes on large lots, pollute groundwater and contaminate wells. This TREND also contributes to road congestion, damages local economies and eliminates rural character. PLAN development provides for prosperous, mixed use development in compact centers. This compact form provides for the maintenance and enhancement of contiguous farmland and open space, therefore protecting headwaters and groundwater recharge areas. Ultimately, PLAN development provides for the protection of rural character, while preserving and enhancing the local economy.

Several changes have been made to the zoning that ensure greater consistency with the State Plan. For example, strip malls, automotive service stations, repair garages and similar uses, drive-in and drive-thru restaurants and facilities, restaurants without wait-staff, box stores, junk yards, automotive dealerships and car washes are now prohibited along 206 and 565. This action reduced the potential for sprawling commercial development and facilitates the endorsement process.

The current State Plan Policy Map, adopted in 2001, depicts Rural Planning Area 4, Rural & Environmentally Sensitive Planning Area 4B, Environmentally Sensitive Planning Area 5 and Parks and Natural Areas. As such, there are 17,073 acres of Rural Planning Area 4, 1,816 acres of Rural Environmentally Sensitive 4B, 1,984 acres of Environmentally Sensitive Planning Area 5 and 1,651 acres of Parks and Natural Areas.

Limiting commercial development along regional thorofares preserves rural character.

Maps of the 2001 and 2009 Draft Final State Development and Redevelopment Plan Policy Map have been attached for reference.

OFFICE OF SMART GROWTH (OSG) TREND ANALYSIS

The TREND Analysis uses zoning information, land capacity and constraints data, and standard multipliers as inputs to determine residential and commercial buildout. OSG uses the most recent U.S. Census Bureau data to determine the average household size in Frankford, which was identified as 2.81 persons per household (U.S. Census Bureau, 2005-2007 American Community Survey 3-Year Estimates). Tables that calculate the results of the TREND Analysis are included as Figures 1 through 3 below; Figure 1 provides a summary of the findings. At the end of the report, Appendix C presents the results of the TREND Analysis as a map.

Figure 1 - Summary Table

category	totals*
land consumption	
total acreage	22,525
currently developed or constrained	16,604
acres to be developed	5,921
buildings	
current housing units (2000)	2,295
residential units to be developed	1,661
total residential at buildout	3,956
current commercial sq ft	0
commercial sq ft to be developed	15,749,118
commercial at buildout	15,749,118
people	
current residents (2000)	5,420
additional residents at buildout	4,668
total residents at buildout	10,088
current jobs	733
additional jobs at buildout	40,781
total jobs at buildout	41,514

* formulas total all commercial worksheets on the basis that only one would be selected and the other two would remain zero

** per the NOTE above, the petitioner should make sure that they are not double-counting acreage for a mixed use zone

The TREND Analysis performed by OSG is based on the current zoning information provided in the Municipal Self-Assessment Report. The analysis takes into account known environmental constraints and impediments to development. These constraints include identified State Plan parkland; State Agriculture Development Committee (SADC) preserved farms, wetlands (with a 25 foot buffer), the presence of Category 1 (C1) streams, (with 300 foot buffer) and identified surface water. Sussex County's developed lands layer, which removes steep slopes over 25% from the analysis. The net result from the TREND Analysis determines the amount of housing and commercial space that could potentially be built given current zoning regulations. The objective of this TREND Analysis is to determine what the municipality may resemble at full buildout based on current land use and zoning regulations. This series of worksheets represents a basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OSG inserted relevant data transferred from the Township's zoning language, into the Residential Buildout Method and Commercial Buildout -Building Cover Method.

As reference, OSG used year 2000 Census data to determine average household size, which was identified as 2.81 persons per household (median) from (U.S. Census Bureau (2000). American FactFinder: Frankford Township, N.J. Retrieved April 14, 2009

The zoning schedule for the Township has been attached as Appendix D for reference to definitions of the various zones considered in this analysis. A brief summary of the findings is provided below and is intended to be used as a guide during the visioning process.

Residential Buildout Method

The Residential Buildout Method assumes build-out of existing residential zones at the maximum density permitted by the Township's current zoning ordinance. Dependent upon future development pressure, the information provided in the Residential Buildout Method will come to fruition as existing zoning allows and provides for such development.

The Housing Element indicates that production of housing units has occurred steadily with approximately 20% built prior to 1940, 20% built between 1940 and 1959, 10% built in the 1960's, 20% built in the 1970's, 20% in the 1980's and 10% in the 1990's. According to the 2000 Census, there are 5,420 people residing within the Township of Frankford. The Residential Buildout Method provides that buildout would occur when an additional 4,668 residents are added, bringing Frankford Township's population to 10,088. The Residential Buildout Method provides that potential buildout of residential units would occur when an additional 1,661 units exist within the Township. According to the 2000 U.S. Census, there are 2,295 residential units currently within Frankford Township. Should the Township continue utilizing and enforcing its current zoning ordinance, buildout would result in 3,956 units.

AR

The AR zone is the Single Family Residential and Agricultural Zone. OSG's analysis indicates that the AR zone could see a potential of 1,661 additional units on 4,153.2 acres of vacant land. Page 80 of the Self Assessment Report states "Development in the environs was reduced in 2003 from an overall build-out potential of 6,000 units to an overall build-out

Figure 2 - Residential Buildout

residential zone	total land in residential zone (acres)	total constrained land in residential zone (acres)	total developable land (acres)	total developable residential land (acres)	maximum residential density permitted (units per acre)	potential number of units	average household size (persons per unit)	number of total residents upon buildout
	a	b	c=a-b	d=c*0.8	e	f=d*e	g	h=f*g
AR	20,044	14,853	5,191	4,153	0	1,661	3	4,668
total	**20,044**	**14,853**	**5,191**	**4,153**		**1,661**		**4,668**
			land consumption			buildings		people

NOTES

b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)

d: 0.8 figure is based on 20% takeup of land for right of ways (i.e. roads)

e: data based on current zoning

potential of 1,200 units, when the Land Use Board reduced the residential density in the environs from one unit per acre to one unit per five acres." OSG's calculations indicated that an additional 461 units could potentially be built. Staff would like to compare methodologies to verify the buildout. The AR zone stretches across the municipality. Significant portions of this zone located throughout the Township and could foster sprawl-pattern development therefore defeating the purpose of the designation of the Town Center.

There is no accurate measure to predict precisely when real-estate market pressures will arise within the Township. However, the TDR plan states "With the majority of farmland and open space in private ownership, much of which is unconstrained by environmental features, Frankford is considered highly vulnerable to further development." The Township must ensure that growth occurs in a controlled, center-based and compact form, in which prime agricultural soils and the environs are protected and the viability of the agriculture industry is retained.

Commercial Buildout – Building Cover Method

The Commercial Buildout Method assumes buildout of currently designated commercial zones at the maximum density permitted under current zoning regulations. While encouraging the growth of commercial businesses within the Township is admirable, zoning for such commercial enterprises must be realistic and planned according to the Township's vision – a vision which should include mixed use centers thus encouraging Township residents to live within close proximity to where they work and shop to minimize auto use, reduce traffic congestion and enhance pedestrian mobility.

At present time, the Township's zoning indicates at buildout the Township would increase commercial floor space to a total of approximately 15 million square feet over a land area of approximately 151 acres creating 40,781 jobs. The NJTPA/MPO Non-Residential Projection for employment growth is 480 jobs compared to a municipal projection of 622 jobs for the 2004 to 2018 Round Three obligation period. According to the MSA, the Land Use Board has approved approximately 380,000 square feet of new commercial development over the last six years. The bulk of the commercial development included the Sussex Commons site plan for a 350,000 square foot retail, office and restaurant complex. The site is located in the Center and was conditioned to be redesigned according to the State guidelines for Centers as defined through the Plan Endorsement process.

C-1

The C-1 zone is the Commercial Zone. The purpose of this zone is to provide opportunities for smaller scale retail, business and office uses on smaller existing lots at the outer core of the proposed town center and at other crossroad locations on Route 206. There are 7 acres of developable land in the C-1 zone allowing for 2.45 acres of land to be covered by buildings. Buildout in the

Figure 3 - Commercial Buildout - Building Cover Method

commercial zone	total land in commercial zone (acres)	total constrained land in commercial zone (acres)	total developable land (acres)	percentage of land allowed to be covered by building (%)	maximum amount of land to be covered by building (acres)	maximum number of stories allowed	maximum amount of floorspace (sq ft)	floorspace per job (sq ft)	number of jobs
	a	b	c=a-b	d	e=c*d/100	f	g=e*f*43560	h	i=g/h
RETAIL								1,000	
C-1	70	63	7	35	2	2	213,444	1,000	213
INDUSTRIAL								500	
LI	453	362	91	30	27	2	2,380,990	500	4,761
Conference								590	
C-R	680	440	240	10	24	2	2,092,622	590	3,546
OFFICE								333	
C-2	757	538	219	30	66	3	8,573,915	333	25,747
C-3	219	119	100	25	25	2	2,169,288	333	6,514
UTILITY									
AP	302	229	73	10	7	1	318,859	Exclude	Exclude
total	**2,481**	**1,751**	**730**		**152**		**15,749,118**		**40,781**
			land consumption				buildings		people

NOTES
b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)
d, f: data based on current zoning
h: data based on COAH standards from Appendix D of COAH's 3rd round rules

C-1 zone would result in 213 jobs. The C-1 district is located in two areas of the Township. The larger portion is located on the Western shore of Culver Lake along Rt. 206. The C-1 zone is also located across the street from the proposed center at the intersection of Rt. 15 and 206.

C-2

The C-2 zone is the General Business zone. The purpose of the C-2 zone is to provide opportunities for larger scale, planned commercial and office development in the outer core of the proposed town center and at other crossroad locations on Route 206. There are 218 acres of developable land in the C-2 zone allowing for 66 acres of land to be covered by buildings. Buildout in the C-2 zone would result in 25,747 jobs. The C-2 district is located in 8 non-contiguous areas through out the Township. This zone is primarily located along Highways 565 (Ross's Corner/Sussex Road), 206 and 629 (Wykertown Rd).

C-3

The C-3 zone is the Office/Commercial Zone. The purpose of the C-3 zone is to encourage smaller scale office uses and office parks is a residential character in the outer core of the proposed town center and in areas of transition between commercial and single family residential. There are 100 acres of developable land in the C-3 zone. The zoning allows for 25 acres of land to be covered by buildings. Buildout in the C-3 zone would result in 6,514 jobs. The C-3 district is located in four non contiguous areas throughout the Township. Two of these areas are directly adjacent to Branchville Borough. One portion of the zone runs along route 565/ Ross's Corner/Sussex Rd across the street from the C-2 zone. The final portion of C-3 zone stretches across Route 206 with the majority of the area lying Southeast of Plains Road. This area is north of the proposed center and southwest of the Sussex County Fairgrounds.

C-R

The C-R zone serves as the Commercial Recreational Resort District in the municipality. The purpose of the C-R zone is to promote planned resort and hotel conferences centers in a rural setting. There are 240 acres of developable land in the C-R zone. The zoning allows for 24 acres of land to be covered by buildings resulting in 3,546 jobs. The C-R district is located in three non-contiguous areas throughout the Township. One portion of the zone crosses Rt. 206 between Lake Owassa and Culver Lake. The majority of the area is Southwest of Route 206. OSG's 2007 aerial photography shows that this portion of the zone is entirely vacant except for some sort of tennis court. The other two portions of the C-R zone are on both sides of Mattison Reservoir Avenue North of County Highway 636.

AP

The AP zone is the Agricultural Park Zone. The purpose of the AP zone is to establish an Agriculture /Park District to promote agriculture and planned recreational activities. There are 73.2 acres of developable land in the AP zone. The zoning allows for 7.32 acres of land to be covered by buildings. Development in this zone will not cause any job growth. This was determined using COAH's Appendix D of the third round rules. OSG staff determined that Utility best suited the uses in this zone because fences, barns, tanks, agricultural buildings, sheds and greenhouses were included. These types of uses do not bring in enough jobs to justify an increase in the non-residential growth share. Much of this zone is environmentally constrained and contains C-1 streams and pristine wetlands.

LI

The purpose of the Light Industrial zone is to provide opportunities for businesses connected to manufacturing, warehousing, assembly, disassembly, fabrication, or possessing of materials and product or information inside the confines of a building. There are 453 acres of land in the LI zone including 91 acres of developable land. At buildout 27 acres of land would be covered by buildings producing 4,761 jobs. There are four non-contiguous portions of the Light Industrial Zone throughout the municipality. One such portion is located between Route 206 and Cook Road. Another portion of the LI zone is located north of the proposed center and east of the Fairgrounds. The remaining two portions of the LI zone are adjacent to Lafayette and Wantage.

CROSS-ACCEPTANCE III

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action

launched the third round of Cross-acceptance. Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy.

Frankford Township did not provide comments to the Sussex County Planning Board, the Negotiating Entity for Sussex County municipalities, for negotiation with OSG and the SPC. However, State Agencies have suggested a planning area change. This change is discussed in detail on page 33 of DEP's report.

The changes negotiated during Cross-acceptance III have been incorporated into the 2009 Draft Final version of the State Development and Redevelopment Plan. The 2001 Policy Map, as well as the 2009 Draft Final Policy Map have been enclosed for reference. Ultimately, the State Planning Commission will make the final determination on all amendments to the State Plan Policy Map. Additional changes proposed beyond those indicated in Draft Final Policy Map shall occur through the Plan Endorsement process.

TRANSFER OF DEVELOPMENT RIGHTS

Frankford Township has expressed an interest in Transferring Development Potential from the environs into the center. OSG staff would like to commend the Frankford for taking on a transfer of development rights program. TDR programs help reduce the potential for sprawl because the center would entail the redistribution of development within the Township, not additional development. Staff would like to provide additional comments on the TDR plan prior to visioning so that the issues can be discussed with the community and citizens can provide feedback.

Frankford has taken steps to reduce density in the environs. The Land Use Board changed the minimum lot size in the Agricultural Residential District to 1 housing unit per 5 acres in 2003. OSG would like Frankford to continue to preserve open space and farmland through TDR to avoid the long term implications associated with large lot zoning. NJDOT's Mobility and Community Form discusses these implications. "In many parts of New Jersey, a desire to limit overall development has led to the use of large-lot zoning that yields only one type of housing: large, single-family homes. The fiscal and environmental concerns leading to the limited variety of suburban housing are real, but these housing trends have serious long-term implications for the quality of community life as well as for the transportation system. From a transportation standpoint, large-lot zoning promotes almost total reliance on the automobile and results in longer trips than would occur in more compact, center-based communities. Virtually no household needs can be met by walking, and it is impractical to provide even minimal public transit service to these low density settlements. Concerns about the cost of educating school children have led to another type of uniformity as well: reliance on age-segregated housing as the chief, or even sole, form of new housing being developed in some communities. In either case, what results is a detached one-dimensional pod development that is expensive and difficult to reach with infrastructure and services."

The 2009 Draft Final State Plan addresses the importance of contiguous farmland preservation. "It is important to maintain the environs as large contiguous tracts of farmland and open space. When suburban style development occurs between farms; non-farm neighbors can present conflicts in agricultural areas. Nuisance suits, traffic congestion and vandalism take their toll. They inevitably add to the cost of doing agricultural business in New Jersey." Sending area parcels outlined in the TDR plan are not contiguous to each other or to preserved farmland, but the TDR Plan states this was considered (page 4). The plan goes on to state "The evaluation was narrowed to consider the largest individual lots (or lots with contiguous ownership) in excess of 100 acres." The plan does not say why smaller lots were not considered. During visioning Frankford should try to establish a contiguous sending area as continuity is crucial to the viability of the agricultural industry.

The Plan indicates parcels between 50 and 100 acres may be considered in the future as sending area parcels if "selected sending sites decide not to participate in the program." The TDR Plan and Farmland Preservation

Plan should describe a strategy for how these parcels will be preserved now and in the future, not when sending area properties opt out of the program. Legal issues may arise if the entire sending area is not designated up front. A non-contiguous parcel development cluster ordinance could be considered to give property owners the option to develop in more appropriate areas if their property was not included in the sending area.

To function within the market, a TDR program must strike a balance. The amount of land in the sending and receiving zones, the relative value per acre of each, and the awarding of TDR credits in each are all variables that can be used in designing the TDR program to achieve a workable balance. A sending zone landowner will be likely to sell TDR credits when the value of the land after credits are severed plus the value of the reserved rights is somewhat comparable to the value of the land before implementing the TDR program. A receiving zone developer will be likely to buy TDR credits when the additional development allowed provides an adequate profit margin, even after purchase of the necessary credits.

A five-pronged approach should be used where Open Space Preservation, Farmland Preservation, non-contiguous parcel development clustering, contiguous parcel development clustering and TDR are used to preserve as much land as possible and to ensure that future development enhances the function and the character of the municipality.

COMMENTS ON PREVIOUS CENTER DESIGNS

Over the years, several visioning sessions have been held to design the Frankford Center. OSG staff would like to provide comments on all three previous center designs so that the citizens of Frankford can build on the work that had been done in these previous sessions.

When greenfields are sacrificed for development to create a center, it's crucial that the development that occurs will add sustainable economic value to the community. The development that takes place should create mixed use (retail/residential/office) spaces that can be adapted for a diverse mix of tenants over the next 50 years allowing vacancies to be quickly filled; ensuring the long term economic vibrancy of the community. Having a proximal consumer base that lives or works within a short walking distance will help to ensure that the buildings will retain their use and value over time.

Continuity

Particular building and circulation arrangements are necessary to create high performance places. The continuity of buildings along the streets distinguishes centers from other land uses and creates a sense of place. Ideally, buildings should line both sides of the street without interruption wherever possible. This is important along routes 565 and 206 as well as interior streets. Parking areas should be visually unobtrusive to avoid breaking up the streetscape. On-street parking should be provided in front of the buildings and parking lots should be hidden behind them.

Grid Street Network

The H2M center plan stated that "the street network should consist of a modified grid pattern to provide multiple points of access to and through the neighborhoods, thereby dispersing traffic and minimizing traffic congestion." OSG staff concurs and advises that the grid pattern be used throughout the center to ensure direct and logical routes for pedestrians and vehicles.

Parking

The New Jersey Department of Transportation (NJDOT) developed a reference guide called the Mobility and Community Form (MCF). The MCF provides guidance on parking that is particularly helpful, "In sharing parking, analyze the building space by functional type (residential, office, retail, specialty, etc.) rather than specific proposed occupants, because occupancies will change over time." Centers should avoid large surface parking lots and disperse the surface parking that is necessary into several small lots.

Gladding Jackson Concept Plan

The concept plan developed by Gladding Jackson is the most consistent with smart growth principles and provides strong continuity, a functional, multi-modal street network and a logical parking scheme. Buildings directly front sections of 206 and 565 while maintaining good continuity on seven internal streets. This orientation wastes less developable space and creates pedestrian friendly entrances to the center. Parking areas were dispersed throughout the center reducing the amount of

empty pavement that shoppers will have to traverse before reaching their destination. Many of the parking lots are behind buildings which enhances the streetscape. Please see Appendix E for further detail on this plan.

Harold Pellow Associates Concept Plan

Solid continuity only exists on three streets in this plan. The buildings are further from 565 and 206 creating gateways that cater to automobiles. This orientation wastes developable space along these highways. The circulation system is gridded to allow access to as many buildings as possible but the abundance of parking makes the area less comfortable for pedestrians to traverse. Please see Appendix F for further detail on this plan.

H2M Associates Concept Plan

Solid continuity only exists on three streets in this plan. The buildings are further from 565 and 206 creating gateways that cater to automobiles and discourage pedestrian activity. This orientation wastes developable space along these highways. Having an abundance of parking wastes useful space and creates hindrances to pedestrian activity. Please see Appendix G for further detail on this plan.

COMMENTS FROM THE COUNCIL ON AFFORDABLE HOUSING

The Muncipal Self-Assessment submitted by the Township reflects the previously adopted Housing Element and Fair Share Plan. Frankford has adopted new documents that were submitted to COAH on December 4, 2008. The updated documents should be reflected in the MSA.

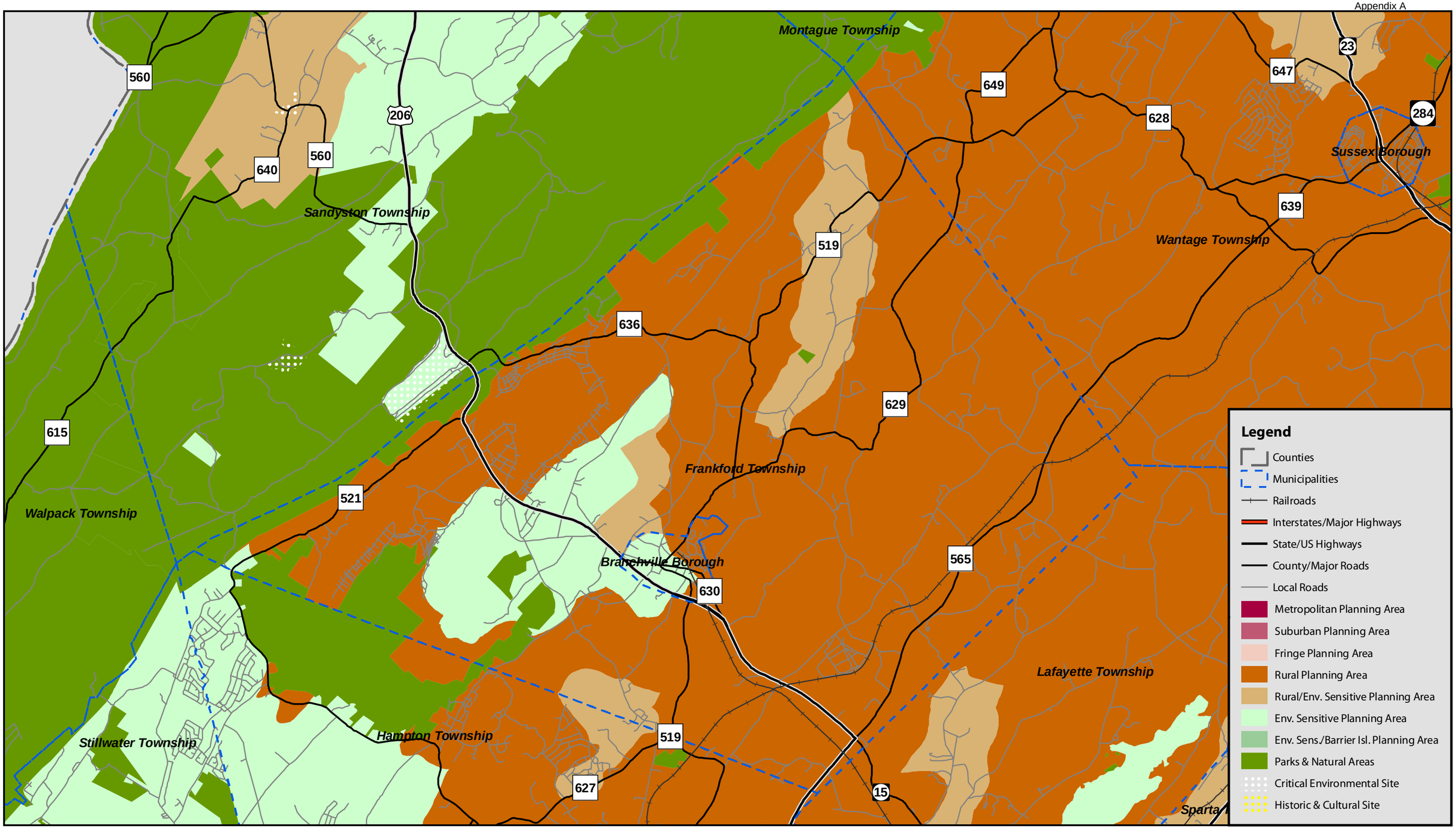
The prior round obligation is the cumulative 1987-1999 new construction obligation published in Appendix C of COAH's rules. Frankford has a prior round obligation of 36 units which has generally been addressed with credit for housing activity associated with the Township's second round certified plan.

The projected growth share is initially calculated based on household (residential) and employment (non-residential) 2004-2018 projections. Pursuant to projections published by COAH, Frankford has a residential growth projection of 416 units and a non-residential growth projection of 219 jobs, which results in an initial projected growth share obligation of 97 affordable units consisting of an 83-unit projected residential growth share and a 14-unit projected non-residential growth share.

Frankford's compliance plan relies almost entirely upon development of Frankford Center, which depends on the availability of adequate infrastructure as well as on the successful application for Center Designation and Plan Endorsement. It appears that Frankford further relies on affordable housing to be located within Frankford Center to address growth share requirements generated by growth that is not located with Frankford Center. Frankford's plan may have to be revised to ensure that affordable housing associated with growth outside the center will be adequately addressed independent of the outcome of the Township's center proposal or, in the alternative, Frankford must demonstrate that the Center is viable and creates a realistic opportunity for the production of affordable housing. Additionally, Frankford must demonstrate that densities proposed in the Center will be sufficient to support the economic feasibility of both affordable housing requirements and the TDR initiative contemplated by the Township's plan endorsement petition.

CONCLUSION

Frankford has made significant efforts to further the goals and objectives of the State Plan. Reducing the potential for auto dependant sprawl along routes 206 and 565 will enhance the rural character of the town and prevent traffic. The willingness of the Township to work through a TDR program will permanently preserve invaluable farmland land without compromising the value of the land or the property rights of land owners. OSG staff appreciates the good faith efforts made thus far and we look forward to working with the Township to complete the Plan Endorsement process.



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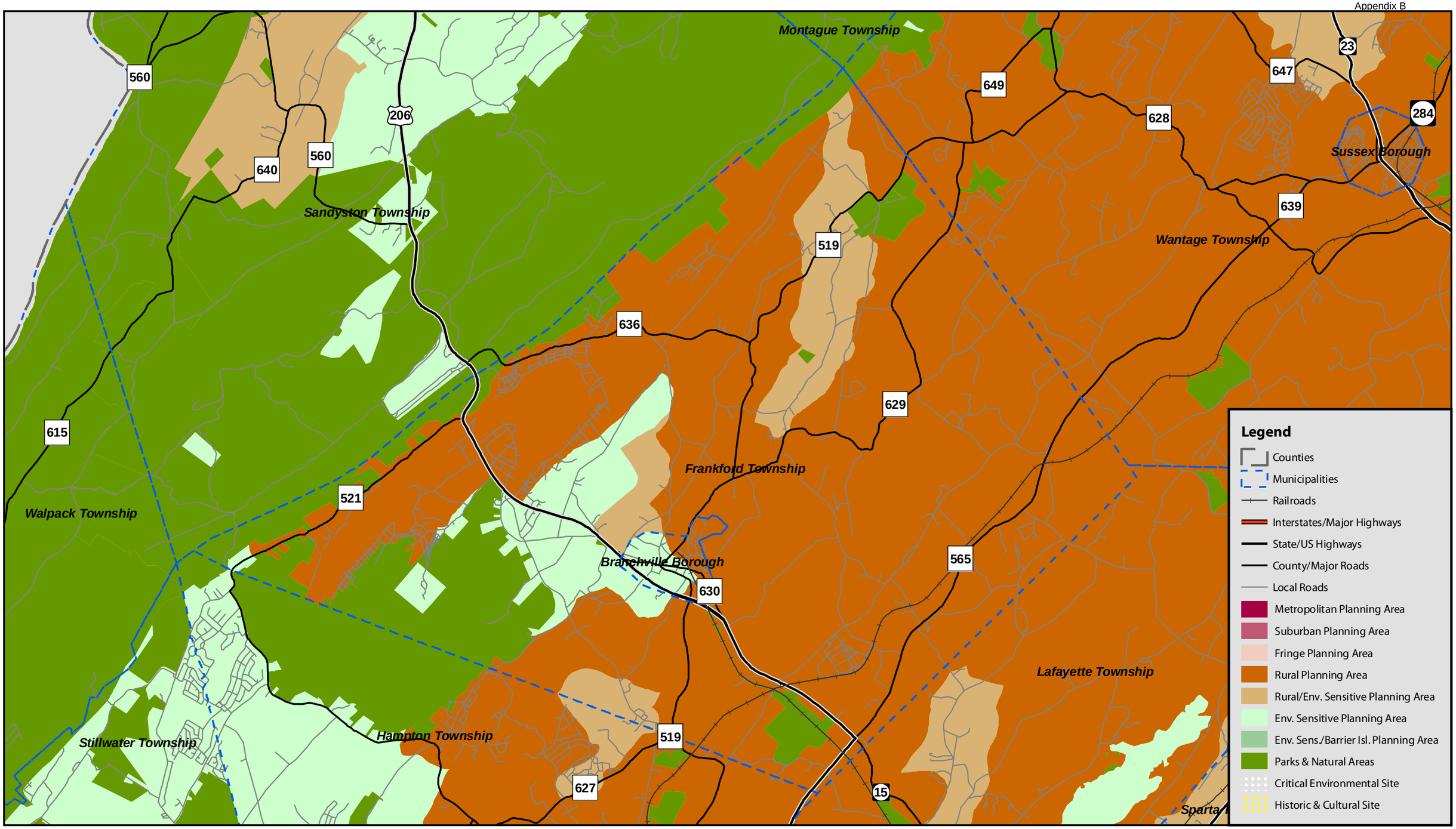
people. places. progress.

1 inch = 5,000 feet

Planning Areas

Planning Areas for the 2001 State Plan Policy Map.

N



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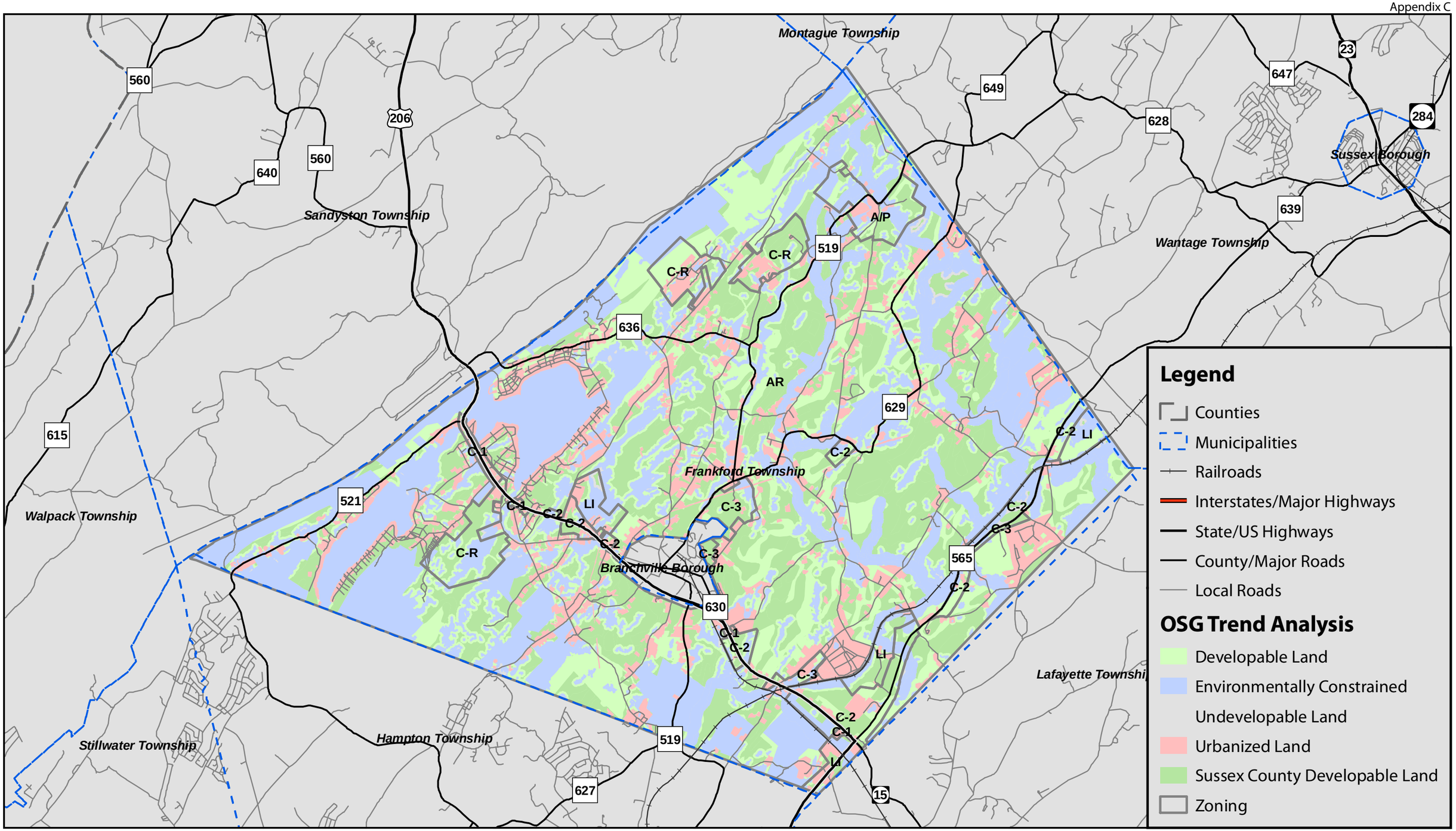
Planning Areas

Planning Areas for the 2009 Draft Final State Plan Policy Map.

N



NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
people. places. progress.

1 inch = 5,000 feet

Trend Analysis

OSG Trend Analysis data, with Sussex County developable land shown for comparison.

N

Schedule of Limitations—Con.

	AP AGRICULTURAL PARK	AR AGRICULTURAL RESIDENTIAL	C-1 COMMERCIAL	C-2 COMMERCIAL	C-3 COMMERCIAL PROFESSIONAL	C-R COMMERCIAL RECREATIONAL RESORT	LI LIGHT INDUSTRIAL
BUILDING HEIGHT		1. No building shall exceed 35 feet in height except that farm buildings, churches, and motels shall not exceed 50 feet in height except further provided in subsection 30-405.1	1. No building shall exceed 35 feet in height except as provided in subsection 30-405.1	1. No building shall exceed 35 feet in height except that motels shall not exceed 50 feet in height and except further as provided in subsection 30-405.1	1. No building shall exceed 35 feet in height except as provided in subsection 30-405.1	1. No building shall exceed 50 feet in height provided no window base shall be higher than 24 feet.	1. Same as for C-2.
AREA AND YARD REQUIREMENTS		1. Agricultural, horticultural, and dairying uses and those involving the raising of poultry, sheep, or goats shall have a minimum lot size of 3 acres. 2. Every residential lot in the AR zone district shall meet the following minimum standards: a. Minimum gross lot area shall be 2 acres with the following: (i) At least 2 acres within 250 feet of the street right-of-way. (ii) Each residential lot must meet the density adjustment factors of subsection 30-302.4f. (iii) An area equivalent to at least 1/2 acre shall be contiguous nonbuilding constraint group acreage (see subsection 30-302.4f) and shall not include within it any surface or stormwater management facility, and which must be appropriately situate for the location and construction of a detached single family dwelling and its appurtenances including the septic system and potable well water serving the lot.	1. Every lot in C-1 zone district shall meet the following standards: a. Minimum lot area shall be 40,000 square feet provided that if a proposed lot abuts a suitable separate service road the size of such lot may be reduced to 20,000 square feet. b. Minimum lot width at the minimum building setback line shall be 100 feet. c. Minimum lot frontage at the street or service road right-of-way shall be 100 feet. d. Minimum lot depth shall be 150 feet. e. Minimum side yards shall be 10 feet each. f. Minimum front yard setback shall be 30 feet from the edge of the street or service road. g. Minimum rear yard shall be 10 feet from the rear lot line. h. Maximum impervious cover shall be 40 percent. 2. Where a dwelling for human habitants is permitted as a detached accessory structure or as an accessory use to a permitted business use and structure, the minimum lot size shall be one acre.	1. Every lot in the C-2 Zone shall meet the following standards: a. Lots having any direct access either to enter or exit on a County route or State highway shall be 217,800 square feet. However, a lot which fronts on a municipal street, separate service road or a marginal access street which provides access to abutting properties, including lots of fronting on a County route or State highway with no direct access to the County route or State highway, shall be a minimum of 130,680 square feet. b. Minimum lot frontage at the right-of-way line shall be 300 feet. c. Minimum lot width at the front building setback shall be 360 feet for a 217,800 square foot lot and shall be 300 feet for a three acre lot. d. Minimum lot depth shall be 400 feet for a 217,800 square foot lot and 250 feet for a three acre lot. e. Minimum front yard setback from the street for all lots in the C-2 Zone shall be 100 feet.	1. Every lot in the C-3 district shall meet the following: a. Minimum lot area of 40,000 square feet. b. Minimum lot width of 150 feet at street line. c. Minimum lot depth – 170 feet from street line. d. Minimum side yard – 25 feet each from lot line. e. Minimum front yard – 75 feet from street line. f. Minimum rear yard – 25 feet from lot line.	1. Every lot in the C-R District shall meet the following unless used for a purpose permitted in an AR zone, in which case the area and yard requirements applicable to that zone shall apply: a. Minimum lot area – 100 acres. b. Minimum front yard – 100 feet from street line. c. A buffer zone at least 50 feet in width shall be maintained in its natural state along any lot line which borders another use district. In the event that natural vegetation on this buffer strip shall be insufficient, the appropriate agency as a condition of site plan approval may require that the owner of a C-R property shall make such plantings as may be needed to accomplish a reasonable screening effect. d. No building shall be located less than 30 feet from another building.	1. Every lot in the LI Zone shall meet the following standards: a. Minimum lot area shall be 130,680 square feet (three acres). b. Minimum lot width at the front right-of-way line shall be 250 feet. c. Minimum lot width at the front building setback shall be 250 feet. d. Minimum lot depth shall be 320 feet. e. Minimum front yard setback from the street shall be 100 feet. f. Minimum side yard setbacks shall be 50 feet each side. g. Minimum rear yard setback shall be 50 feet. h. Maximum impervious cover shall be 50 percent. i. Maximum floor area ratio shall be 0.20. j. Maximum building height shall be 35 feet and two stories. k. Minimum parking setback from a property line:: Front 100 feet Sideyard rear: 25 feet

Schedule of Limitations—Con.

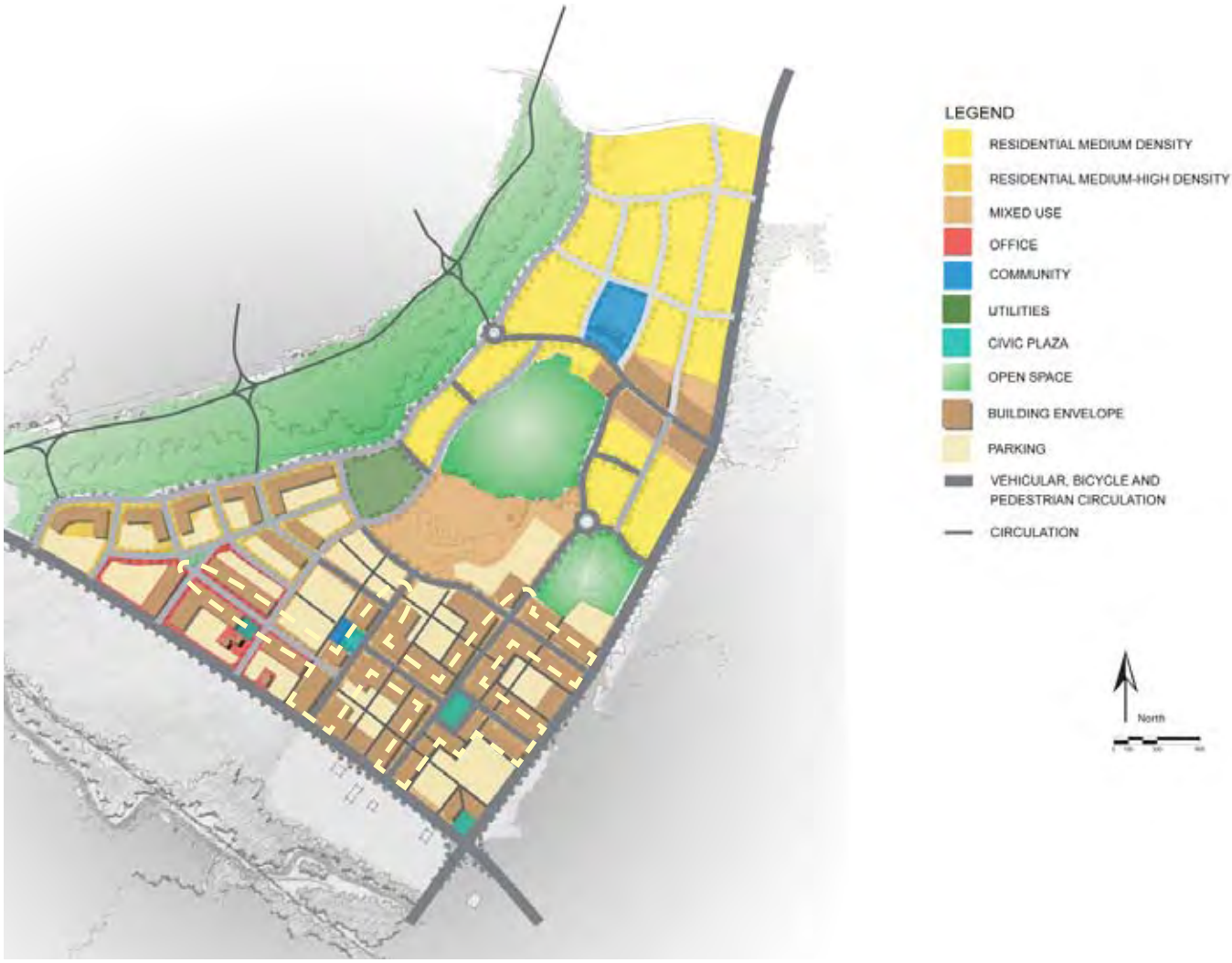
	AP AGRICULTURAL PARK	AR AGRICULTURAL RESIDENTIAL	C-1 COMMERCIAL	C-2 COMMERCIAL	C-3 COMMERCIAL PROFESSIONAL	C-R COMMERCIAL RECREATIONAL RESORT	LI LIGHT INDUSTRIAL
AREA AND YARD REQUIREMENTS —Con.		b. Minimum lot width at the minimum building setback line shall be 175 feet measured along a straight line perpendicular to the midline of such lot. c. Minimum lot frontage at the street right-of-way line shall be 200 feet measured along the edge of the right-of-way. d. Minimum lot width on a cul-de-sac shall be 70 feet measured along a straight line perpendicular to the midline of such cul-de-sac lot. e. Minimum lot frontage at the right-of-way, provided that the radius of such cul-de-sac shall not be greater than 50 feet. f. Minimum lot depth shall be 175 feet. g. Minimum side yards shall be 60 feet each. h. Minimum front yard measured horizontally from the edge of the street right-of-way shall be 75 feet. i. Minimum rear yard measured horizontally from the rear lot line shall be 75 feet. 3. Large residential development lots in the AR district shall comply with the following requirements: a. Minimum lot area – 3 acres. b. Average lot area – 5 acres. c. Minimum lot width - 250 feet. d. Minimum lot frontage – 250 feet.	3. The gross floor living area for a swelling accessory to a permitted business use on the same lot shall be not less than 1000 square feet. 4. Agricultural, horticultural, dairying and public utility uses in the C-1 zone district shall meet the same standards specified in the Schedule of Limitations applicable to the AR zone district.	f. Minimum side yard setbacks shall be 75 feet each side for 217,800 square foot lot and 50 feet each side for a 130,680 square foot or three acre lot. g. Minimum rear yard setback for all lots in the C-2 Zone shall be 75 feet. h. Maximum impervious cover for all lots in the C-2 Zone shall be 50 percent. i. Maximum floor area ratio for all lots in the C-2 Zone shall be 0.20. j. Maximum building height shall be 35 feet, except that hotels may be 50 feet. k. Minimum parking area setback from a property line: Front 100 feet, side and rear 25 feet. Driveways necessary to furnish ingress and egress to the site are permitted within the front yard setback. l. Minimum parking area setback from building, including parking spaces and service aisles is 20 feet except as loading areas.		e. No permanent residence in guest chalets will be permitted.	Driveway necessary to furnish ingress and egress to the site are permitted with the front yard setback. l. Minimum parking area from a building, including parking spaces and service aisles is 20 feet, except at loading areas.

Schedule of Limitations—Con.

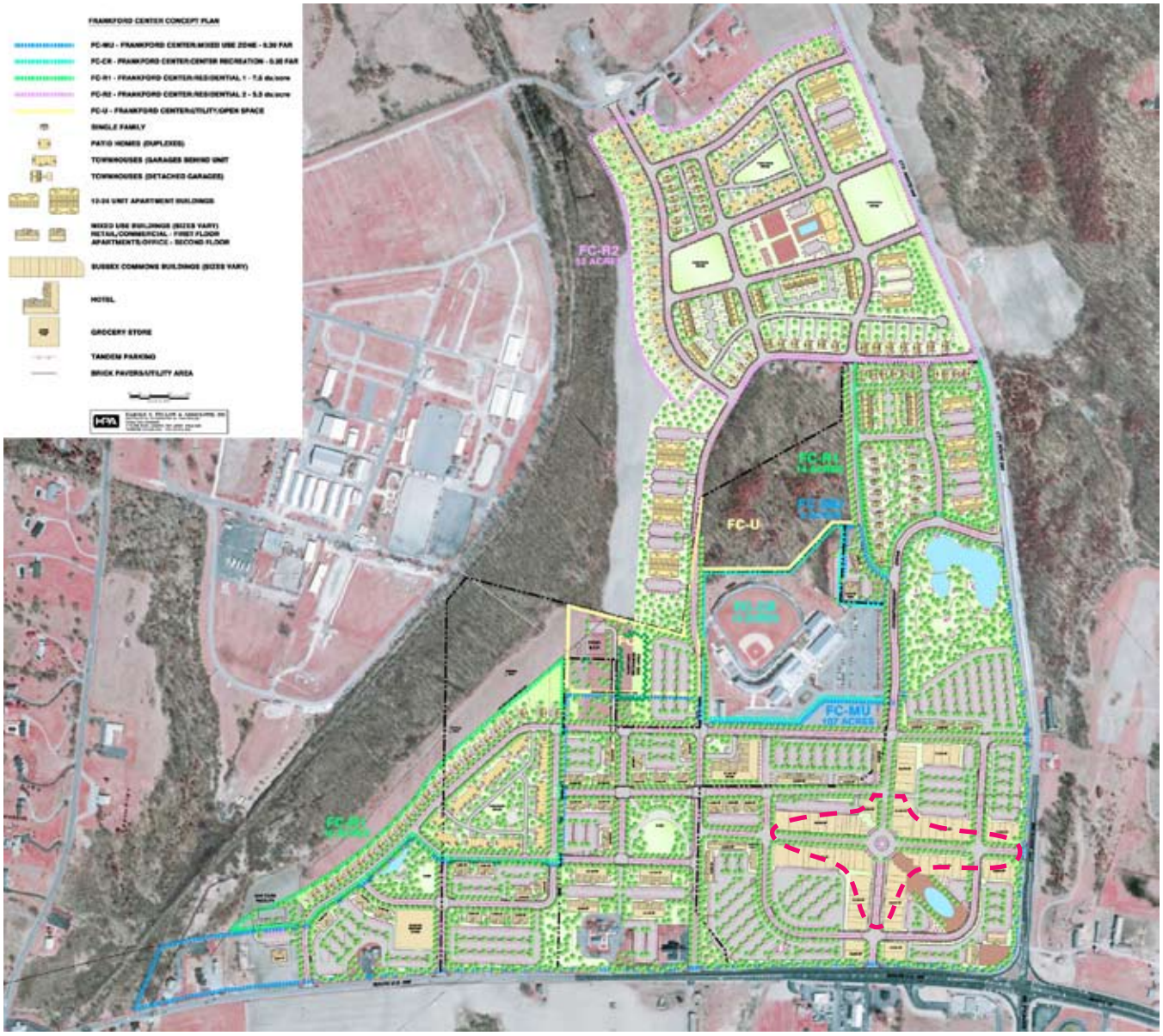
	AP AGRICULTURAL PARK	AR AGRICULTURAL RESIDENTIAL	C-1 COMMERCIAL	C-2 COMMERCIAL	C-3 COMMERCIAL PROFESSIONAL	C-R COMMERCIAL RECREATIONAL RESORT	LI LIGHT INDUSTRIAL
AREA AND YARD REQUIREMENTS —Con.		e. Minimum lot width on cul-de-sac turnaround – 225 feet. f. Minimum lot frontage on cul-de-sac turnaround – 100 feet. g. Minimum front yard – 80 feet. h. Minimum lot depth – 250 feet. i. Minimum side yard – 40 feet. 4. The living area of a single family dwelling shall not be less than 1,000 square feet. 5. Minimum building coverage shall be computed separately for principal and accessory buildings and shall be 20 percent for principal buildings and 10 percent for accessory buildings. 6. Churches, libraries, museums, public recreation and community center buildings, and public utility buildings shall meet the following standards: a. Minimum lot area – 60,000 square feet. b. Minimum lot width – 200 feet at street line. c. Minimum lot depth – 200 feet from street line. d. Minimum side yard – 40 feet each from lot line. e. Minimum front yard – 50 feet from street line. f. Minimum rear yard – 70 feet from lot line. 7. Schools shall have a minimum of 5 acres, be no closer to any street line than 150 feet, and no closer to any other lot line than 50 feet. 8. RESERVED					

Schedule of Limitations—Con.

	AP AGRICULTURAL PARK	AR AGRICULTURAL RESIDENTIAL	C-1 COMMERCIAL	C-2 COMMERCIAL	C-3 COMMERCIAL PROFESSIONAL	C-R COMMERCIAL RECREATIONAL RESORT	LI LIGHT INDUSTRIAL
AREA AND YARD REQUIREMENTS —Con.		9. Camps shall have a minimum lot area of 5 acres and individual buildings for sleeping quarters shall be located a minimum distance of 25 feet from any other buildings. 10. Farm and orchard stands shall be set back a minimum of 15 feet from the street line and 25 feet from each side lot line. 11. College, public and private secondary, and vocational schools shall meet the following standards: a. Minimum lot area – 870,000 square feet (20 acres). b. Minimum lot width – 900 feet from the street line. c. Minimum lot depth – 960 feet from street line d. Minimum side yard – 100 feet from each lot line. e. Minimum front yard – 65 feet from street line. f. Minimum rear yard – 100 feet from lot line. g. Maximum building coverage – not applicable.					



Buildings directly front sections of 206 and 565 while maintaining good continuity on seven internal streets. This orientation wastes less developable space and creates pedestrian friendly entrances to the center.
The circulation system is gridded to allow direct vehicular/pedestrian access to as many buildings as possible without requiring the user of either 565 or 206.



Solid continuity only exists on three streets in this plan. The buildings are further from 565 and 206 creating gateways that cater to automobiles and discourage pedestrian activity. This orientation wastes developable space along these highways. Having an abundance of parking wastes useful space and creates hindrances to pedestrian activity.

Solid continuity only exists on three streets in this plan. The buildings are further from 565 and 206 creating gateways that cater to automobiles. This orientation wastes developable space along these highways. The circulation system is gridded to allow access to as many buildings as possible but the abundance of parking makes the area less comfortable for pedestrians to traverse.

NJ Department of Environmental Protection

State Development & Redevelopment Plan
Plan Endorsement
Opportunities & Constraints Analysis

for:

Township of Frankford, Sussex County

May 29, 2009

This document constitutes the Department of Environmental Protection's component of the State Opportunity and Constraints Analysis conducted as part of the Plan Endorsement process. This document should serve as a baseline to inform the rest of the Plan Endorsement process. This document provides a general overview of the Department's regulatory and policy concerns within Frankford. While all efforts have been made to address all major issues, the ever evolving nature of regulatory programs and natural conditions dictates that the information contained within this document will need to be updated on a regular basis. No portion of this document shall be interpreted as granting any specific regulatory or planning approvals by the Department. This document is to be used solely as guidance for municipal planning purposes.

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2002 Land Use/Land Cover

The 2002 Land Use/Land Cover (LULC) dataset captures the state of the land use and natural land cover statewide. The land use/land cover data sets contain important land use data used in a wide variety of environmental analyses, including this analysis, as well as in other DEP programs. This data set is intended to serve as a resource for analysis rather than regulatory delineations.

This series is based on photography captured in the Spring of 2002 and were produced by visually interpreting color infrared photography. Every effort has been made to ensure that all land use data sets are as accurate as possible. However LULC data are not intended to substitute for on the ground jurisdictional boundaries.

Freshwater wetlands were first mapped under the New Jersey Freshwater Wetlands Mapping Program and were incorporated into the land use land cover datasets. The freshwater wetlands delineations in these data are for screening purposes only and are **not** regulatory. The Division of Land Use Regulation of the NJDEP determines the extent and final determination of freshwater wetlands in the State of New Jersey.

Based on this analysis, the following land use/land cover types, and their approximate acreages, are found in Frankford:

TYPE	ACRES
AGRICULTURE	4,553.84
BARREN LAND	79.26
FOREST	10,591.45
URBAN	3,140.23
WATER	1,010.82
WETLANDS	3,226.49

Attachments:

- Map - Land Use/Land Cover in Frankford Township

Water & Wastewater Analysis

Sufficient water supply and the ability to treat wastewater are essential to any community. The following information on Water Availability and Wastewater Treatment should be used by the community to evaluate its ability to meet current and future demand for water and wastewater treatment. Using this information to plan for future development allows a municipality to estimate the number of people the current (and/or future systems) can sustain. It also provides a way for a municipality to determine where growth is most appropriate, taking into account where water can be treated and supplied.

Water Availability

The following information on Water Availability in Frankford Township is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Frankford to inform its community vision and planning processes.

There are three (3) Public Water Supply Systems in Frankford Township, each serving a portion of Frankford's population. The Deficit/Surplus tables, and a map showing the systems locations within the municipality, are provided with this report.

PWSID	WATER SYSTEM NAME	POPULATION SERVED	WATER SYSTEM TYPE
1903001	Branchville Water Department	75	Community
1905002	Culver Lake Water Company	70	Community
1905328	The Pines Inn/Pines Retirement	83	Community

Branchville Water Department - the Deficit/Surplus table for the Branchville Water Department shows available capacity for this system to be approximately 0.149 mgd. However, very little of Frankford is served by the Branchville Water Department.

Culver Lake Water Company – no Deficit/Surplus table is available for this facility.

The Pines Inn/Pines Retirement – no Deficit/Surplus table is available for this facility.

The Deficit/Surplus tables for Public Water Systems may be found on the Department of Environmental Protection, Division of Water Supply website at http://www.nj.gov/dep/watersupply/pws.htm. Not all Public Water Supply Systems will have associated Deficit/Surplus tables available on the Department's website. The website currently contains public water systems that have a demand greater than 100,000 gallons of water per day and have had some water main extension activity since January 1, 2002. For safe demand and firm capacity information not available on this web site please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for water allocation information please contact the Bureau of Water Allocation at 609-292-2957.

Refer to Firm Capacity and Water Allocation Analysis document for a detailed description of the methodology used to calculate capacity limitations.

There are also multiple Non-Community Water Systems serving specific uses in Frankford Township. See attached table 'Non-Community Water Systems Listing for Sussex' for details.

Attachments:

- Deficit/Surplus table – Branchville Water Department
  http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=1903001
- Non-Community Water Systems Listing for Sussex - Frankford Twp
- Water Supply - Map

Wastewater Treatment

The following information on Wastewater Treatment in Frankford Township is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Frankford to inform its community vision and planning processes.

There are three (3) DEP-regulated wastewater facilities serving Frankford Township.

- Branchville Borough Treatment Plant - NJPDES permit number NJ0146676. The permitted flow for this facility is 0.206 mgd. However, very little of Frankford is within the Branchville Borough Treatment Plant service area.
- Sussex County MUA – Homestead Treatment Plant - NJPDES permit number NJ0022063. The annual average flow for this facility in 2007 was 0.0119 mgd; the permitted flow for this facility is 0.05 mgd. As such, approximately three quarters of the permitted flow for this facility remains available to support development in the service area. Based on the assumption that a residential unit uses 300 gpd, the remaining flow for this facility could accommodate approximately 127 new residential units.
- Skylands Park – NJPDES permit number NJ0103748. The annual average flow for this facility in 2008 was approximately 1,385 mgd; the permitted flow for this facility is 2,000 gpd. Based on the assumption that a residential unit uses 300 gpd, the remaining flow for this facility could accommodate approximately 2 new residential units.

Amendments to the Groundwater Quality Standards (N.J.A.C. 7:9C) have recently been adopted. The primary amendment related to this analysis is the establishment of 2 mg/L (or parts per million, or ppm) nitrate as representative of the existing ground water quality statewide, for the purpose of evaluating compliance with the antidegradation policy at N.J.A.C. 7:9C-1.8(a). The implications of this proposal are that the Department will not approve a wastewater management plan amendment unless the existing ground water quality of 2 mg/L nitrate will be maintained on a HUC 11 watershed basis. Based on this policy, the Department has developed a "septic density" for each HUC 11 watershed in the State that identifies what the *comparable residential zoning density* would be in order to meet the groundwater quality goal. Note that the Department does not recommend uniformly zoning at these densities across the HUC 11 watershed. DEP intends this comparable residential zoning density to represent the total number of units that, if built, would not result in a degradation of groundwater quality by exceeding the 2 mg/L nitrate limit. Instead, the Department advocates center-based development, clustering, and protection of environmental features and agriculture land.

Frankford falls within five (5) HUC11 watersheds. The following table indicates the watershed and the residential density allowed under the nitrate limit.

HUC11	% Twp in HUC11	2 mg/L nitrate limit
Papakating Creek – 02020007020	39.0%	4.9 acres/ residential unit
Big Flat Brook – 02040104140	1.1%	5.2 acres/ residential unit
Flat Brook – 02040104150	0.1%	5.0 acres/ residential unit
Trout Brook/Swartswood Lake – 02040105030	7.4%	4.8 acres/ residential unit
Paulins Kill (above Stillwater Village) - 02040105040	52.4%	4.8 acres/ residential unit

Water Quality Management Plan - Sewer Service Area Mapping

The Department has recently adopted amendments to the Water Quality Management Planning rules identifying the conditions where extension of sewer service is not appropriate. N.J.A.C. 7:15-5.24 sets forth the general policy that large contiguous areas of environmentally sensitive resources, coastal planning areas where the extension of sewers would be inconsistent with New Jersey's Coastal Zone Management program, and special restricted areas that are prone to natural hazards such as flooding, wave action and erosion should not be included in sewer service areas. The limitations on the extension of sewer service in these areas is consistent with the Department's mandate to protect the ecological integrity and natural resources of New Jersey, including water, threatened and endangered species, wetlands and unique and rare assemblages of plants.

Centralized wastewater is inappropriate for these areas because it subsidizes and otherwise encourages development in and around these natural resources at a density that is inconsistent with their protection and the environmental protection mandate of the Department. The Department has determined that the appropriate wastewater management alternative for these areas is individual subsurface sewage disposal systems that discharge less than 2,000 gallons per day, typically thought of as septic systems. Therefore, though excluded from the extension of sewer service, these areas have a wastewater management alternative that will promote a density of development consistent with the conservation of these resources.

In establishing the criteria for delineating a sewer service area boundary in consideration of environmentally sensitive areas, the Department identifies environmentally sensitive areas that are not appropriate for sewer service area as any contiguous area of 25 or more acres that contains any or all of the following four features: threatened and endangered species habitats, Natural Heritage Priority Sites, Category One stream buffers, and wetlands. The Department determined that 25 acres was the appropriate size threshold based on a statewide GIS analysis showing that at least 90 percent of the environmentally sensitive features would be excluded from sewer service area, but that the threshold should be large enough to permit the reasonable application of zoning.

The Department is currently working with the County of Sussex in development of a county-wide Wastewater Management Plan based upon on the recent Water Quality Management

Planning rules. Frankford should continue to coordinate with the County to ensure consistency between municipal planning and the County WMP.

Attachments:

- Sewer Service Areas in Frankford Township - Map
- Nitrate Dilution Concentrate Target by HUC11 - Map

Environmental Constraints Analysis

The following section identifies those environmental constraints that should be considered by Frankford Township in its planning efforts. These environmental constraints are divided into 3 sections - Regulated Constraints, Constraints to Avoid, and Constraints to Consider.

Regulated Environmental Constraints

Wetlands, Category One Waters and Total Maximum Daily Loads (TMDL) are environmental constraints currently regulated by DEP. Frankford Township should recognize these environmental constraints in its visioning and planning processes.

- Wetlands

  Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A). The Highlands rule (NJAC 7:38), which implements the Highlands Water Protection and Planning Act, prohibits nearly all disturbance within all wetlands within the Highlands Preservation Area.

  Wetlands are commonly referred to as swamps, marshes, or bogs. However, many wetlands in New Jersey are forested and do not fit the classic picture of a swamp or marsh. Previously misunderstood as wastelands, wetlands are now recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our state in many ways:

  - Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
  - Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control.
  - Wetlands release stored flood waters during droughts.
  - Wetlands provide critical habitats for a major portion of the state's fish and wildlife, including endangered, commercial and recreational species.
  - Wetlands provide high quality open space for recreation and tourism.

  There are on-site activity limits on lands identified as wetlands. The NJ Freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities within 150 feet of a wetland - called the transition area or buffer.

  Land Use/Land Cover data based on 2002 aerial photography identifies approximately 3,226 acres of wetlands in Frankford. It should be noted that these wetlands are based on aerial photo interpretation and are **not** appropriate for use in determining the true extent of wetlands on a specific site.

- Category One (C1) Waterbodies & Associated Buffers

  Category One designations are established in the Surface Water Quality Standards (NJAC 7:9B) – specifically in the tables in N.J.A.C. 7:9B-1.15(c) through (g) - for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9b-1.5(d). These waters are designated to provide for their protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance (habitat, water quality, and biological functions), exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s).

  The Stormwater Management rule (NJAC 7:8) is implemented through DEP Land Use and local regulation. The rule regulates development within 300 feet, and stormwater discharges within 150 feet, of Category One waterways and their tributaries, upstream within the same HUC14 subwatershed. The Stormwater rule establishes a 300-foot Special Water Resource Protection Area (SWRPA) along Category One (C1) waters and certain tributaries <u>that applies only when a "major development" is proposed</u>.

  The Flood Hazard Area Control Act (FHACA) rule (N.J.A.C. 7:13) also establishes a 300-foot riparian zone along C1 waters and their upstream tributaries within the HUC-14. This FHACA rule <u>applies to any activity that requires approval</u> in the rule. The Riparian Zone under the FHACA rule is the land and vegetation both within a regulated waterbody and within either 50 feet, 150 feet or 300 feet from the top of bank of a regulated waterbody. Given the many important ecological functions that a healthy riparian zone provides, adequately preserving such areas is essential to protecting New Jersey's natural resources and water supply.

  For the purposes of this analysis, the Department is providing generalized information and mapping of C1 waterbodies and associated buffers. This analysis should be used only as a general planning tool. Specific development proposals may be affected, consistent with the information provided above.

  The following waterbodies within or adjacent to Frankford are designated as Category one waters:

  - Paulins Kill
  - Papakating Creek (and tributaries)

  300 foot buffers on these waterbodies constitute approximately 2,695 acres in Frankford.

  The Surface Water Quality Standards data used for this analysis is based on a DRAFT version released for general distribution as a preliminary product. NJDEP is releasing this draft version for public review and any potential data errors should be reported to the Department.

- Total Maximum Daily Loads (TMDLs)

  In accordance with Section 303(d) of the Federal Clean Water Act (CWA) (33 U.S.C. 1315(B)), the State of New Jersey is required biennially to prepare and submit to the USEPA a report that identifies waters that do not meet or are not expected to meet SWQS after implementation of technology-based effluent limitations or other required controls. This report is commonly referred to as the 303(d) List. In accordance with Section 305(b) of the CWA, the State of New Jersey is also required biennially to prepare and submit to the USEPA a report addressing the overall water quality of the State's waters. This report is commonly referred to as the 305(b) Report or the Water Quality Inventory Report. The Integrated Water Quality Monitoring and Assessment Report combine these two assessments and assigns waterbodies to one of five sublists on the Integrated List of Waterbodies. Sublists 1 through 4 include waterbodies that are generally unimpaired (Sublist 1 and 2), have limited assessment or data availability (Sublist 3), or are impaired due to pollution rather than pollutants or have had a TMDL or other enforceable management measure approved by EPA (Sublist 4). Sublist 5 constitutes the traditional 303(d) list for waters impaired or threatened by one or more pollutants, for which a TMDL may be required.

  Therefore, in accordance with Section 305(b) and 303(d) of the Federal Clean Water Act (CWA), the State of New Jersey, Department of Environmental Protection (Department) is required to assess the overall water quality of the State's waters and identify those waterbodies with a water quality impairment for which TMDLs may be necessary. A TMDL is developed to identify all the contributors of a pollutant of concern and the load reductions necessary to meet the Surface Water Quality Standards (SWQS) relative to that pollutant. The Department fulfills its assessment obligation under the CWA through the Integrated Water Quality Monitoring and Assessment Report, which includes the Integrated List of Waterbodies (303(d) list) and is issued biennially. The I*ntegrated List of Waterbodies* is adopted by the Department as an amendment to the Statewide Water Quality Management Plan, as part of the Department's continuing planning process pursuant to the Water Quality Planning Act at N.J.S.A.58:11A-7 and the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15-6.4(a).

Total Maximum Daily Loads (Frankford Township)

TMDL Name	Parameter	Percent Reduction	Document	EPA Approval
Dry Brook at Rt 519 near Branchville Station ID# 01443370 HUC14# 02040105040020	Fecal coliform	95%	TMDL for fecal coliform to address 28 streams in the Northwest Water Region	9/29/2003
Paulins Kill at Balesville Station ID# 01443440	Fecal coliform	98%	TMDL for fecal coliform to address 28 streams in the Northwest Water Region	9/29/2003

Paulinskill at Blairstown Station ID# 01443500 HUC14#s 02040105030010 02040105030020 02040105030030	Fecal coliform	78%	TMDL for fecal coliform to address 28 streams in the Northwest Water Region	9/29/2003
Jacksonburg Creek near Blairstown Station ID# 01443600 HUC14#s 02040105040090 02040105050010	Fecal coliform	78%	TMDL for fecal coliform to address 28 streams in the Northwest Water Region	9/29/2003
Papakating Creek at Pelletown Station ID# 01367800 HC 14#s 02020007020010 02020007020020 02020007020030 02020007020070	Fecal coliform	96%	TMDL for fecal coliform to address 28 streams in the Northwest Water Region	9/29/2003
Papakating Creek near Wykertown Station ID# 01667780 HC 14# 02020007020010	Fecal coliform	92%	TMDL for fecal coliform to address 28 streams in the Northwest Water Region	9/29/2003
Papakating Creek at Sussex 01367910	Fecal coliform	99%	TMDL for fecal coliform to address 28 streams in the Northwest Water Region	9/29/2003
Papakating Creek at Sussex 01367910, 01367909, 2-PAP-1	Arsenic	* 0.324 kg/yr reduction required	TMDL to Address Arsenic in the Walkill River and Papakating Creek in the Northwest Water Region	9/29/2004
Papakating Creek at Sussex 01367910	Phosphorus	40%	TMDL to address phosphorus in the Clove Acres Lake and Papakating Creek in the Northwest Water Region	9/30/2004
Swartswood Lake	Phosphorus	57%	TMDL to Address Phosphorus and Fish Community Impairments in Swartswood Lake in the Northwest Water Region	9/28/2005

* The TMDL is expressed in terms of the loading capacity of the stream segment at a 75 percent duration design flow (i.e., flow which is exceeded 75 percent of the time) as specified in the SWQS. The existing loading was calculated using the average of available concentration data for each impaired segment, multiplied by the 75 percent flow duration for that segment.

A TMDL represents the assimilative or carrying capacity of a waterbody, taking into consideration point and nonpoint sources of pollutants of concern, natural background, and surface water withdrawals. A TMDL quantifies the amount of a pollutant a water body can assimilate without violating a state's water quality standards and allocates that load capacity to known point and nonpoint sources in the form of waste load allocations (WLAs) for point sources, load allocations (LAs) for nonpoint sources, a margin of safety (MOS) and, as an option, a reserve capacity (RC). The TMDLs that encompass Frankford Township, Sussex County are nonpoint source driven. The various TMDL documents are all amendments to the Sussex County Water Quality Management Plan (WQMP). All of the Department's TMDL Reports may be downloaded from the Division of Watershed Management's web site at www.state.nj.us/dep/watershedmgt/tmdl.htm.

The Department recognizes that TMDLs alone are not sufficient to restore impaired stream segments. The TMDL establishes the required pollutant reduction targets while the implementation plan identifies some of the regulatory and non-regulatory tools to achieve the reductions, matches management measures with sources, and suggests responsible entities for non-regulatory tools. This provides a basis for aligning available resources to assist with implementation activities. Projects proposed by the State, local government units and other stakeholders that would implement the measures identified within the impaired watershed are a priority for available State (for example, CBT) and federal (for example, 319(h)) funds. In addition, the Department's ongoing watershed management initiative will develop detailed watershed restoration plans for impaired stream segments in a priority order that will identify more specific measures to achieve the identified load reductions. Urban and agricultural land use sources must be the focus for implementation. Urban land use will be addressed primarily by stormwater regulation. Agricultural land uses will be addressed by implementation of conservation management practices tailored to each farm. Wherein urban land use will be addressed primarily by stormwater regulation through the municipality's MS 4 permit.

- **Papakating Creek Watershed**

  The TMDLs that encompass Frankford Township fall within the Papakating Creek Watershed. The Papakating Creek is a major tributary to the Wallkill River. There are three major tributaries to the Papakating Creek that comprise the watershed. They are the West Branch Papakating Creek, the Neepaulakating Creek, and the Clove Brook. Overall, the Papakating Creek Watershed is comprised of gently sloping agricultural farm files, wooded forests, wetlands, low-density residential development and older individually built homes. Thus, the predominant land uses in the Watershed include forest and woodland, agriculture and urban development. Of the 16,449 acres of forested land, 2850 acres, or 17.3%, of that land is dedicated federal or state open space, which essentially precludes this land from future development pressure.

  In its entirety, the Papakating Creek is approximately 15 miles long. Its head waters appear to originate from wetlands drainage areas and underground springs at the

eastern base of Sunrise Mountain, in northwestern Frankford Township (from *Papakating Creek Watershed Stream Priority Assessment Report Characterization and Assessment* July 2004, Sussex County Municipal Utilities Authority). Interestingly, three separate TMDLs were completed for the 2.5 mile stream segment known as Papakating Creek at Sussex in 2003 and 2004 for fecal coliform, phosphorus and for arsenic.

Short-term and Long-term Management Strategies

Short term management measures include projects recently completed, underway or planned that are designed to address the targeted impairment. Whereas long term strategies include source track-down as well as selection and implementation of specific management measures that will address the identified sources. The Department recognizes that TMDLs alone are not sufficient to restore impaired waterbodies. The TMDL establishes the required reduction target and provides the regulatory framework to effect these reductions. The TMDL implementation plans for the various TMDLs all call for the collection of additional monitoring data in order to target measures to realize reduction.

- **Dry Brook at Route 519 near Branchville (Site ID #01443370)**

  Predominant land uses in the area include forest, urban, and agriculture. There is a healthy riparian area with abundant wildlife. Load duration curve consistent with storm driven sources. Potential sources of fecal coliform include: septic systems, livestock, and geese. Monitoring: Coliphage to determine if there are human sources.

- **Papakating Creek near Wykertown (Site ID #01367780)**

  Land uses in this area primarily include agricultural, forest and residential. There are several ponds in this area that are formed from the Creek's waters. Potential sources of fecal coliform include septic systems, wildlife, particularly deer, and horses. Strategies: prioritize for EQIP funds to install agricultural BMPs; organize local community based goose management programs.

- **Paulins Kill at Blairstown (Site ID #01443500) and Jacksonburg Creek near Blairstown (Site ID #01443600)**

  Predominant Land uses in the area include forest, agriculture and urban. Potential sources of fecal coliform include septics/cesspools, geese, livestock, horse farms, deer, and beaver. Load duration curve is consistent with a mix of steady state and storm driven sources. Monitoring: Coliphage and MAR to differentiate human, domestic and wildlife sources.

- **Paulins Kill at Balesville (Site ID #01443440)**

  Predominant land uses in the area include agriculture, urban, and forest. Potential sources of fecal coliform include septic systems, geese, agriculture, waterfowl, and seagulls on landfill. Load duration curve consistent with a mix of steady state and storm driven sources, with a tendency towards storm driven sources. Monitoring: fecal coliform survey to narrow the scope of impairment.

- **Papakating Creek at Pelletown (Site ID #01367800)**

This site is located just after the confluence of a tributary to the Papakating, which travels through densely wooded areas. This area has a lot of agricultural uses including nurseries and pet farms. This area also has a very large wildlife presence of deer and geese. There are very large cattle farms in this area, where cattle have access to the stream. Monitoring: extensive fecal coliform sampling is proposed to differentiate the significant contributions in terms of the numerous tributaries, as this impaired segment is 21.7 miles long. A flow monitoring station will be established and limited coliphage sampling is also proposed.

- **Papakating Creek At Sussex (Site ID #01367910)**

  This section of the Papakating is very wide, slow moving and has very heavy bank erosion. Possible sources of fecal contamination could be wildlife, particularly deer and geese, and farm animals, especially cows. Just before this location on the Papakating both the Lake Neepaulin Tributary as well as the Clove Brook empty in the Creek. Both come from densely developed lake communities, both of which also have large geese populations. The Clove Brook also travels through Sussex Borough, which is sewered. The Clove Brook originates and travels through highly agricultural lands before emptying into the Clove Brook. Along these stream reaches, fecal coliform input from grazing farm animals could be significant. Monitoring: fecal sampling is recommended in order to refine the extent of impairment and significant sources. Strategies: prioritize for EQIP funds to install agricultural BMPs; organize local community based goose management programs.

  Possible sources of phosphorus loading could be from fertilizer application on agricultural lands and to a lesser extent, from residential lawns. Just before this location on the Papakating both the Lake Neepaulakating Tributary as well as the Clove Brook empty in the Creek. Both come from densely developed lake communities, both of which also have large geese populations. The Clove Brook originates and travels through highly agricultural lands before emptying into the Clove Brook. Along these stream reaches, phosphorus input from agricultural lands could be significant. Strategies: prioritize for EQIP, CRP and CREP funds to install agricultural BMPs; organize local community based nutrient nonpoint source controls, including goose management and low phosphorus fertilizer ordinances for lawns.

- **Source Assessment of Arsenic**

  Based on an analysis of land use and stream hydrography, several potential sources of arsenic have been identified, all of which are nonpoint in nature. Sources may include leaching of naturally occurring mineralogy; legacy effects of mining operations; and agricultural use of pesticides. An ongoing study in collaboration with USGS involve completion of the metals evaluation monitoring project and study aimed at establishing a baseline for natural background levels for arsenic and water column mercury in surface waters to discern impairments attributed to anthropogenic sources from those that are due to natural conditions, e.g. geologic. This evaluative monitoring has been completed in the Papakating and Wallkill River Watersheds. Natural background levels of arsenic have been found to exceed New Jersey's Surface Water Quality Standards for these watersheds (and elsewhere throughout the state). In the future, the Department will either establish watershed-specific criteria for arsenic

or pursue delisting these impairments since a TMDL is not the appropriate mechanism to address this parameter. Whereas the Department already has the nation's strictest safe drinking water criteria for arsenic; thus offering the public protection of their public drinking water source(s).

- **Section 319(h) NPS Grant: Watershed Restoration Plan for Papakating Creek and Surrounding Lakeshed**

  Sussex County Municipal Utilities Authority and Wallkill River Watershed Management Group

  This project resulted in a plan that assessed and identified applicable restoration and management techniques within the largely agricultural Papakating Creek watershed. The purpose of the plan was to be able to specify implementable the recommended techniques in the future in order to achieve a reduction in total phosphorus and fecal coliform loadings to the Papakating Creek and tributaries. An extensive education and outreach program was developed to target stakeholder involvement from all sectors of the community.

- **Section 319(h) NPS Grant: Implementation of Clove Acres and Papakating Creek Watershed Restoration Plans**

  Sussex County Municipal Utilities Authority and Wallkill River Watershed Management Group

  This 2009 grant covers 800 acres in HUC 14 # 02020007020070 of the Papakating Creek watershed and implements several pollutant source reduction projects. Specifically in regard to Frankford Township the grant will focus on controlling agricultural pollutant loading to the Creek through Agricultural Conservation Plans and Manure Management Plans. This grant implements two previously completed department funded grants *Watershed Restoration Plan for the Papakating Creek and the Surrounding Watershed* and *Watershed Restoration Plan for Clove Acres Lake and the Surrounding Watershed.*

- **Section 319 (h) NPS Grant: Watershed Restoration Plan for the Paulins Kill Headwaters to Balesville: Three Phased Approach**

  Sussex County Municipal Utilities Authority and Wallkill River Watershed Management Group

  The scope of this 2007 grant includes targeted sampling and technical studies to refine and augment the TMDLs, pollutant budgets, and proposed control measures for the watershed. In addition the Watershed Restoration Plan will result in the implementation of three riparian buffer restoration projects. Frankford Township falls within the overall drainage area of the Paulins Kill and will benefit indirectly by reductions realized by the implementation of the grant.

- **Follow-up TMDL Monitoring**

  The Sussex County Municipal Utilities Authority conducted Microbial Source Track-down as part of the *Papakating Creek Watershed Stream Priority Assessment Report Characterization and Assessment* July 2004. They determined that a coliphage

sampling site on Roy Road, located just north of the township line between Frankford and Wantage Townships revealed that the source of fecal coliform to be from animals.

In 2006 the Department adopted changes to the SWQS to replace the fecal coliform criteria for those waters designated for primary contact recreation (FW2, SE1 and SC) with enterococcus (SE1 and SC waters) and *E. coli* as pathogen indicators (FW2 waters), respectively. The United States EPA recommends the use of E. *coli* and enterococcus as pathogen indicators for fresh waters and enterococcus for marine waters. Thus, the Department now monitors these parameters to determine if the specific designated use for recreation is being attained for the impaired waterbody.

Attachments:

- Waterbodies & Category One Streams – Map
- TMDLs – Map

Environmental Constraints to Avoid

Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are geographically-identified environmental constraints prioritized for protection by DEP's mandate to protect the ecological integrity and natural resources of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to protect these ecosystems from degradation and destruction.

While Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are not specifically regulated as such, the species and sites that are the basis for this information are considered in several DEP regulatory and planning programs - such as the Freshwater Wetlands Program, Water Quality Management Planning, and the Flood Hazard Area Control Act rule.

- Threatened & Endangered Species Habitat

  The New Jersey Endangered Species Conservation Act was passed in 1973 and directed the New Jersey Department of Environmental Protection (DEP) to protect, manage and restore the state's endangered and threatened species. The DEP Endangered and Nongame Species Program (ENSP) has since become the voice for more than 400 species of wildlife in New Jersey, with success stories related to the Bald Eagle, the Peregrine Falcon, the Pine Barrens Tree frog, the Osprey, and others. There are currently 73 endangered and threatened wildlife species in New Jersey. Wildlife professionals within DEP's Endangered and Nongame Species Program oversee research, conservation and protection of rare wildlife species such as the bog turtle, great blue heron, piping plover, bobcat, and other animals that are struggling to survive here in New Jersey.

  ENSP has developed the Landscape Project to identify and systemically map the habitat most critical for New Jersey's fish and wildlife populations. This tool is being used to gauge healthy ecosystems and help identify areas appropriate for protection while giving citizens and local government officials valuable scientific information about their municipalities. The Landscape Project ranks habitat patches by the status of the species present, as follows:

  - **Rank 5** is assigned to patches containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
  - **Rank 4** is assigned to patches with one or more occurrences of at least one State endangered species.
  - **Rank 3** is assigned to patches containing one or more occurrences of at least one State threatened species.

  Note that there are two versions of the Landscape Project that impact Frankford Township. Version 3.0 was developed, and recently released, specifically for the Highlands Region. This version was developed using a new methodology and based on updated species occurrence data. Due to the methodology of development, areas outside of the Highlands Region as identified by the Highlands Water Protection & Planning Act are included. The area east of Route 565 and north of Route 15 is covered by Version 3.0. The rest of the State (and Frankford Township) is covered by Landscape Project Version

2.1. This version is an update of Version 2.0 that has been in use for some time. This update incorporated new species occurrence data. For additional information on the Landscape Project, see New Jersey's Landscape Project.

There are approximately 17,287 acres of threatened and endangered species habitat in Frankford Township. This habitat supports a wide range of species, including Bald Eagles, Bobolink, Barred Owl, Cooper's Hawk, Savannah Sparrow, Wood Turtle, Timber Rattlesnake, Bog Turtle and Bobcat. The attached *Threatened & Endangered Species Habitat map* shows the extent of habitat in Frankford (including habitat for priority species – Rank 2 – that are discussed below in the 'Environmental Constraints to Consider' section).

In addition, through development of the Sussex County Wastewater Management Plan, ENSP has identified areas of "critical habitat" that are "critical to a population of endangered or threatened species, the loss of which would decrease the likelihood of the survival or recovery of the species in the State" consistent with the WQMP rule at N.J.A.C. 7:15-5.24. The critical habitat site identified in Frankford Township is a breeding site for Bobolink.

- Natural Heritage Priority Sites

Through its Natural Heritage Database, the DEP Office of Natural Lands Management (ONLM) identifies critically important areas to conserve New Jersey's biological diversity, with particular emphasis on rare plant species and ecological communities. The database provides detailed information on rare species and ecological communities to planners, developers, and conservation agencies for use in resource management, environmental impact assessment, and both public and private land protection efforts. Using the database, ONLM has identified 343 Natural Heritage Priority Sites (NHPS), representing some of the best remaining habitat for rare species and rare ecological communities in the state. In addition, each NHPS includes a Biodiversity Rank according to its significance for biological diversity using a scale developed by The Nature Conservancy, the network of Natural Heritage Programs and the New Jersey Natural Heritage Program. The global biodiversity significance ranks range from B1 to B5. The specific definition the rank of the NHPS in Frankford Township is as follows:

B4 - Moderate significance, such as a viable occurrence of a globally rare element, a good occurrence of any ecological community, a good or excellent occurrence or only viable state occurrence of an element that is critically imperiled in the State, an excellent occurrence of an element that is imperiled in the State, or a concentration (4+) of good occurrences of elements that are imperiled in the State or excellent occurrences of elements that are rare in the State.

There is one NHPS located within Frankford Township, as follows:

SITE NAME	DESCRIPTION	BIODIVRANK	BIODIVCOMM
Branchville	Mixed hemlock and northern hardwood forest on a steep, rocky north-facing limestone ridge.	B4	2 single known occurrences for critically imperiled plants.

Attachments:

- Threatened, Endangered & Priority Species Habitat & Natural Heritage Priority Sites – Map

Environmental Constraints to Consider

Groundwater Recharge Areas, Wellhead Protection Areas, and Priority Species Habitat are geographically-identified environmental constraints recognized as important for the protection of water quality and biodiversity of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to minimize the impact to water quality and species habitat.

- Groundwater recharge areas

  Groundwater recharge areas are those sites where a high volume of precipitation and surface waters infiltrate into the soil and act to resupply surface and ground waters. Protection of these areas from over-development, and addressing stormwater runoff for these areas, directly affects the water quality of both drinking water supplies and water-based habitats.

  The New Jersey Geological Survey (NJGS) has developed ground water recharge data sets using several data factors, such as land use patterns, impervious surface amounts, soil types, precipitation, and evaporation rates, among others, to calculate the amount of water each area of the state normally contributes to the underlying aquifers. The data are reported and mapped in several standard categories, in units of inches per year.

  For the State Planning process, the original ground water recharge data, calculated for each Watershed Management Area, were converted to a volume-based rating, and then grouped into three classes to simplify further analysis, based on the percent contribution to the total recharge amounts. Those undeveloped areas contributing the highest one-third of the recharge volume in each Watershed Management Area were selected as high priority for protection. The final Ground Water Recharge layer used for this analysis includes all undeveloped areas in the state that were identified as contributing the highest one-third of the recharge volume in the appropriate Watershed Management Area.

  There are approximately 5,557 acres of high volume groundwater recharge areas located within Frankford.

- Well Head Protection Areas

  Areas of land surrounding public community wells, known as Well Head Protection Areas, from which contaminants may move through the ground to be withdrawn in water taken from the well, have been delineated. Protection of the public health, safety and welfare through protection of ground water resources, ensures a supply of safe and healthful drinking water.

  Well Head Protection Areas (WHPA) are mapped areas calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells. The confined wells have a fifty foot radius delineated around each well that defines the well head protection area, which must be acquired and controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1).

WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Assessment Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be undertaken as subsequent phases of the NJDEP SWAP. WHPA delineation methods are described in "Guidelines for Delineation of Well Head Protection Areas in New Jersey" .

Updates for Public Community Water Supply Well Head Protection Areas are described in Well Head Delineations Updates List.

A complete list of individual Public Community Water Supply Well Head Protection Area delineations are described in Well Head Delineations List.

Approximately 1,266 acres of Frankford Township are identified as Well Head Protection Area. Of those, approximately 419 acres are in Tier One or Tier Two Well Head Protection Areas.

- Priority Species Habitat

  Similar to threatened and endangered species, the DEP Endangered Non-Game Species Program also considers "priority species." Priority Species are nongame wildlife that are considered to be species of *special concern* as determined by a panel of experts. These species warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state. The Landscape Project ranks habitat patches by the status of the species present, as follows:

  - **Rank 2** is assigned to patches containing one or more occurrences of at least one non-listed State priority species.

  Mapping showing Priority Species Habitat is included on the *Threatened & Endangered Species Habitat map*, as discussed earlier in the 'Environmental Constraints to Avoid' section.

Attachments:

- Well Head Protection Areas and Groundwater Recharge Areas - Map

Contaminated Areas Considerations

All New Jersey municipalities can be home to contaminated sites, whether the contamination comes from industrial, agricultural, retail, or even residential sources. The information provided in this section is intended to help municipal officials identify known contaminated areas and incorporate consideration of these areas into planning efforts. The existence of a contaminated area does not necessarily mean that it is inappropriate for development or redevelopment. Nonetheless, the severity of the contamination, the potential for remediation, and the potential impact on human health must be considered before development or redevelopment plans are underway.

Known Contaminated Sites List

The Known Contaminated Sites List for New Jersey 2005 includes those sites and properties within the state where contamination of soil or ground water has been identified, or where there has been, or there is suspected to have been, a discharge of contamination. This list of Known Contaminated Sites may include sites where remediation is either currently under way, required but not yet initiated or has been completed. The data included here dates from 2001. Additionally, new contaminated sites have been identified since the creation of this list and are not included here. For further information contact NJDEP's Site Remediation Program and Waste Management (SRWM) lead program, which are identified with each site listed in this data base. Contact information for SRWMs lead program can acquired at http://www.state.nj.us/dep/srp/kcs-nj/.

Note: There are some sites found in the 'official' KSCNJ list that do not exist in the GIS mapped version. There were about 50 sites that either had poor address descriptions and could not be located accurately or are 'sites' that actually describe a case covering several locations and cannot be expressed by a single point. These problem sites were intentionally omitted from the GIS map.

There are twenty known contaminated sites in Frankford. The Known Contaminated Sites in New Jersey report (http://www.nj.gov/dep/srp/kcs-nj/) is produced by NJDEP in response to N.J.S.A. 58:10-23.16-17 that requires preparation of a list of sites affected by hazardous substances. It also satisfies the Site Remediation Program's obligations under the New Jersey New Residential Construction Off-Site Conditions Disclosure Act (N.J.S.A 46:3C1 et seq.).

Active Sites With Confirmed Contamination
3/24/2009

Site ID	PI Number	PI Name	Line1 Address
1461	008966	EXXON R/S 34854	77 RT 206
13301	007087	MILLER'S EXXON 3-4866	469 RT 206
13301	019793	CULVER LAKE TEXACO	469 RT 206
43841	007336	VALLEY GULF SERVICE	463 RT 206
46789	010015	AUGUSTA GARAGE	RT 206 & ROSS CORNER SUSSEX RD

56003	030284	ROSS CORNER PROPERTY INC	51 RT 206
62873	216602	BLUE RIDGE RESCUE SQUAD	350 RT 206
88631	G000062546	ROBERT MCCURDY	63 RT 206
119041	030284	ROSS CORNER PROPERTY INC	51 RT 206
120337	158332	103 BEEMER CHURCH ROAD	103 BEEMER CHURCH RD
202928	266892	110 RIDGE ROAD	110 RIDGE RD
217148	283576	12 NEWTON AVENUE	12 NEWTON AVE
220765	288220	23 UNION TURNPIKE	23 UNION TPKE
341456	422277	7 HYATT ROAD	7 HYATT RD
341690	422597	39 PIONEER POINT DRIVE	39 PIONEER POINT DR
378710	469599	188 E SHORE LAKE OWASSA ROAD	188 E SHORE LAKE OWASSA RD

Pending Sites With Confirmed Contamination
3/24/2009

Site ID	PI Number	PI Name	Line 1 Address
357626	441635	PHILLIPS ROAD AIRPLANE CRASH	6 PHILLIPS RD
66945	G000009942	ROUTE 636	RT 636
67310	G000011686	178 SOUTH SHORE DRIVE	178 S SHORE DR
67782	G000022054	10 UNION TURNPIKE	10 UNION TPKE

Known Contaminated Sites - Classification Exception Areas (CEA)

Classification Exception Areas are DEP designated areas of groundwater contamination meeting certain criteria and associated with Known Contaminated Sites or sites on the Site Remediation Program (SRP) Comprehensive Site List. CEAs are institutional controls in geographically defined areas within which the New Jersey Ground Water Quality Standards (NJGWQS) for specific contaminants have been exceeded. When a CEA is designated for an area, the constituent standards and designated aquifer uses are suspended for the term of the CEA. A public understanding of where groundwater is known to be contaminated can help prevent inappropriate well placement, preventing potential health risks and can minimize unintended contaminant plume migration. Contaminants of concern within a CEA record are described in one of two ways, either in a field named for the contaminant, e.g., benzene; or listed in a general contaminant field, e.g., VO.

The Department currently identifies two (2) CEAs within Frankford:

- Exxon Service Station #3-4854 - Rt. 206 & Ross Corner (CEA-VO)

- Frankford Township Dept. of Transportation – Rt. 206

For further information about Classification Exception Areas:
http://www.state.nj.us/dep/srp/guidance/cea/cea_guide.htm

Landfills

NJDEP maintains a list of landfills in the state, including active facilities, properly closed facilities, those being remediated with public funds, those proposed for redevelopment, and inactive landfills. The state has a landfill strategy to notify and work with owners or other responsible parties to bring into compliance inactive landfills that are out of compliance with closure requirements. Two organizations in NJDEP oversee landfill permitting, remedial, and closure work: the vast majority of operating and inactive landfills come under the jurisdiction of the Solid and Hazardous Waste Program in the Department's Environmental Regulation Program. Those landfills that are being remediated with public funding are overseen by the Site Remediation Program, as are sites that are proposed for redevelopment with any component of future use that might directly impact human health, including industrial, commercial or residential use.

Landfills often represent some of the largest tracts of potentially developable land that a municipality and/or county can include in its smart growth and planning efforts. Turning a former landfill into a beneficial use may then enable the protection of other sensitive areas in a community. Innovative uses of landfills include passive open space, active open space, renewable energy "farms" for wind turbines, gas collection and use, and/or solar collection, shopping centers, and mixed use developments.

The Department currently identifies one Solid Waste Landfill in Frankford – the Scandia Spa Sanitary Landfill.

For questions regarding the redevelopment of landfill sites, please contact the Office of Brownfield Re-Use at (609) 292-1251.

Attachments:

- Known Contaminated Sites - Map (Note: This map does not show the extent of contamination.)
- Groundwater Contamination Areas - Map

Preserved Lands & Historic Resources

Open space preservation helps to protect New Jersey's rich natural, historic, and cultural heritage. It ensures that animal and plant habitats are protected and that areas of scenic beauty and agricultural importance are preserved. It safeguards streams and water supplies and provides opportunities to enjoy the outdoors. Open space preservation lies at the core of the quality of life of New Jersey's communities - from the most urbanized cities to the most remote rural areas of the state. Besides enhancing the quality of life, protecting open space can provide economic benefits. It can help a community avoid the costly mistakes of misusing available resources. Protected open space usually raises the taxable value of adjacent properties and is less costly to maintain than the infrastructure and services required by residential development. Even taking into account the increased tax base that results from development, open space usually proves easier on the municipal budget in the long-run.

Historic preservation is the identification, evaluation, and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. New Jersey's historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect. Historic properties are the physical links to our past, providing meaning to the present and continuity with the future. They are the physical records of the events and people that shaped New Jersey's history. Historic properties add visual and intellectual spirit to the physical environment that New Jersey residents experience daily.

Preserved Lands

Based on the Department's records, the following two tables represent all of the preserved open space lands located in Frankford Township. DEP recognizes that its records may be incomplete or incorrect, and appreciates all assistance in keeping its records up-to-date.

State Owned Lands

BLOCK	LOT	NAME	APPROX. ACRES
		STOKES	6.53
		PAPAKING CREEK	0.06
62	3	STOKES	0.02
62	12	STOKES	0.04
62	21	STOKES	0.35
58	4	BEAR SWAMP	0.09
58	5	BEAR SWAMP	3.92
62	23.02	STOKES	0.37
58	10	BEAR SWAMP	0.06
58	1	BEAR SWAMP	2.46
		BEAR SWAMP	0.94
60	4.02	BEAR SWAMP	0.03
		BEAR SWAMP	0.50
61	1	STOKES	0.02
101	12.01	STOKES	0.01
701	2	BEAR SWAMP	0.00

		BEAR SWAMP	1.15
58	19	BEAR SWAMP	0.01
58	9	BEAR SWAMP	1.11
20	5	SUSSEX BRANCH	0.00
19	19	SUSSEX BRANCH	0.08
19	31	SUSSEX BRANCH	0.01
18	7	D&R CANAL PARK	0.25
18	25	SUSSEX BRANCH	0.04
18	18	SUSSEX BRANCH	0.05
18	6	PAULINSKILL	0.77
18	20	PAULINSKILL	0.27
14	3	SUSSEX BRANCH	0.01
17	11.01	SUSSEX BRANCH	0.01

Municipal, County and Non-Profit Owned Lands

BLOCK	LOT	NAME	TYPE
81	7	Paulinskill River Greenway	M
19	23	T-Ball Field	M
39	13	Frankford Rec Facilities	M
40	1	Frankford Rec Facilities	M
44	1	Frankford Rec Facilities	M
57	9	Culvermere Alliance Property	C
58	10	Culvermere Alliance Property	C
58	5	Culvermere Alliance Property	C
6.01	13	Open space	M

Type: M - Municipal; C - County; NP - Non Profit

Historic Resources

The NJ Historic Preservation Office administers a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for a number of permitting programs within the Department of Environmental Protection, including some permits required under the Land Use Regulation Program.

The most effective way to protect historic resources and promote our architectural and archaeological heritage is through local stewardship. When implemented at the local level, historic preservation activities may take the form of master plan elements, comprehensive zoning ordinances, regulated code enforcement, or public education and outreach programs. Local initiatives have far reaching effects on preserving historic resources for future generations. The HPO provides technical assistance, training, and other resources for historic preservation to New Jersey's communities through a variety of programs.

The following New Jersey and National Registers of Historic Places listings include properties and historic districts in New Jersey for which a formal action was taken by the

State Historic Preservation Officer or designee. The listings are current through the end of 2002, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.

The listings itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR).They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and/or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known.

New Jersey and National Registers of Historic Places

Appalachian Trail (ID#2778) The 400-foot wide right-of-way of the trail, from Warren to Passaic Counties DOE: 8/22/1978 SHPO Opinion: 6/14/1978	**Augusta Hill Road Bridge** (ID#3523) Sussex County Fairgrounds SHPO Opinion: 4/6/1990 Moved from original location – Augusta Hill Road over East Branch Paulins Kill
Ross Farmstead (ID#3936) U.S. Route 206 at NJ Route 15 SHPO Opinion: 5/14/1998	**Rutan Farm** (former Log Cabin property) (ID#4662) NR: 8/24/1977 (NR Reference # 77000910) SR: 11/23/1976 Cabin moved to Waterloo Village, Byram Township, ca. 1989. Farm property still listed NR/SR; Cabin status unclear.

Attachments:

- Open Space – Map

Permit Extension Act

On September 6, 2008 Governor Jon S. Corzine signed the Permit Extension Act of 2008 (P.L. 2008, Chapter 78). For your information and convenience, DEP provides information at http://www.nj.gov/dep/opppc/extension.htm. If the Department's Permit Extension Act website does not address the particular circumstances of a permit holder or applicant, questions may be submitted in writing to NJ Department of Environmental Protection, Office of Permit Coordination and Environmental Review, P.O. Box 423, Trenton, New Jersey 08625-0423, by phone at (609) 292-3600, or at http://www.nj.gov/dep/opppc/permitcoor.htm.

Notice of Permit Extension Act Provisions

Take notice that, pursuant to the "Permit Extension Act of 2008" (Act), P.L. 2008, c. 78, approvals, as defined in section 3 of the Act, including any Department authorization in the form of a permit, approval, license, certification, waiver, letter of interpretation, agreement, center designation, or any other executive or administrative decision, except for administrative consent orders, which expire during the period of January 1, 2007 through July 1, 2010, are hereby extended through July 1, 2010. This Act automatically extends any approvals granted by the Department of Environmental Protection, including, but not limited to, those issued under the authority of the following statutes:

(A) Waterfront Development Law, N.J.S.A. 12:5-1 et seq.

(B) Wetlands Act of 1970, N.J.S.A. 13:9A-10 et seq.

(C) Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq.

(D) Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq.

(E) Water Supply Management Act, N.J.S.A. 58:1A-1 et seq.

(F) Well Drilling Permits, N.J.S.A. 58:4A-5 et seq.

(G) Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq.

(H) The Realty Improvement Sewerage and Facilities Act (1954), N.J.S.A. 58:11-23 et seq.; and N.J.S.A. 58:11-25.1 et seq.

(I) Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq.

(J) Safe Drinking Water Act, N.J.S.A. 58:12A-1 et seq.

(K) Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq.

Nothing in the Act shall have the effect of extending:

1. any permit or approval issued within an environmentally sensitive area as defined in the Act;

2. any permit or approval within an environmentally sensitive area issued pursuant to the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1 et seq.;

3. any permit or approval issued pursuant to the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq., except where work has commenced, in any phase or section of the

development, on any site improvement, as defined in paragraph (1) of subsection a. of section 41 of the Municipal Land Use Law, N.J.S.A. 40:55D-53 or on any buildings or structures; or

4. any coastal center designated pursuant to the Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq., that as of March 15, 2007

(a) had not submitted an application for plan endorsement to the State Planning Commission, and

(b) was not in compliance with the provisions of the Coastal Zone Management rules at N.J.A.C. 7:7E-5B.6;

5. any permit or approval issued pursuant to federal assumption or delegation. The Act shall not affect any administrative consent order issued by the Department in effect or issued during the extension period, nor shall it be construed to extend any approval in connection with a resource recovery facility as defined in N.J.S.A. 13:1E-137.

Nothing in the Act shall affect the ability of the Commissioner of the Department to revoke or modify a specific permit or approval, or extension thereof pursuant to the Act, when that specific permit or approval contains language authorizing the modification or revocation of the permit or approval by the Department.

In the event that any approval tolled pursuant to the Act is based upon connection to a sanitary sewer system, the approval's extension shall be contingent upon the availability of sufficient capacity, on the part of the treatment facility, to accommodate the development whose approval has been extended. If sufficient capacity is not available, those permit holders whose approvals have been extended shall have priority with regard to the further allocation of gallonage over those approval holders who have not received approval of a hookup prior to the date of enactment of the Act. Priority regarding the distribution of further gallonage to any permit holder who has received the extension of an approval pursuant to the Act shall be allocated in order of the granting of the original approval of the connection. Further, nothing in the Act shall be deemed to extend the obligation of any wastewater management planning agency to submit a wastewater management plan or plan update, or the obligation of a municipality to submit a wastewater management plan or plan update, pursuant to the Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq. and the Water Quality Management Planning rules, N.J.A.C. 7:15, adopted by the Department effective July 7, 2008. Nothing in the Act shall be construed or implemented in such a way as to modify any requirement of law that is necessary to retain federal delegation to, or assumption by, the State of any authority to implement a federal law or program.

Finally, nothing in the Act shall be deemed to extend or purport to extend any permit or approval issued by the government of the United States or any agency or instrumentality thereof, or to any permit or approval by whatever authority issued of which the duration or effect or the date or terms of its expiration are specified or determined by or pursuant to law or regulation of the federal government or any of its agencies or instrumentalities.

Attachments:

- Permit Extension Act Environmentally Sensitive Areas – Map

Summary of Major Issues

1. Sussex County Wastewater Management Plan (WMP) – under development. Frankford Township should continue to participate in the development of the Sussex County WMP.
   - One consideration of the WMP is septic density, which is addressed on pages 4 and 5 of this Report. A simple comparison of (what DEP understands to be the) currently adopted municipal zoning and the septic density permitted within the 5 HUC11s in the Township, indicates the potential for the municipal zoning (5-acre minimum lot sizes) to be generally consistent with the septic density requirements of the WQMP rule (4.8 – 5.2 acres). The wastewater estimator analysis in the WMP process will provide a much more comprehensive analysis. DEP also notes that it neither requires, nor recommends, large-lot zoning across entire watersheds or municipalities. DEP supports density development mechanisms and center-based development.
   - Another major consideration of the WMP is the delineation of sewer service area. Due to the existence of environmentally sensitive features, sewer service area may be removed from several areas zoned for commercial development in Frankford Township (C-R, C2, LI). The Township should determine if these zones and/or the intensity of these zones is appropriate considering that likely outcome.
   - The majority of the undeveloped portion of the proposed Ross's Corner Center is identified as environmentally sensitive. Sewer service area may not be permitted here without additional requirements.
   - A suitable wastewater treatment alternative to serve the amount of development at the proposed Ross's Corner Center, or any other dense development, must be identified.
   - The WQMP rule utilizes the Plan Endorsement process to allow extensions of sewer service area into areas where it would otherwise not be permitted, due to the existence of environmentally sensitive features. Note that the zoning and center issue identified above may be addressed through this process.
2. Ross's Corner Center proposal
   - As noted above, the site of the proposed Center is, primarily, environmentally sensitive. As part of both the Plan Endorsement process and development of the Sussex County WMP, DEP can not support a Center on the proposed site without additional protections to the environs.
   - DEP notes that the August 2, 2007 TDR Element proposes that the Center will be provided via a new wastewater treatment plant, and that there is sufficient groundwater recharge to provide for a wastewater treatment plant with a capacity of approximately 200,000 gallons per day. The TDR Element also proposes that the Center be served by a community water system. DEP recommends that planning and regulatory analysis as soon as possible to ensure that these proposals are realistic.
3. There are a significant number of water quality issues – C1 Streams and TMDLs – in Frankford Township that will serve to limit development and that may require additional implementation measures by the Township.

4. There are a significant number of acres of Threatened & Endangered Species habitat in Frankford Township. DEP will likely recommend a suite of habitat protections as part of a Habitat Protection Program in accordance with Plan Endorsement Guidelines. In addition, many of the proposed Sending Zones identified on the TDR Sending & Receiving Zone Map in the MSA Report are mapped as threatened & endangered species habitat.
5. DEP will likely seek specific protections for the Natural Heritage Priority Site located within Frankford Township. In addition, the TDR Sending & Receiving Zone Map in the MSA Report identifies portions of the NHPS as Sending Zone.
6. The Critical Habitat Area identified in Frankford Township appears to be owned by Sussex County and/or Sussex County Community College. DEP would like to explore the potential for habitat improvements and/or mitigation on this site.
7. It appears as though Frankford Township has utilized Landscape Project and Natural Heritage Priority Site data that is out-of-date. DEP recommends that the Township update its mapping and make any necessary modifications to its planning documents.
8. Cluster Ordinance
   - The Department questions why only 'tracts' of 40-acres or larger are encouraged to cluster.
   - DEP recommends an open space requirement minimum of 70% for clustered development.
9. DEP Proposed Planning Area Changes. The current State Plan Map identifies areas of Planning Area 4 (Rural), 4b (Rural Environmentally Sensitive) and 5 (Environmentally Sensitive) in Frankford Township. Due to a extensive environmentally sensitive features and low density development, DEP recommends the following Planning Area changes:
   - The area currently mapped as Planning Area 5 (Environmentally Sensitive) should remain (generally speaking), and be extended to include the areas:
     - north of Mattison Reservoir Road, but excluding the lands in agricultural use in the northernmost corner of the municipality;
     - north of Ridge Road, including the area around Culver's Lake;
     - west of NJ Route 206 and north of County Route 633/Kennah Lake Road;
     - south of the Branchville Borough boundary, west of County Route 519, and north/east of County Route 655, but not including the areas of agricultural use;
     - areas mapped as Planning Areas 6, 7 or 8 (parks and open space) would not be mapped as PA5, consistent with mapping protocols.
   - DEP also recommends that the State Plan Map Open Space/Parks data be updated with DEP's and Frankford Township's data. This will result in substantial changes to areas in, and immediately surrounding, Frankford Township.
   - A very rough depiction of these proposed Planning Area changes is included with this Report.

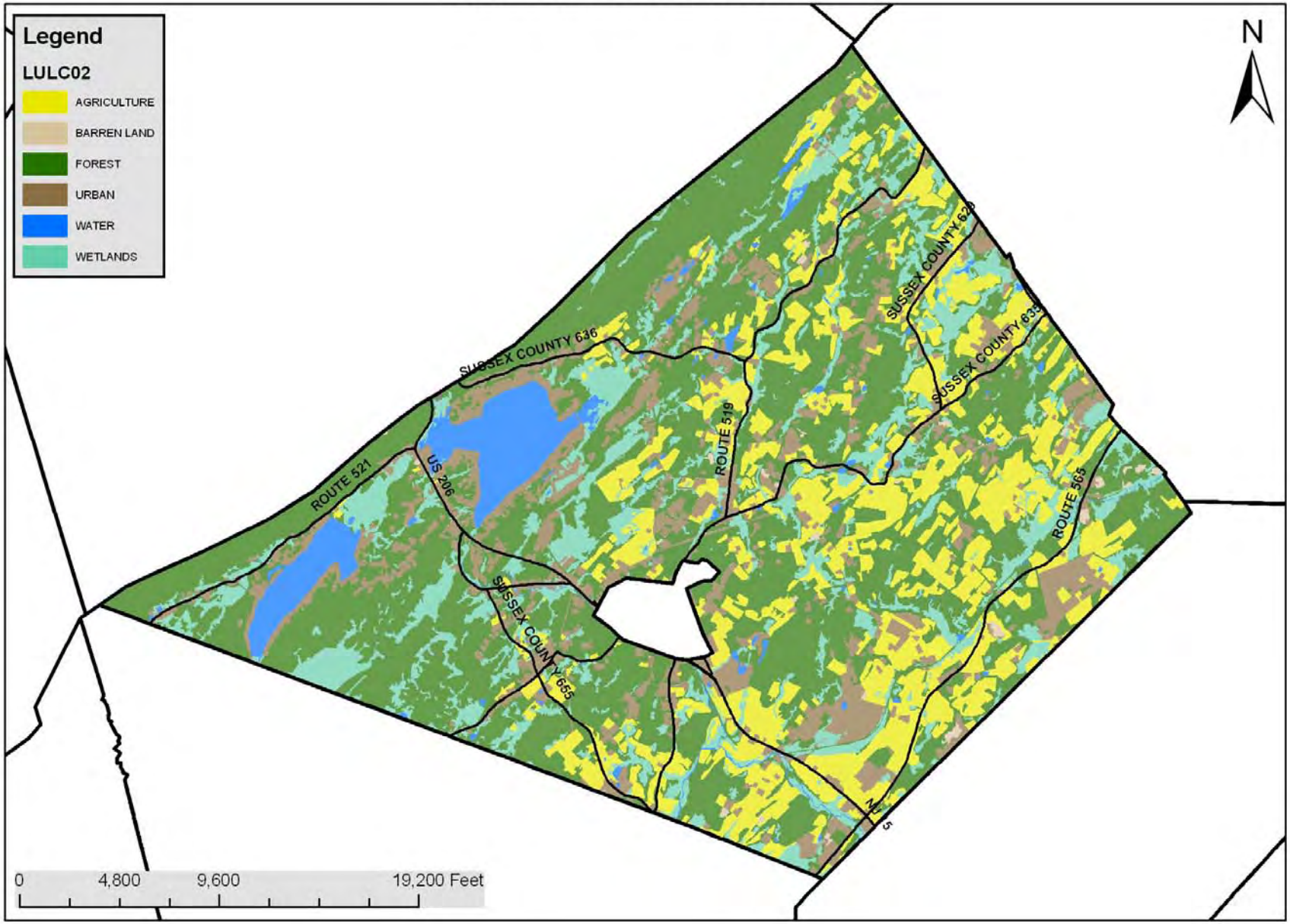
State Agency Assistance

Four of the six assistance requests included in the MSA Report are in some way related to DEP. Those applicable requests and DEP's responses follow.

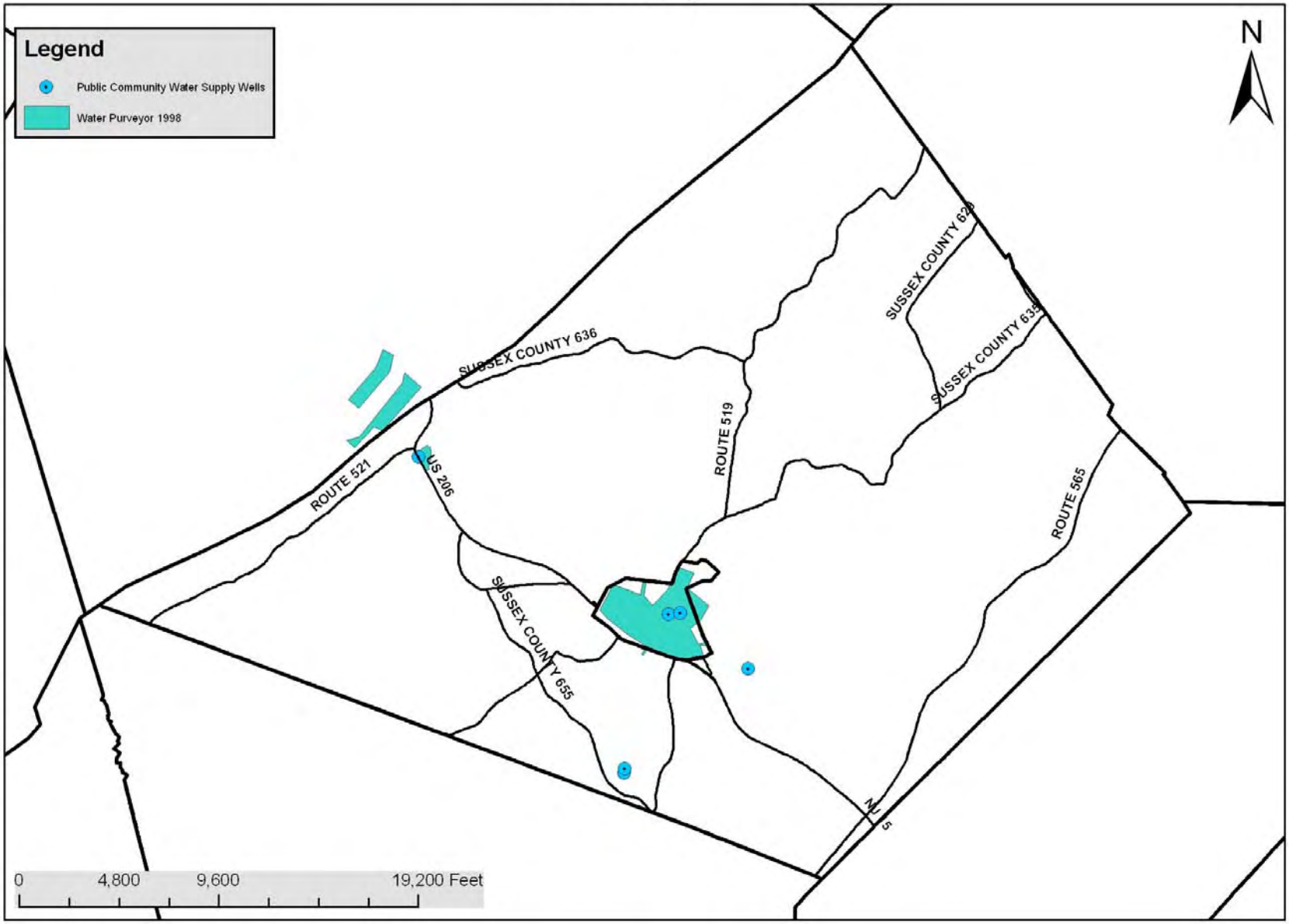
2. *Development of green building, alternative energy programs and energy efficiency programs in the Township.*
   - The best source of funding for these types of projects is BPU's Clean Energy Program. A table compiling the known NJ State grant & loan programs that support sustainable community-type activities (also, includes some federal and non-government sources) may be found on the DEP OPSC web page at http://www.nj.gov/dep/opsc/docs/njstategrants.pdf.
3. *Development of a historic, cultural and scenic resources inventory and preservation plan.*
   - For guidance on survey (inventory) of local resources visit http://www.state.nj.us/dep/hpo/1identify/survarcht.htm
   - If Frankford Township has a historic preservation ordinance and commission, the Township may apply to become a Certified Local Government (CLG). As a CLG the municipality would be eligible for grants and enhanced technical assistance. For more information on CLG program and eligible grants visit http://www.state.nj.us/dep/hpo/3preserve/local.htm#clg
   - In addition, the NJ Historical Commission (NJ Department of State) has given grants for surveys in the past. You may view their grant program at http://www.nj.gov/state/divisions/historical/grants/.
5. *Assist in creation of appropriate avenue to utilize the State Transfer of Development Rights Bank as a tool for the Township's TDR program to provide a variety of finance options to farmers interested in utilizing the transfer of development rights program in the township.*
   - Through the Plan Endorsement and Wastewater Management Planning processes, DEP will provide planning assistance to develop an implementable TDR program that guides development in the environs into center-based development in a manner and location appropriate for protection of the State's natural resources.
6. *Grant assistance for outstanding planning projects related to Plan Endorsement, i.e. completion of the Natural Resources Inventory, the Capital Improvement Program and Utility Service Plan for the Center.*
   - A table compiling the known NJ State grant & loan programs that support sustainable community-type activities (also, includes some federal and non-government sources) may be found on the DEP OPSC web page at http://www.nj.gov/dep/opsc/docs/njstategrants.pdf.

Maps

Frankford Township, Sussex County
Land Use/Land Cover 2002

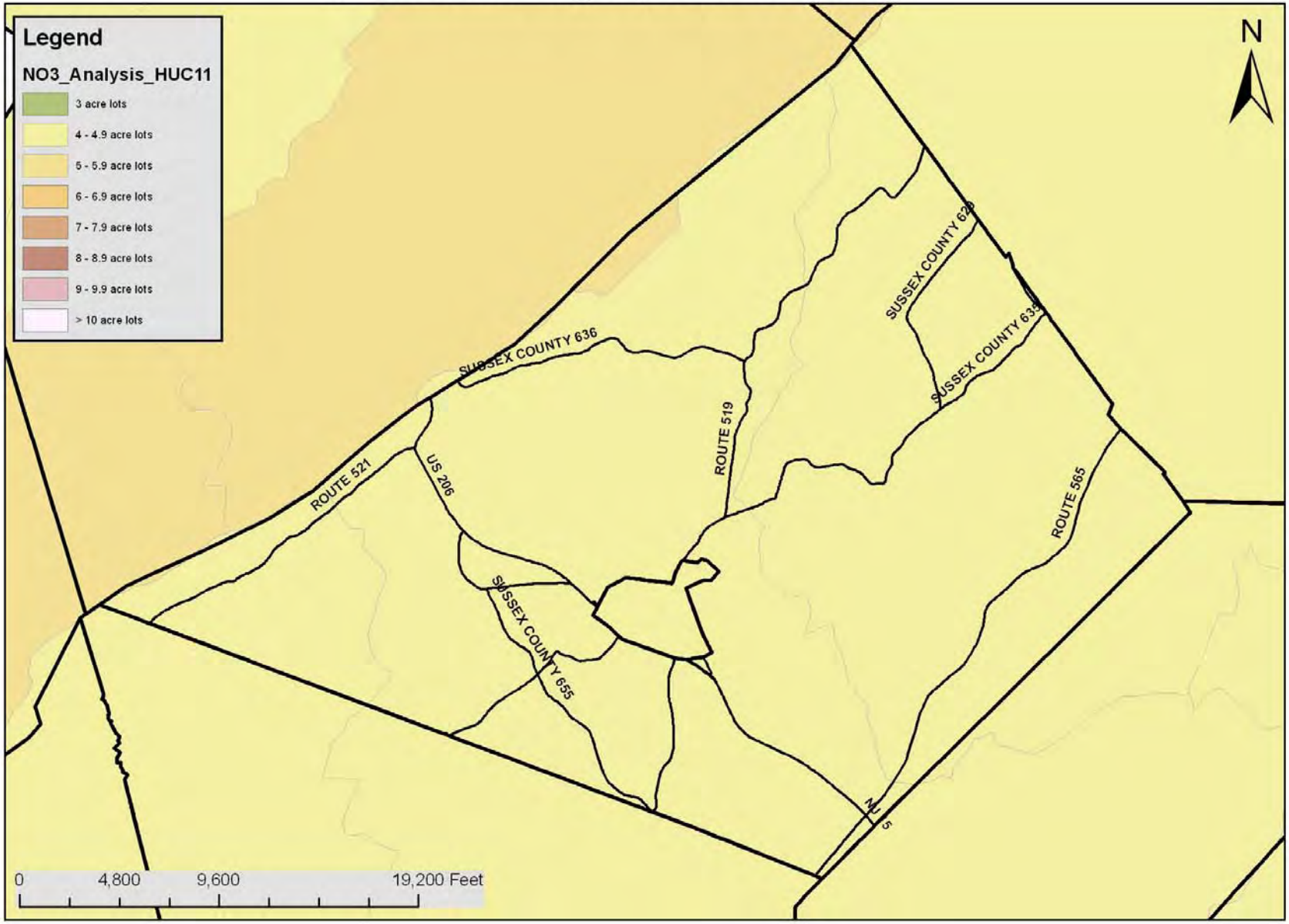


Frankford Township, Sussex County
Water Supply

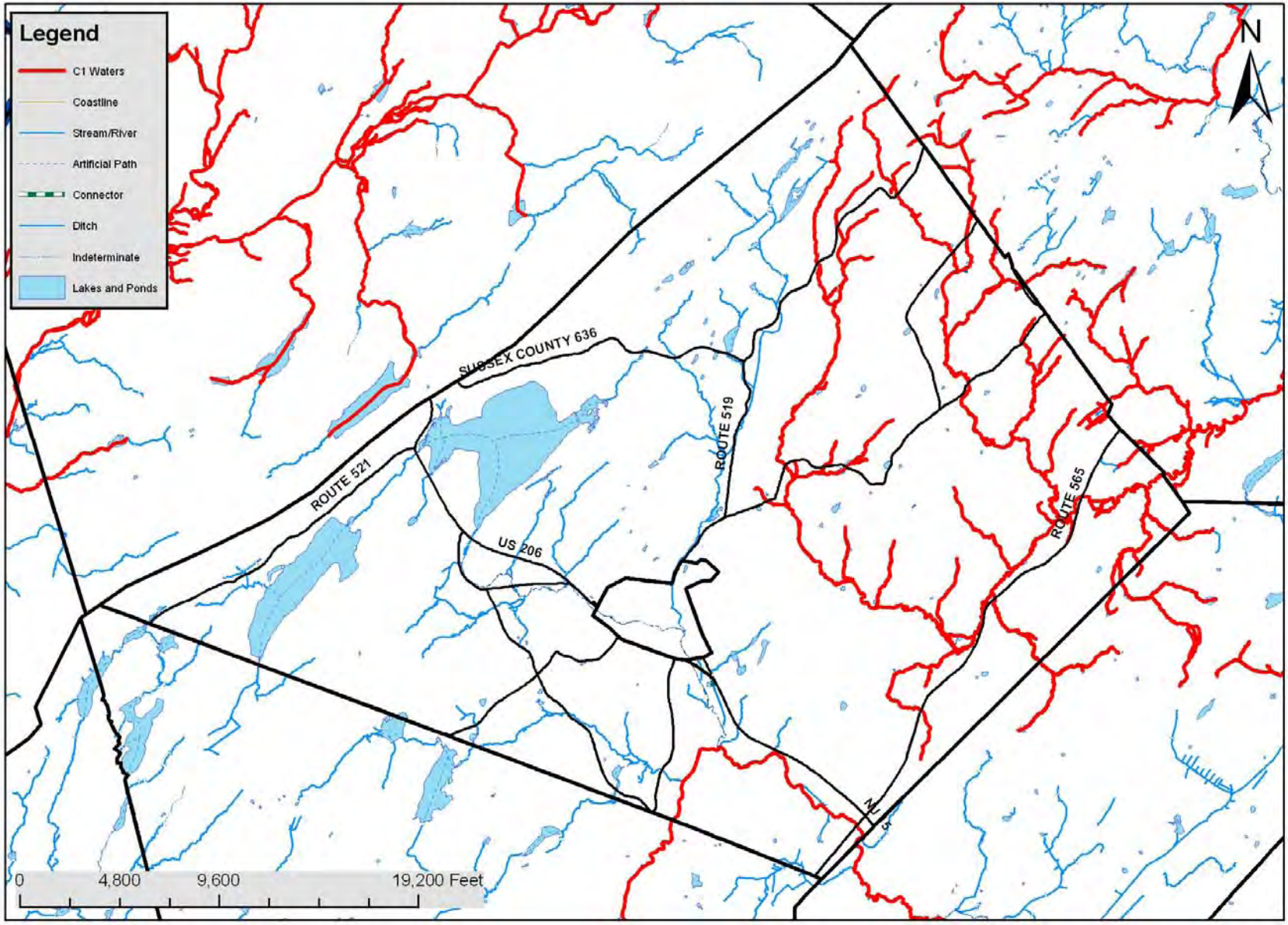


Frankford Township, Sussex County
Adopted Sewer Service Area

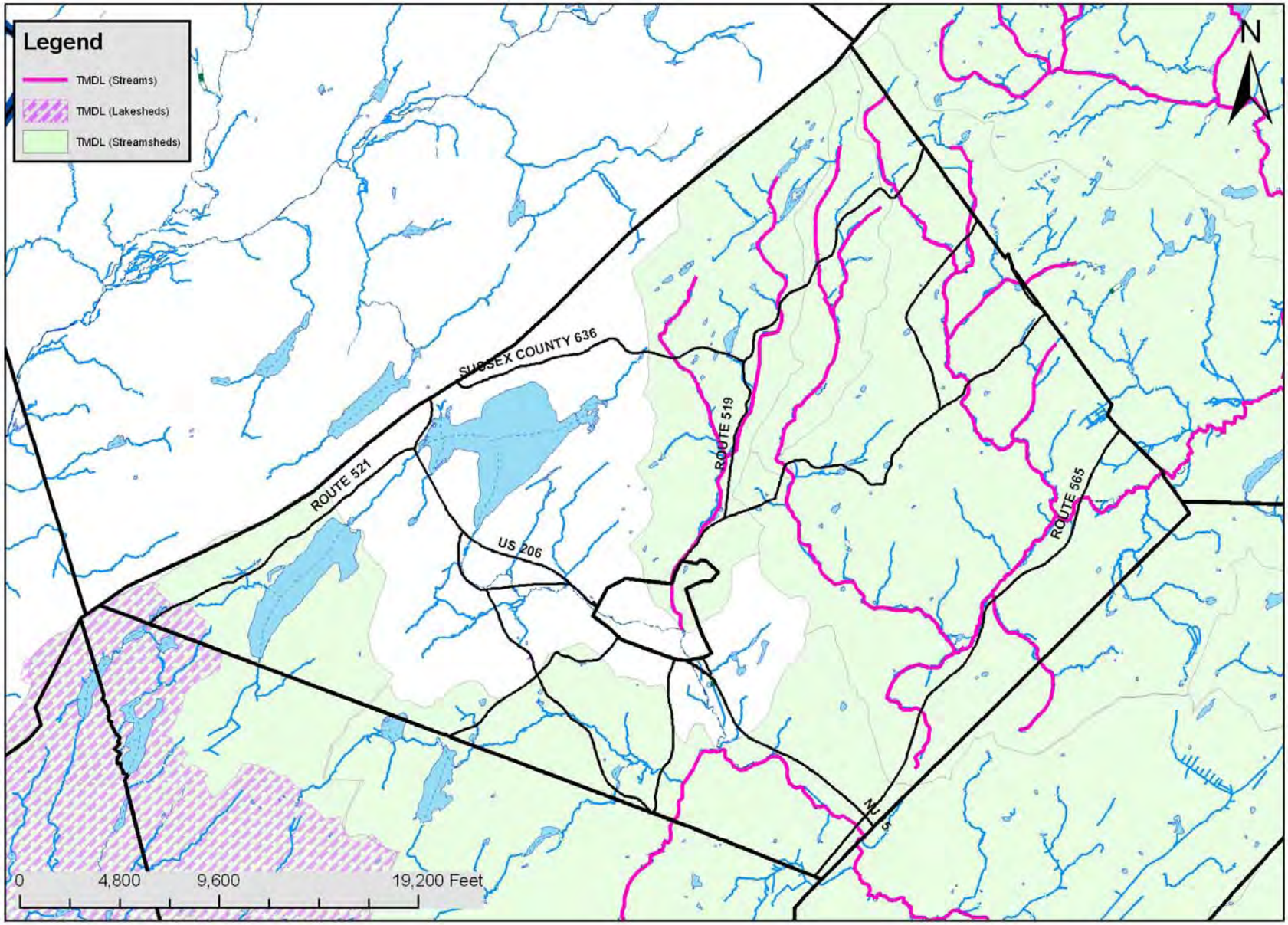
Frankford Township, Sussex County
Nitrate Dilution Target by HUC11 Watershed



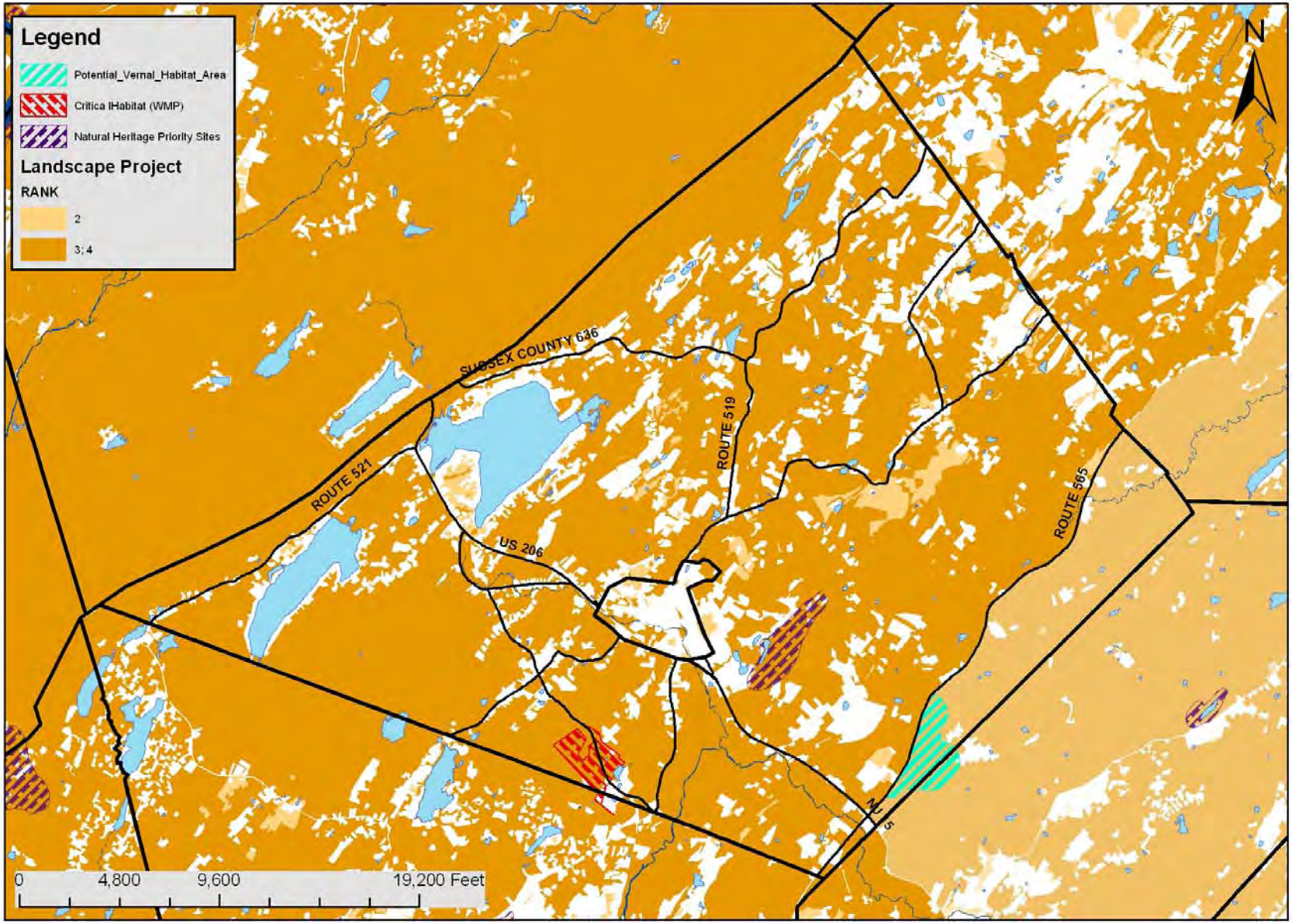
Frankford Township, Sussex County
Water Bodies & Category One Streams



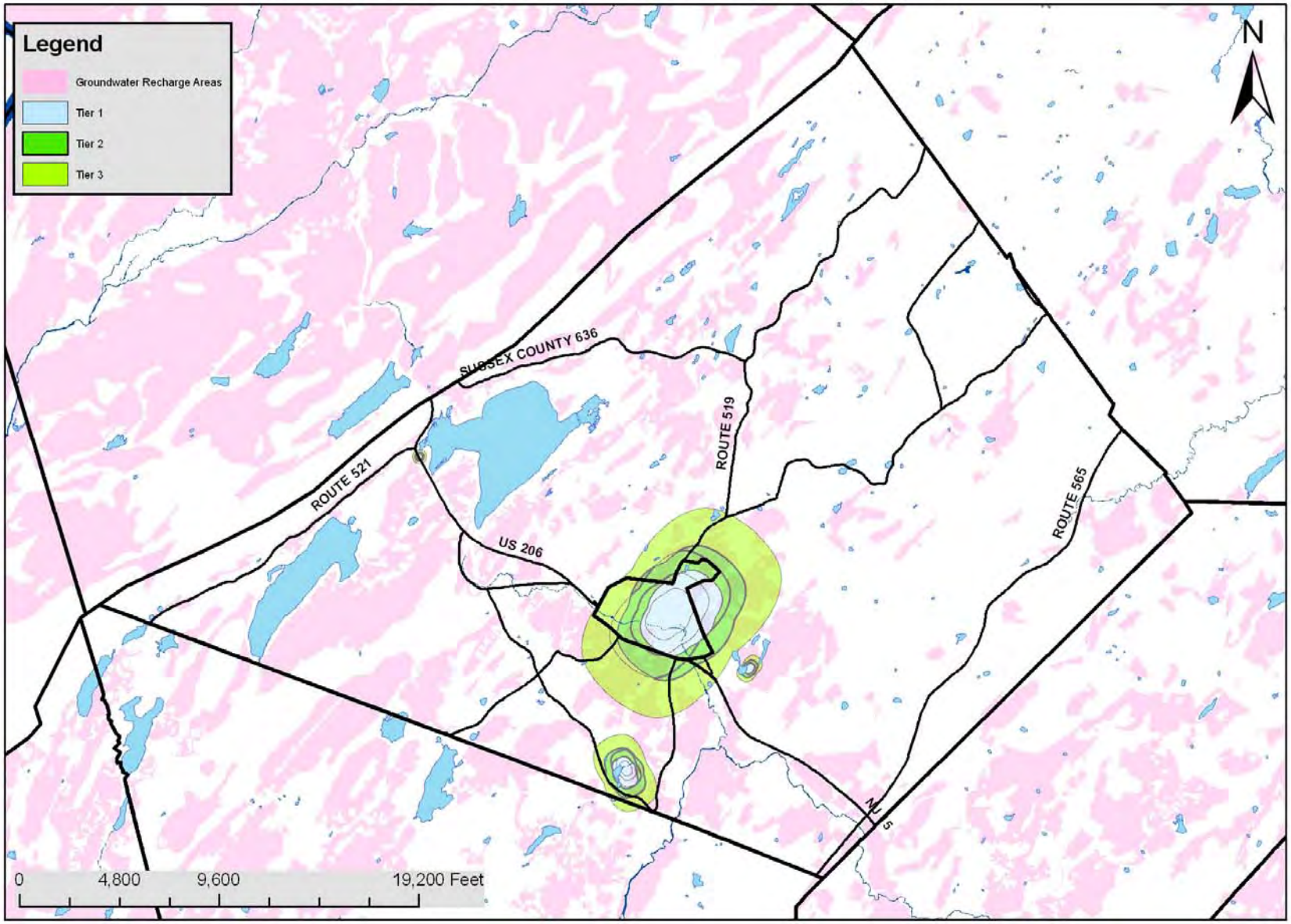
Frankford Township, Sussex County TMDLs



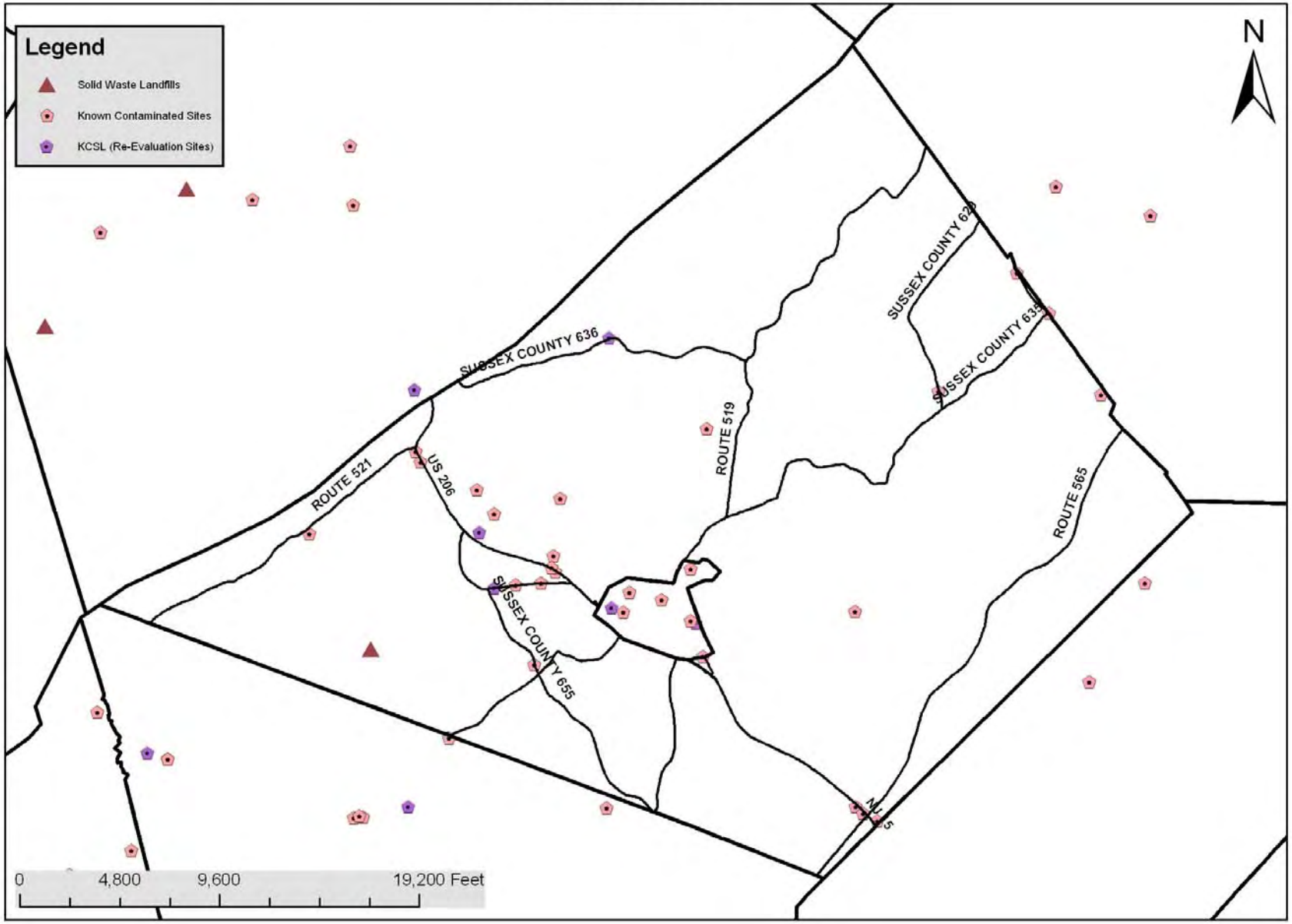
Frankford Township, Sussex County
Threatened & Endangered Species Habitat & NHPS



Frankford Township, Sussex County
Well Head Protection & Groundwater Recharge Areas

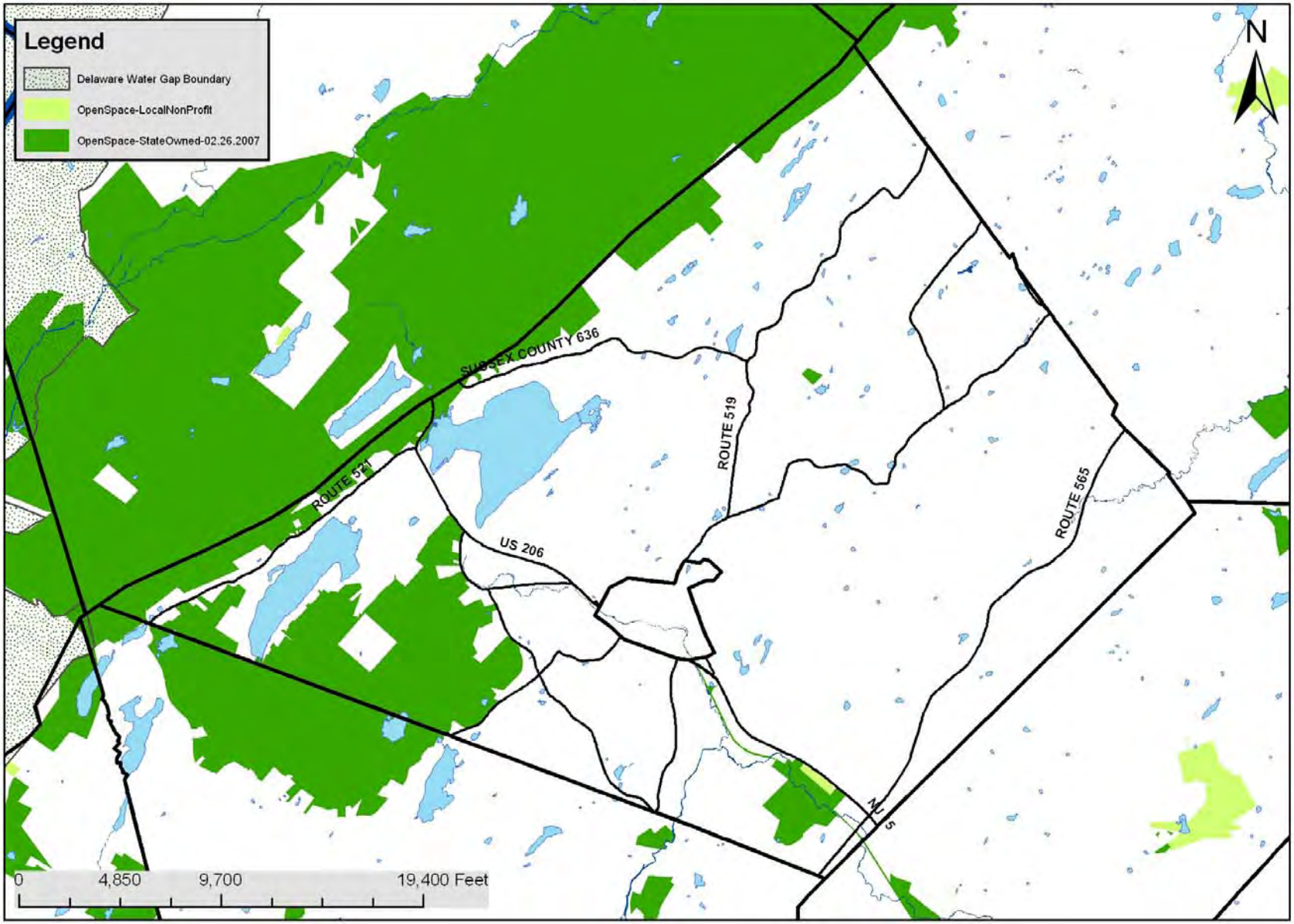


Frankford Township, Sussex County Contaminated Sites

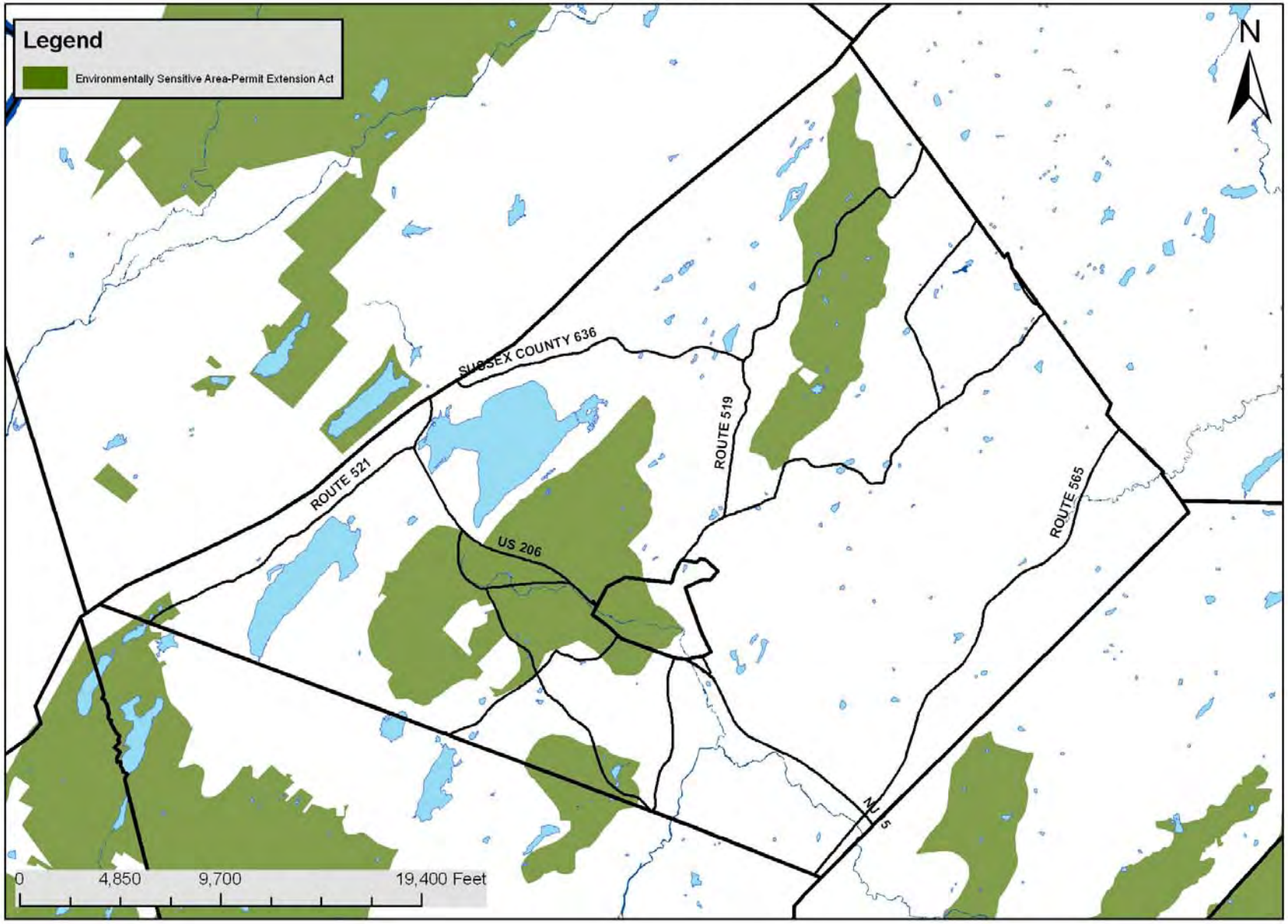


Frankford Township, Sussex County
Groundwater Contamination Areas (CEA_VO)

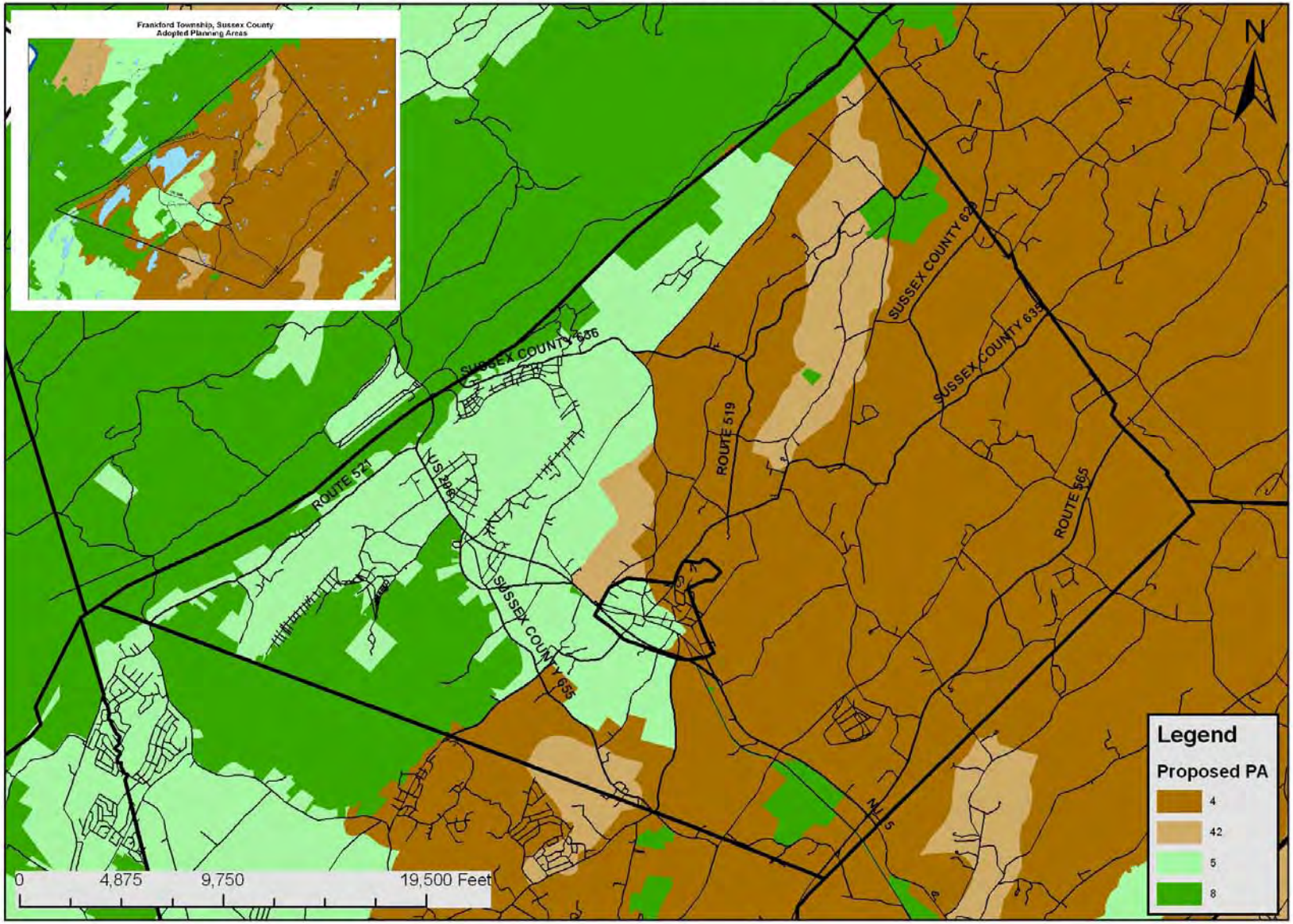
Frankford Township, Sussex County
Open Space



Frankford Township, Sussex County
Permit Extension Act



Frankford Township, Sussex County
DEP Proposed Planning Area Changes



Additional Attachments

Public Water System Deficit/Surplus

BRANCHVILLE WATER DEPARTMENT

PWSID: 1903001
County: Sussex

Last Updated: 09/18/08

Glossary of Terms Listed Below

Water Supply Firm Capacity: 0.288 MGD

Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	6.200 MGM	N/A MGM	6.200 MGM
Yearly Limit	60.000 MGY	N/A MGY	60.000 MGY

Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	0.139 MGD	05/2007	0.000 MGD	0.139 MGD
Monthly Demand	4.300 MGM	05/2007	0.000 MGM	4.300 MGM
Yearly Demand	36.300 MGY	2007	0.000 MGY	36.300 MGY

Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
0.149 MGD	1.900 MGM
	23.700 MGY

Note: Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

Bureau of Water System and Well Permitting Comments:
no comments provided

Bureau of Water Allocation Comments:
no comments provided

For more information concerning water supply deficit and surplus, please refer to:

- Firm Capacity and Water Allocation Analysis (Pdf Format)
- Currently Effective Water Allocation Permits by County
  This report displays all effective water allocation permits issued by the department.
- Pending Water Allocation Permits with Requests for a Hearing
  All pending water allocation permits with public hearing requests.
- Water Allocation Permits Made Effective within a Selected Timeframe
  This report displays water allocation permits based on a specified date range.

Questions regarding safe demands and firm capacity please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for questions concerning water allocation and status please contact the Bureau of Water Allocation at 609-292-2957.

Questions may also be sent to the Division of Water Supply

Non-Community Water Systems Listing for Sussex –Frankford Twp

PWSID	Water System Name	Population Served	Water System Type
1905338	ROSS'S CORNER EXXON	5	Noncommunity Transient
1905338	ROSS'S CORNER EXXON	6	Noncommunity Transient
1905338	ROSS'S CORNER EXXON	100	Noncommunity Transient
1905338	ROSS'S CORNER EXXON	250	Noncommunity Transient
1905350	RAINBOWS OF LEARNING INC	149	Noncommunity Non-transient
1905348	OUR LADY QUEEN OF PEACE	3	Noncommunity Transient
1905348	OUR LADY QUEEN OF PEACE	150	Noncommunity Transient
1905336	FRANKFORD CONSOLIDATED S	5	Noncommunity Non-transient
1905336	FRANKFORD CONSOLIDATED S	150	Noncommunity Non-transient
1905336	FRANKFORD CONSOLIDATED S	700	Noncommunity Non-transient
1905336	FRANKFORD CONSOLIDATED S	815	Noncommunity Non-transient
1905349	TRICO PLAZA	20	Noncommunity Transient
1905349	TRICO PLAZA	100	Noncommunity Transient
1905351	ACORN LANDING	11	Noncommunity Transient
1905351	ACORN LANDING	14	Noncommunity Transient
1905311	KYMERS CAMPGROUND-SYSTEM 1	180	Noncommunity Transient
1905312	KYMER CAMPGROUND-SYSTEM 2	200	Noncommunity Transient
1905342	KYMER CAMPGROUND SYSTEM #3	1	Noncommunity Transient
1905342	KYMER CAMPGROUND SYSTEM #3	5	Noncommunity Transient
1905342	KYMER CAMPGROUND SYSTEM #3	25	Noncommunity Transient
1905342	KYMER CAMPGROUND SYSTEM #3	250	Noncommunity Transient
1905352	KYMERS CAMPING RESORT	100	Noncommunity Transient
1905320	YETTERS DINER	20	Noncommunity Transient
1905320	YETTERS DINER	500	Noncommunity Transient
1905344	HARMONY RIDGE CAMPGROUND	800	Noncommunity Transient
1905317	CULVER LAKE GOLF CLUB	2	Noncommunity Transient
1905317	CULVER LAKE GOLF CLUB	25	Noncommunity Transient
1905317	CULVER LAKE GOLF CLUB	50	Noncommunity Transient
1905309	SUSSEX CTY JUVINILE DET CTR	10	Noncommunity Non-transient
1905309	SUSSEX CTY JUVINILE DET CTR	12	Noncommunity Non-transient
1905309	SUSSEX CTY JUVINILE DET CTR	25	Noncommunity Non-transient
1905309	SUSSEX CTY JUVINILE DET CTR	26	Noncommunity Non-transient
1905313	NJ STATE POLICE BARRACKS	25	Noncommunity Transient
1905313	NJ STATE POLICE BARRACKS	30	Noncommunity Transient

1905301	THE OLD HOMESTEAD	60	Noncommunity Non-transient
1905301	THE OLD HOMESTEAD	100	Noncommunity Non-transient
1905305	FRANKFORD TWP MUNIC BLDG	12	Noncommunity Transient
1905305	FRANKFORD TWP MUNIC BLDG	50	Noncommunity Transient
1905305	FRANKFORD TWP MUNIC BLDG	60	Noncommunity Transient
1905330	ROSS CORNER PROPERTIES	15	Noncommunity Transient
1905330	ROSS CORNER PROPERTIES	25	Noncommunity Transient
1905330	ROSS CORNER PROPERTIES	40	Noncommunity Transient
1905302	EDGEMONT CAMPGROUND	10	Noncommunity Transient
1905302	EDGEMONT CAMPGROUND	50	Noncommunity Transient
1905303	PUB & GRUB	2	Noncommunity Transient
1905303	PUB & GRUB	4	Noncommunity Transient
1905303	PUB & GRUB	50	Noncommunity Transient
1905303	PUB & GRUB	100	Noncommunity Transient
1905304	BLUE RIBBON	18	Noncommunity Transient
1905304	BLUE RIBBON	75	Noncommunity Transient
1905306	BLUE RIDGE RESCUE SQUAD	25	Noncommunity Transient
1905310	FOR CHILDREN ONLY	8	Noncommunity Transient
1905310	FOR CHILDREN ONLY	15	Noncommunity Transient
1905310	FOR CHILDREN ONLY	22	Noncommunity Transient
1905310	FOR CHILDREN ONLY	24	Noncommunity Transient
1905310	FOR CHILDREN ONLY	25	Noncommunity Transient
1905310	FOR CHILDREN ONLY	62	Noncommunity Transient
1905314	COBMIN RIDGE MOTEL	9	Noncommunity Transient
1905314	COBMIN RIDGE MOTEL	25	Noncommunity Transient
1905314	COBMIN RIDGE MOTEL	50	Noncommunity Transient
1905316	JUMBO LAND	3	Noncommunity Transient
1905316	JUMBO LAND	6	Noncommunity Transient
1905316	JUMBO LAND	147	Noncommunity Transient
1905316	JUMBO LAND	200	Noncommunity Transient
1905318	RIVIERA MAYA	6	Noncommunity Transient
1905318	RIVIERA MAYA	7	Noncommunity Transient
1905318	RIVIERA MAYA	50	Noncommunity Transient
1905318	RIVIERA MAYA	60	Noncommunity Transient
1905318	RIVIERA MAYA	100	Noncommunity Transient
1905321	HENRYS MARKET LLC	8	Noncommunity Transient
1905321	HENRYS MARKET LLC	10	Noncommunity Transient
1905321	HENRYS MARKET LLC	100	Noncommunity Transient

1905322	LAKESIDE TAVERN	3	Noncommunity Transient
1905322	LAKESIDE TAVERN	60	Noncommunity Transient
1905322	LAKESIDE TAVERN	70	Noncommunity Transient
1905325	DALES MARKET	21	Noncommunity Transient
1905325	DALES MARKET	600	Noncommunity Transient
1905325	DALES MARKET	800	Noncommunity Transient
1905331	CARDINAL COMMONS	12	Noncommunity Transient
1905331	CARDINAL COMMONS	25	Noncommunity Transient
1905331	CARDINAL COMMONS	100	Noncommunity Transient
1905332	STEPPING STONE PRESCHOOL	7	Noncommunity Non-transient
1905332	STEPPING STONE PRESCHOOL	8	Noncommunity Non-transient
1905332	STEPPING STONE PRESCHOOL	34	Noncommunity Non-transient
1905332	STEPPING STONE PRESCHOOL	35	Noncommunity Non-transient
1905333	SUSSEX COUNTY FAIRGROUNDS	7	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	25	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	100	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	250	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	900	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	1,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	2,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	3,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	3,800	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	4,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	5,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	7,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	10,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	13,000	Noncommunity Transient
1905333	SUSSEX COUNTY FAIRGROUNDS	30,000	Noncommunity Transient
1905337	MICHAEL ANTHONYS	5	Noncommunity Transient
1905337	MICHAEL ANTHONYS	50	Noncommunity Transient
1905341	NORMANOCH ASSOCIATION	2	Noncommunity Transient
1905341	NORMANOCH ASSOCIATION	200	Noncommunity Transient
1905341	NORMANOCH ASSOCIATION	260	Noncommunity Transient
1905343	FRANKFORD TOWNSHIP PARK	100	Noncommunity Transient
1905345	CHATTERBOX	8	Noncommunity Transient
1905345	CHATTERBOX	100	Noncommunity Transient
1905345	CHATTERBOX	300	Noncommunity Transient
1905346	YELLOW COTTAGE	10	Noncommunity Transient

1905346	YELLOW COTTAGE	200	Noncommunity Transient
1905346	YELLOW COTTAGE	300	Noncommunity Transient
1905340	SKYLANDS BALL PARK	42	Noncommunity Non-transient
1905340	SKYLANDS BALL PARK	80	Noncommunity Non-transient
1905340	SKYLANDS BALL PARK	99	Noncommunity Non-transient
1905340	SKYLANDS BALL PARK	2,000	Noncommunity Non-transient
1905340	SKYLANDS BALL PARK	3,050	Noncommunity Non-transient
1905334	FRANKFORD FIRE DEPT	30	Noncommunity Transient

NJDEP Office of Planning and Sustainable Communities

The Office of Planning and Sustainable Communities was formed to facilitate the Department's move toward a proactive planning approach based on principles of sustainability and environmental capacity-based planning.

Mission

To coordinate the sustainable development and environmental capacity-based planning policies of the Department and proactively work with other state agencies, regional entities, local governments and other groups to incorporate these policies into all levels of land use and environmental planning.

Background

In January, 2007, the Department of Environmental Protection (DEP) adopted its Policy Priorities and Action Plan which outlines the strategic direction of the agency over the next three years. The Plan identifies eight broad goal areas and underlying objectives.

One of the eight goal areas is Sustainable Growth:

Maximize use of department resources to encourage sustainable growth and livable communities by incorporating consistent criteria for the protection of natural resources and development of smart growth and green design principles into DEP rulemaking, priority setting and planning efforts, other state smart and economic growth priorities, and in regional and local planning efforts.

The first objective of this goal is:

"Incorporate sustainable growth and environmental protection criteria into state, regional and local planning."

At the core of this goal is a recognized need for more progressive statewide environmental planning by the Department to help inform the local land use development and redevelopment process. Historically, the Department has engaged primarily in environmental planning in targeted areas based on statutory direction. Critically important work has been done in such areas as water quality management planning, water supply master planning, habitat protection planning (Landscape Project) and county/state solid waste planning. DEP is now committed to ensuring that these various planning programs are integrated and coordinated so that our guidance to regional and local planning agencies is consistent, comprehensive and supportive of both local and state priorities.

In a significant business practice improvement, DEP is also committed to implementing the Sustainable Growth goal by broadening the scope of its major project review process by requiring consideration and rewarding incorporating of green design the principles and practices.

Office of Planning and Sustainable Communities

401 E. State Street, 7 Floor East
P.O. Box 402
Trenton, NJ 08625-0402
Phone: (609) 341-5311
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NJ DEPARTMENT OF TRANSPORTATION

State Development and Redevelopment Plan
Plan Endorsement
Opportunities and Constraints Analysis

For:

Township of Frankford, Sussex County

May 8, 2009

This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.

NJDOT has examined the following categories for pertinent data:

State Highways

Route 15 – MP 19.43 – 19.53
Route 206 - MP 113.44 – 116.20, 117.35 – 120.14

Straight Line Diagram sheets are attached.

State Highway Access Management Code – Access Levels and Desirable Typical Sections

The attached table shows the Access Code classifications for the state highways located within the Township of Frankford.

Route 15 – MP 19.43 – 19.53

There are no proposed AL or DTS changes.
The designation of a Center would not change the access levels for any portion of this segment.

Route 206 - MP 113.44 – 116.20

There is a proposed change in access level between mileposts 114.10 and 114.14 from AL 3 (right-turn access with provision for left-turn access via jughandle) to AL 2 (access along street or interchange only) based on the change in speed limit and access class.
The designation of a Center within this segment would change the access level (proposed) between mileposts 113.44 and 114.14 from access level 2 to access level 3.

Route 206 – MP 117.35 – 120.14

There are no proposed AL or DTS changes.
The designation of a Center within this segment would change the access level from access level 2 to access level 3.

Congestion Management System

According to the attached charts, this section of Route 15 is classified as "Very Congested."

Part of this section of Route 206 is "Very Congested". Part of the section lies within the corridor ranked #64 on the list of 79 congested commuter corridors.

Major Capital Projects/Initiatives and Mitigation Projects

Not Applicable

Designated Transit Villages

Not Applicable

Designated Scenic Byways

Not Applicable

Open Local Aid Grant Projects

Not Applicable

Corridor Studies

Not Applicable

Local Planning Assistance Projects

Not Applicable

Bicycle and Pedestrian Local Planning Assistance Projects

Not Applicable

Public Use/General Aviation Airports

Not Applicable

Rail Freight Lines

Frankford Township contains no freight rail. Rail service exists in nearby Franklin and Ogdensburg. The Bureau of Rail Services has issued grants to the NYS & W Railroad for improvements along that line; however, it does not provide direct service to Frankford. The Township's development goals specifically do not indicate future industrial development of the type that rail freight would serve.

Traffic Engineering and Safety Initiatives

Traffic Engineering and Investigations does not have any projects in Frankford Township at this time. It appears that any future construction at the intersection of Routes 206, 15 and Ross's Corner Road would need to be processed through the Bureau of Major Access Permits. Traffic Signal and Safety Engineering would need to review any plans for signal improvements.

Existing and Planned Park-and-Rides

NJDOT owns an existing free park and ride lot at Ross's Corner (Routes 15 and 206). Lakeland Bus Company serves as the transit provider. According to most recent records, the lot has a capacity for 40 vehicles, with usage of about 28 vehicles. Please see attached map.

Other Significant Issues

The transportation sections in the Municipal Self-Assessment (MSA) exhibit a recurring theme: Improvements need to be made to the intersection of Routes 206 and 15. As stated on pages 67-68, the Department did make improvements to the intersection based upon projections that pre-dated such developments as a baseball stadium and town center. As stated on page 72 as the first objective in the Circulation Element, developers should make whatever improvements are necessary at the intersection. If the intersection does not meet an adequate level of service, the degradation likely results from a higher degree of development than anticipated and, as such, developers should take responsibility for necessary improvements.

ATTACHMENTS

Straight Line Diagram Sheets
Access Classification Table
Congestion Management System Chart
Ross's Corner (Frankford) Park and Ride Map

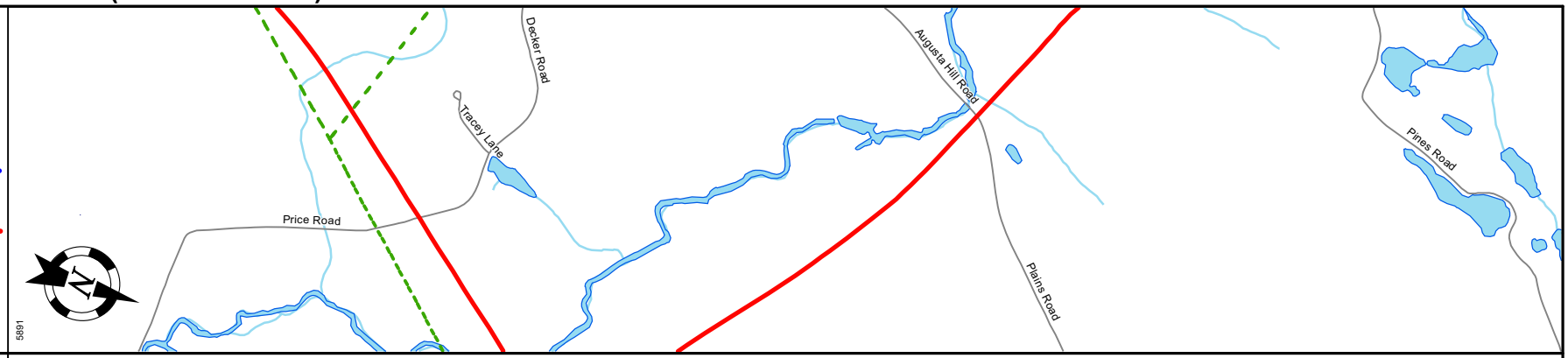
NOTE: GIS data layers have been provided to the OSG GIS unit by the NJDOT GIS unit.

US 206 (South to North)

Mile Posts: 113.000 - 116.000

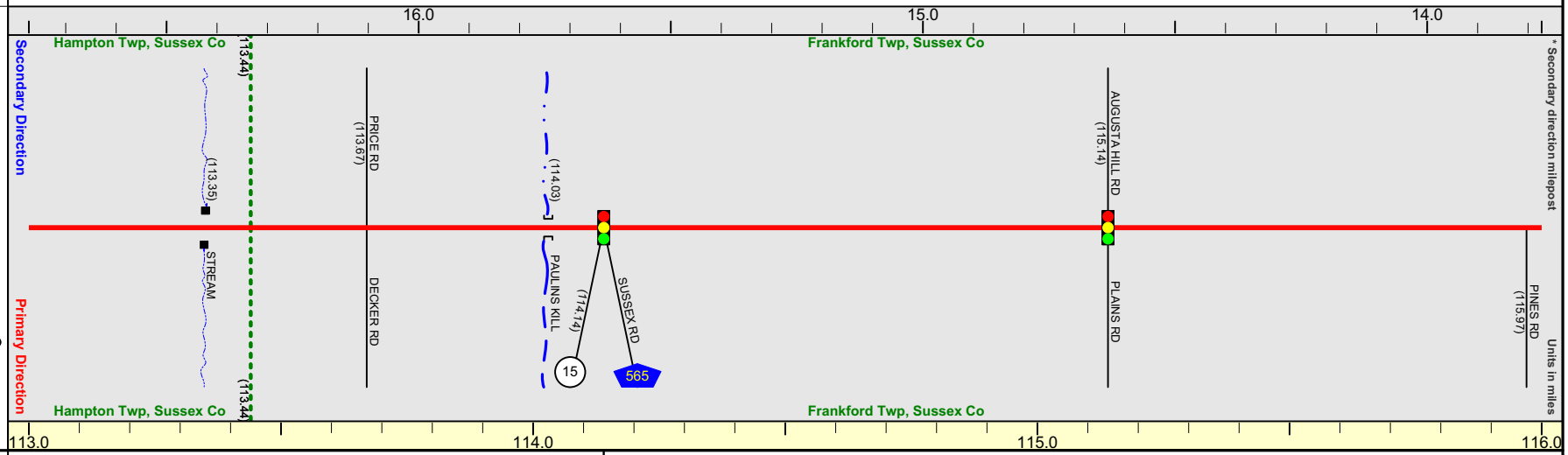
Secondary Direction

Primary Direction



Pavement	
Shoulder	
Number of Lanes	
Speed Limit	
Street Name	

Interstate Route 287
US Route 22
NJ Route 21
County Road 689
Interchange Number 2
Grade Separated Interchange
Traffic Signal
Traffic Monitoring Sites WIM AVC VOL
Road Underpass
Road Overpass



Street Name	Hampton House Road		US 206
Jurisdiction	N.J.D.O.T.		
Functional Class	Rural Principal Arterial		
Federal Aid - NHS Sy	NHS		
Control Section	1911		1912
Speed Limit	50		45
Number of Lanes	2	5	2
Med. Type	None		
Med. Width	0		
Pavement	24	72	36
Shoulder	10		4
Traffic Volume	17,500 (2005)		
Traffic Sta. ID	1-6-120		
Structure No.	1920150	1920151	
Enlarged Views			

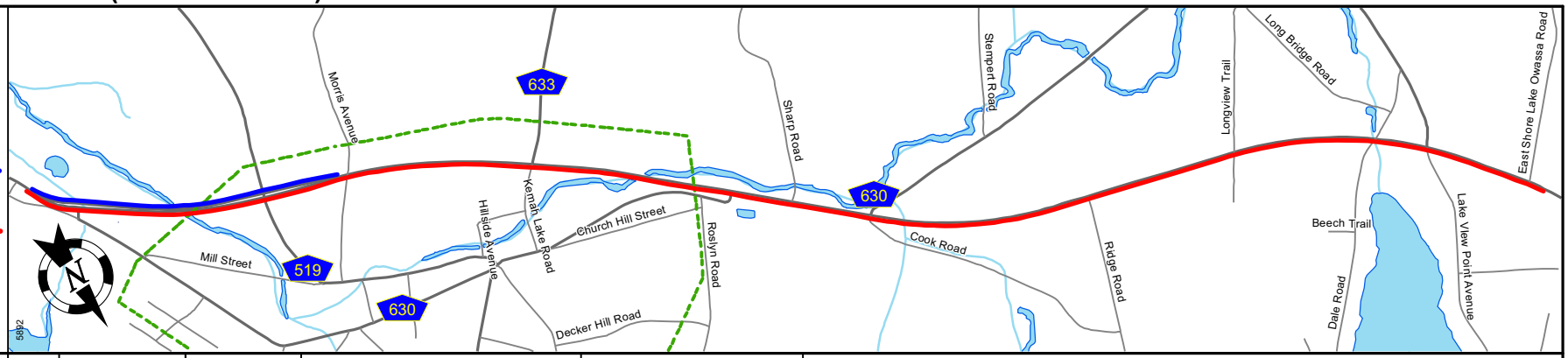
SRI = 00000206__

Date last inventoried: March 2008

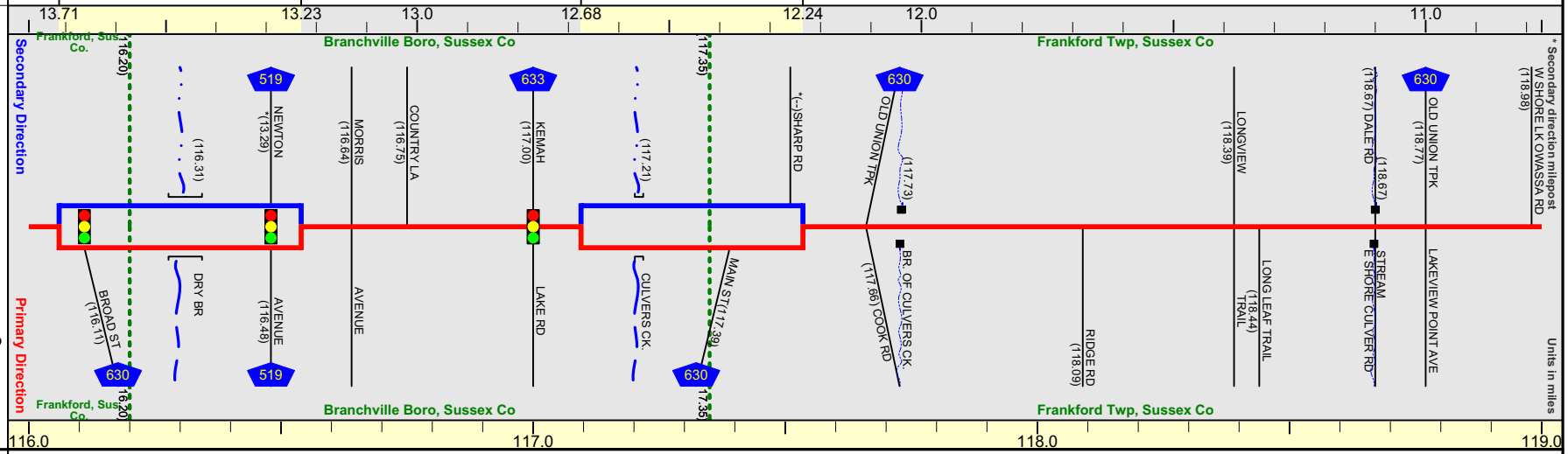
Page Created: May 2008

US 206 (South to North)

Mile Posts: 116.000 - 119.000



Pavement	12	24		24	
Shoulder	0			0	
Number of Lanes	1	2		2	
Speed Limit	45	50		50	
Street Name	U.S. 206			U.S. 206	



Street Name	US 206					
Jurisdiction	N.J.D.O.T.					
Functional Class	Rural Principal Arterial					
Federal Aid - NHS Sy	NHS					
Control Section	1912					
Speed Limit	45	50				
Number of Lanes	2	3	4	2		
Med. Type	None	Curbed	None	Painted/Unprotected	None	
Med. Width	0	VAR	0	VAR	0	
Pavement	36	48	24	36	24	
Shoulder	4	0	10	12		
Traffic Volume	29,279 (2006)					
Traffic Sta. ID	1-4-213					
Structure No.	1912150	1912151	1912152	1912164		
Enlarged Views						

SRI = 00000206__

Date last inventoried: March 2008

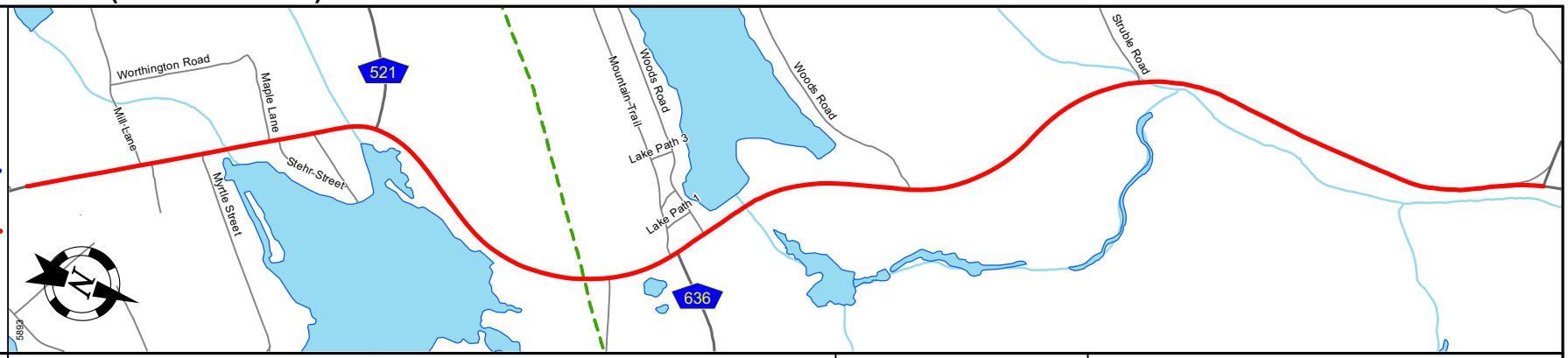
Page Created: May 2008

US 206 (South to North)

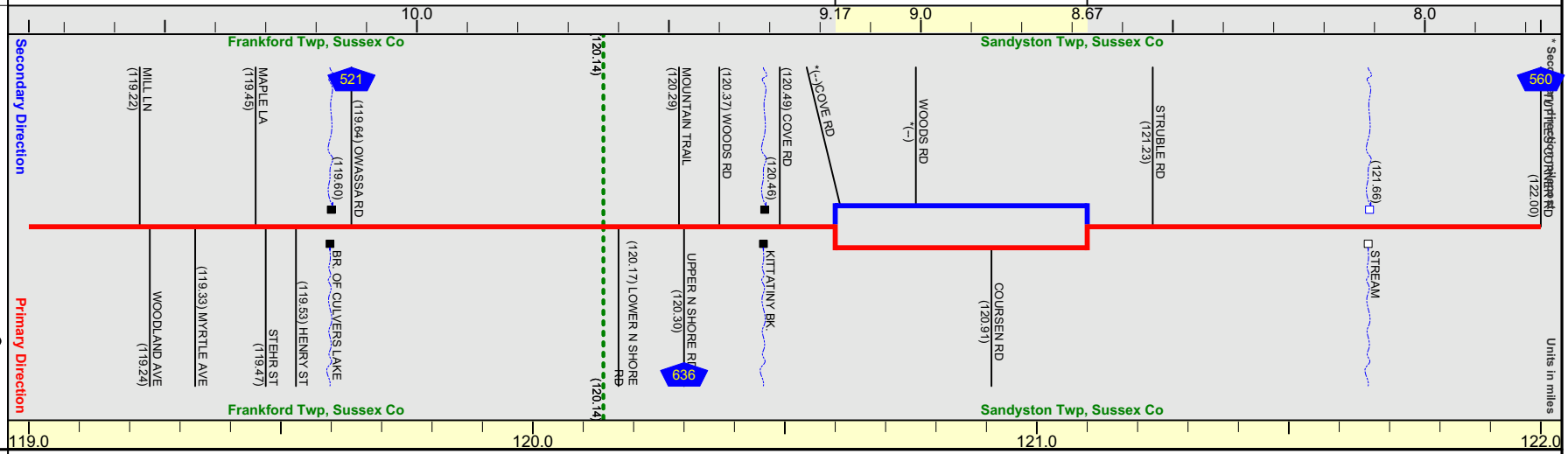
Mile Posts: 119.000 - 122.000

Secondary Direction

Primary Direction



Pavement		24	
Shoulder		0	
Number of Lanes		2	
Speed Limit		50	
Street Name		U.S. 206	



Street Name	US 206		
Jurisdiction	N.J.D.O.T.		
Functional Class	Rural Principal Arterial		
Federal Aid - NHS Sy	NHS		
Control Section	1912		
Speed Limit	50		
Number of Lanes	2	1	3
Med. Type	None	Painted/Unprotected	None
Med. Width	0	VAR	0
Pavement	24	12	36
Shoulder	12 / 6 / 8 / 6 / 12	6	4 / 8
Traffic Volume	17,089 (2005)		
Traffic Sta. ID	1-8-549		
Structure No.	1912155	1912156	1912157
Enlarged Views			

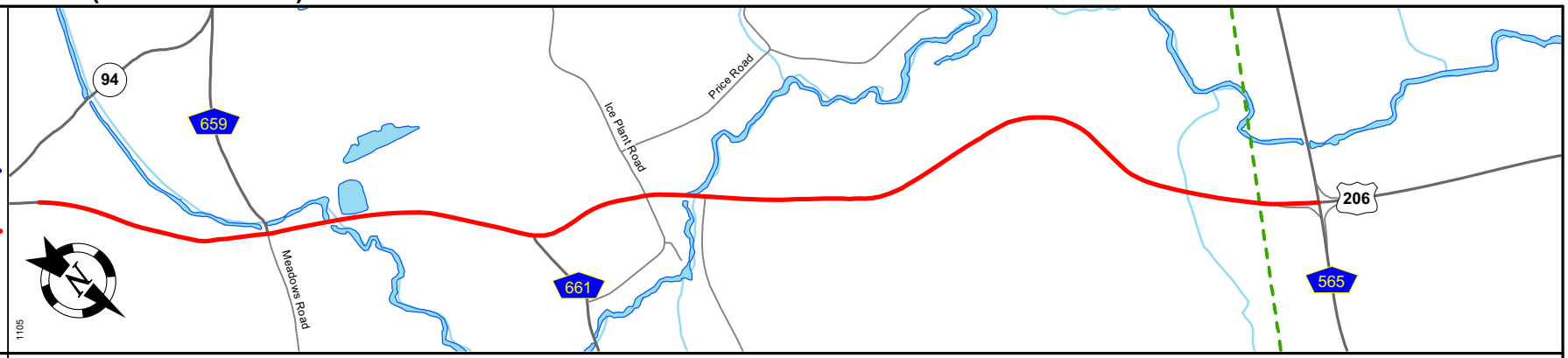
SRI = 00000206__

Date last inventoried: March 2008

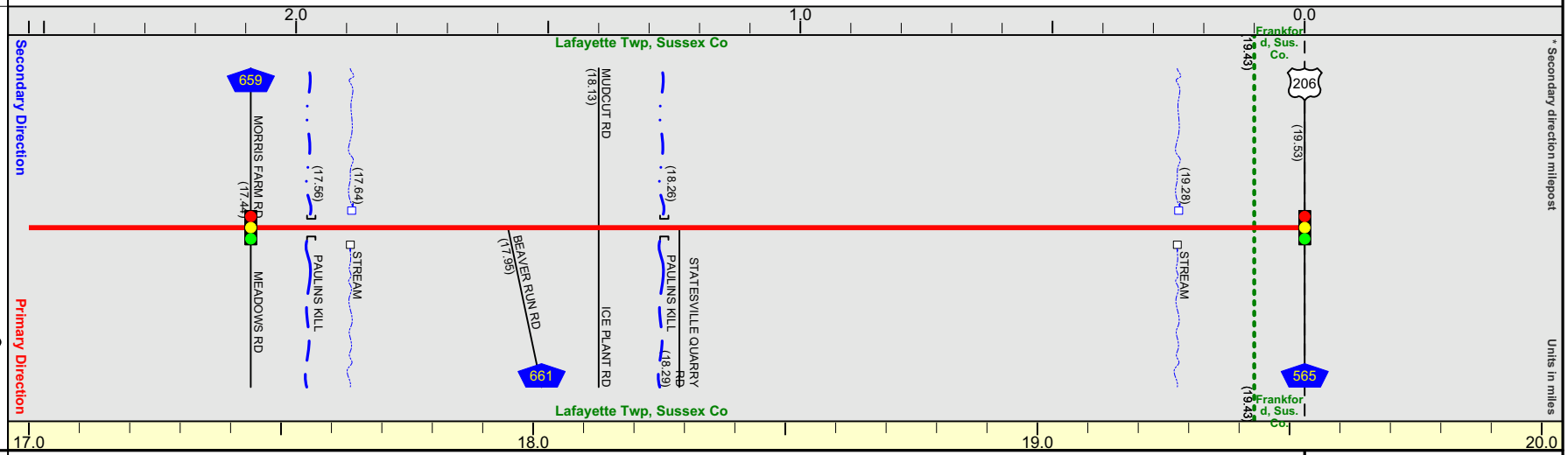
Page Created: May 2008

NJ 15 (South to North)

Mile Posts: 17.000 - 19.530



Pavement	
Shoulder	
Number of Lanes	
Speed Limit	
Street Name	



Street Name	NJ 15			
Jurisdiction	N.J.D.O.T.			
Functional Class	Rural Principal Arterial			
Federal Aid - NHS Sy	NHS			
Control Section	1902			
Speed Limit	35		50	
Number of Lanes	2			
Med. Type	None			
Med. Width	0			
Pavement	24	32	24	
Shoulder	8	0	8	
Traffic Volume				
Traffic Sta. ID				
Structure No.	1922150 N/A	1922151	N/A	
Enlarged Views				

End NJ 15 MP=19.53

Page Created: May 2008

SRI = 00000015__

Date last inventoried: April 2006

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000015_	18.37	19.52	4E	4	32	4E	4	26
00000015_	19.52	19.53				4E	4	26

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000206_	111.17	114.10	4A	2	31	4A	2	25
00000206_	114.10	114.14	4A	3	34	4A	2	25
00000206_	114.14	115.66	4A	3	34	4A	3	28
00000206_	115.66	116.28	4A	3	34	4A	3	1

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000206_	116.97	127.46	4A	2	31	4A	2	25

New Jersey Department of Transportation

Bureau of Systems Development & Analysis

CMS Priority Ranking

NJ 15 (MP 19.43 - 19.53), Frankford Twp., Sussex County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	Summer V/C	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
416	15	19.20	19.53	7050	1	1	1.16	6.50	Medium	28	Sussex	19	NJTPA	33

This section of roadway is "Very Congested".

- Highest Score in this section

NOTE: The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%.
Priority Ratings are based on the Overall Score, as follows:

RED	HIGH = 7.00+	ORANGE	MEDIUM = 5.00 - 6.99	GREEN	LOW < 5.00

New Jersey Department of Transportation

Bureau of Systems Development & Analysis

CMS Priority Ranking

US 206 (MP 113.44 - 116.20, 117.35 - 120.14), Frankford Twp., Sussex County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	Summer V/C	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
1026	206	113.40	113.65	4942	1	1	0.31	2.57	Low	90	Sussex	83	NJTPA	92
1027	206	113.65	114.10	5138	1	1	0.32	2.67	Low	89	Sussex	80	NJTPA	92
1028	206	114.10	115.40	8778	1	1	1.09	6.91	Medium	21	Sussex	12	NJTPA	25
1029	206	115.40	116.40	8514	1	1	1.05	6.70	Medium	25	Sussex	16	NJTPA	29
1031	206	116.90	117.50	7997	2	2	0.53	3.26	Low	81	Sussex	72	NJTPA	84
1032	206	117.50	117.60	7541	1	1	0.56	4.70	Low	58	Sussex	47	NJTPA	62
1033	206	117.60	118.00	8157	1	1	0.61	5.08	Medium	51	Sussex	40	NJTPA	56
1034	206	118.00	118.40	8761	1	1	0.65	5.46	Medium	45	Sussex	32	NJTPA	50
1035	206	118.40	119.40	7387	1	1	0.55	4.61	Low	59	Sussex	49	NJTPA	64
1036	206	119.40	120.00	8760	1	1	0.65	5.46	Medium	45	Sussex	33	NJTPA	50
1037	206	120.00	121.25	8706	2	1	0.65	5.43	Medium	46	Sussex	33	NJTPA	51

Part of this section of roadway is "Very Congested".

- Highest Score in this section

NOTE: The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%.
Priority Ratings are based on the Overall Score, as follows:

RED HIGH = 7.00+ **ORANGE** MEDIUM = 5.00 - 6.99 **GREEN** LOW < 5.00

Note: Part of this section is within the corridor which is ranked # 64 on the list of 79 congested commuter corridors.

State of New Jersey
Department of Agriculture

State Development & Redevelopment Plan
Plan Endorsement
Opportunities & Constraints Analysis

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

COUNTY=SUSSEX

TOWN	CROPLAND HARVESTED (acres)	CROPLAND PASTURED (acres)	PERMANENT PASTURE (acres)	UNATTACHED WOODLAND (acres)	ATTACHED WOODLAND (acres)	EQUINE ACRES (acres)	TOTAL FOR AG USE (acres)
ANDOVER BORO	158	55	37	56	38	14	358
ANDOVER TWP	1,303	476	604	2,001	951	7	5,342
BRANCHVILLE BORO	7	0	0	6	0	0	13
BYRAM TWP	49	69	69	4,874	295	2	5,358
FRANKFORD TWP	3,912	441	2,247	1,419	2,339	45	10,403
FRANKLIN BORO	193	7	196	55	90	17	558
FREDON TWP	2,174	339	786	933	1,002	36	5,270
GREEN TWP	1,987	111	675	1,339	850	14	4,976
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	1,722	485	1,175	2,662	1,030	45	7,119
HARDYSTON TWP	1,101	444	792	1,321	904	11	4,573
HOPATCONG BORO	95	12	61	1,905	81	0	2,154
LAFAYETTE TWP	2,751	199	1,462	950	1,317	39	6,718
MONTAGUE TWP	811	65	266	2,287	494	58	3,981
NEWTON TOWN	68	0	0	49	0	0	117
OGDENSBURG BORO	15	0	0	59	12	0	86
SANDYSTON TWP	1,182	302	380	1,809	531	4	4,208
SPARTA TWP	880	514	557	1,738	509	11	4,209
STANHOPE BORO	0	0	0	168	0	0	168
STILLWATER TWP	1,417	312	805	4,201	1,046	85	7,866
SUSSEX BORO	35	0	0	0	0	0	35
VERNON TWP	1,647	297	998	2,515	859	27	6,343
WALPACK TWP	60	0	26	0	23	0	109
WANTAGE TWP	7,835	1,089	3,554	3,889	6,125	58	22,550
TOTAL	29,402	5,217	14,690	34,236	18,496	473	102,514

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	LAND WITH FARMHOUSE (acres)	OTHER NON-AG LAND (acres)	TOTAL NON-AG LAND (acres)	TOTAL ALL LAND (acres)	NUMBER OF FORMS
ANDOVER BORO	4	12	16	374	6
ANDOVER TWP	99	66	165	5,507	97
BRANCHVILLE BORO	1	0	1	14	2
BYRAM TWP	60	166	226	5,584	57
FRANKFORD TWP	201	115	316	10,719	353
FRANKLIN BORO	13	5	18	576	15
FREDON TWP	159	89	248	5,518	143
GREEN TWP	102	60	162	5,138	127
HAMBURG BORO	0	0	0	0	0
HAMPTON TWP	132	56	188	7,307	213
HARDYSTON TWP	62	965	1,027	5,600	84
HOPATCONG BORO	28	0	28	2,182	15
LAFAYETTE TWP	190	32	222	6,940	183
MONTAGUE TWP	60	83	143	4,124	83
NEWTON TOWN	1	0	1	118	6
OGDENSBURG BORO	2	0	2	88	4
SANDYSTON TWP	134	72	206	4,414	157
SPARTA TWP	137	86	223	4,432	120
STANHOPE BORO	0	0	0	168	3
STILLWATER TWP	184	16	200	8,066	172
SUSSEX BORO	1	0	1	36	3
VERNON TWP	129	23	152	6,495	178
WALPACK TWP	3	5	8	117	1
WANTAGE TWP	368	130	498	23,048	430
TOTAL	2,070	1,981	4,051	106,565	2,452

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

COUNTY=SUSSEX

TOWN	EQUINE BOARDING (acres)	REHABI-LITATING (acres)	EQUINE TRAINING (acres)	UNSPEC. USE (acres)	TOTAL EQUINE (acres)
ANDOVER BORO	14	0	0	0	14
ANDOVER TWP	5	2	0	0	7
BRANCHVILLE BORO	0	0	0	0	0
BYRAM TWP	2	0	0	0	2
FRANKFORD TWP	26	7	12	0	45
FRANKLIN BORO	17	0	0	0	17
FREDON TWP	23	4	7	2	36
GREEN TWP	1	0	12	1	14
HAMBURG BORO	0	0	0	0	0
HAMPTON TWP	8	5	4	28	45
HARDYSTON TWP	6	2	3	0	11
HOPATCONG BORO	0	0	0	0	0
LAFAYETTE TWP	25	1	12	1	39
MONTAGUE TWP	22	0	35	1	58
NEWTON TOWN	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0
SANDYSTON TWP	2	1	1	0	4
SPARTA TWP	9	0	2	0	11
STANHOPE BORO	0	0	0	0	0
STILLWATER TWP	54	4	27	0	85
SUSSEX BORO	0	0	0	0	0
VERNON TWP	22	2	3	0	27
WALPACK TWP	0	0	0	0	0
WANTAGE TWP	41	4	12	1	58
TOTAL	277	32	130	34	473

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	BARLEY FOR GRAIN (acres)	CORN FOR GRAIN (acres)	CORN FOR SILAGE (acres)	GRASS FOR SILAGE (acres)	ALFALFA HAY (acres)	OTHER HAY (acres)
ANDOVER BORO	0	0	15	0	35	108
ANDOVER TWP	0	163	6	0	123	747
BRANCHVILLE BORO	0	0	0	0	0	7
BYRAM TWP	0	0	0	0	16	43
FRANKFORD TWP	2	297	374	0	921	1,881
FRANKLIN BORO	0	0	10	0	18	97
FREDON TWP	0	168	134	0	365	1,142
GREEN TWP	0	132	332	0	367	722
HAMBURG BORO	0	0	0	0	0	0
HAMPTON TWP	0	97	80	0	284	1,181
HARDYSTON TWP	0	66	65	0	441	508
HOPATCONG BORO	0	0	0	0	0	35
LAFAYETTE TWP	0	158	178	0	620	1,451
MONTAGUE TWP	0	200	56	0	10	377
NEWTON TOWN	0	0	0	0	0	31
OGDENSBURG BORO	0	0	0	0	2	8
SANDYSTON TWP	0	45	13	0	102	909
SPARTA TWP	0	72	81	0	195	493
STANHOPE BORO	0	0	0	0	0	0
STILLWATER TWP	15	3	26	0	229	887
SUSSEX BORO	0	0	0	0	3	1
VERNON TWP	0	64	208	0	400	644
WALPACK TWP	0	60	0	0	0	26
WANTAGE TWP	0	205	1,097	20	1,752	3,882
TOTAL	17	1,730	2,675	20	5,883	15,180

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

COUNTY=SUSSEX

TOWN	OATS FOR GRAIN (acres)	RYE FOR GRAIN (acres)	SORGHUM (acres)	SOYBEANS (acres)	WHEAT (acres)	OTHER FIELD CROPS (acres)	TOTAL FIELD CROPS (acres)
ANDOVER BORO	0	0	0	0	0	0	158
ANDOVER TWP	169	0	8	29	0	0	1,245
BRANCHVILLE BORO	0	0	0	0	0	0	7
BYRAM TWP	0	0	0	0	0	0	59
FRANKFORD TWP	54	39	0	0	0	0	3,568
FRANKLIN BORO	0	0	0	0	0	0	125
FREDON TWP	29	0	0	0	0	0	1,838
GREEN TWP	0	0	0	0	0	0	1,553
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	9	2	0	0	0	0	1,653
HARDYSTON TWP	9	23	5	0	0	0	1,117
HOPATCONG BORO	0	0	0	0	0	0	35
LAFAYETTE TWP	16	0	0	0	0	0	2,423
MONTAGUE TWP	0	5	0	0	3	0	651
NEWTON TOWN	0	0	0	0	0	0	31
OGDENSBURG BORO	0	0	0	0	0	0	10
SANDYSTON TWP	15	7	4	5	0	0	1,100
SPARTA TWP	0	0	0	4	0	0	845
STANHOPE BORO	0	0	0	0	0	0	0
STILLWATER TWP	60	26	0	0	0	0	1,246
SUSSEX BORO	0	0	0	0	0	0	4
VERNON TWP	0	0	0	0	0	0	1,316
WALPACK TWP	0	0	0	0	0	0	86
WANTAGE TWP	34	33	0	0	0	0	7,023
TOTAL	395	135	17	38	3	0	26,093

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	RYE COVER (acres)	WHEAT COVER (acres)	BARLEY COVER (acres)	OAT COVER (acres)	OTHER COVER (acres)	TOTAL COVER (acres)
ANDOVER BORO	0	0	0	0	0	0
ANDOVER TWP	3	0	0	0	5	8
BRANCHVILLE BORO	0	0	0	0	0	0
BYRAM TWP	0	0	0	0	4	4
FRANKFORD TWP	4	0	0	0	0	4
FRANKLIN BORO	0	0	0	0	0	0
FREDON TWP	16	0	0	0	2	18
GREEN TWP	8	0	0	0	9	17
HAMBURG BORO	0	0	0	0	0	0
HAMPTON TWP	0	0	0	0	1	1
HARDYSTON TWP	0	0	0	0	0	0
HOPATCONG BORO	0	0	0	0	0	0
LAFAYETTE TWP	0	0	0	0	0	0
MONTAGUE TWP	0	0	0	0	0	0
NEWTON TOWN	0	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0	0
SANDYSTON TWP	4	0	0	0	8	12
SPARTA TWP	0	0	0	0	0	0
STANHOPE BORO	0	0	0	0	0	0
STILLWATER TWP	8	0	0	0	0	8
SUSSEX BORO	0	0	0	0	0	0
VERNON TWP	0	0	0	0	0	0
WALPACK TWP	0	0	0	0	0	0
WANTAGE TWP	29	0	0	0	4	33
TOTAL	72	0	0	0	33	105

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

COUNTY=SUSSEX

TOWN	APPLES (acres)	PEACHES (acres)	CHERRIES (acres)	NECTARINES (acres)	PEARS (acres)	OTHER FRUIT (acres)	NON BEARING (acres)	TOTAL FRUIT (acres)
ANDOVER BORO	0	0	0	0	0	0	0	0
ANDOVER TWP	1	0	0	0	0	0	0	1
BRANCHVILLE BORO	0	0	0	0	0	0	0	0
BYRAM TWP	0	0	0	0	0	2	0	2
FRANKFORD TWP	20	1	0	2	0	0	0	23
FRANKLIN BORO	3	0	0	0	0	1	0	4
FREDON TWP	53	23	1	2	1	0	0	80
GREEN TWP	2	0	0	0	0	3	0	5
HAMBURG BORO	0	0	0	0	0	0	0	0
HAMPTON TWP	1	0	0	0	0	0	0	1
HARDYSTON TWP	3	0	0	0	0	1	0	4
HOPATCONG BORO	0	0	0	0	0	0	0	0
LAFAYETTE TWP	4	0	0	0	0	0	0	4
MONTAGUE TWP	16	0	0	0	1	1	0	18
NEWTON TOWN	0	0	0	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0	0	0	0
SANDYSTON TWP	38	2	0	0	1	1	0	42
SPARTA TWP	3	8	0	0	1	1	0	13
STANHOPE BORO	0	0	0	0	0	0	0	0
STILLWATER TWP	11	1	0	1	0	0	0	13
SUSSEX BORO	0	0	0	0	0	0	0	0
VERNON TWP	88	15	0	18	2	3	0	126
WALPACK TWP	0	0	0	0	0	0	0	0
WANTAGE TWP	42	2	0	0	0	7	0	51
TOTAL	285	52	1	23	6	20	0	387

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

COUNTY=SUSSEX

TOWN	BLUE-BERRIES (acres)	CRAN-BERRIES (acres)	STRAW-BERRIES (acres)	BLACK-BERRIES (acres)	OTHER BERRIES (acres)	TOTAL BERRIES (acres)	GRAPES (acres)	TREE NUTS (acres)
ANDOVER BORO	0	0	0	0	0	0	0	0
ANDOVER TWP	0	0	16	0	0	16	0	0
BRANCHVILLE BORO	0	0	0	0	0	0	0	0
BYRAM TWP	2	0	0	0	0	2	0	0
FRANKFORD TWP	2	0	0	0	1	3	0	0
FRANKLIN BORO	0	0	0	0	1	1	0	0
FREDON TWP	1	0	0	1	0	2	0	0
GREEN TWP	0	0	0	0	4	4	6	2
HAMBURG BORO	0	0	0	0	0	0	0	0
HAMPTON TWP	0	0	0	0	2	2	7	4
HARDYSTON TWP	0	0	0	0	0	0	0	0
HOPATCONG BORO	0	0	0	0	0	0	0	0
LAFAYETTE TWP	3	0	0	0	1	4	2	0
MONTAGUE TWP	2	0	0	0	1	3	6	0
NEWTON TOWN	0	0	0	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0	0	0	0
SANDYSTON TWP	0	0	0	1	2	3	0	0
SPARTA TWP	0	0	0	0	0	0	0	0
STANHOPE BORO	0	0	0	0	0	0	0	0
STILLWATER TWP	0	0	0	1	0	1	0	0
SUSSEX BORO	0	0	0	0	0	0	0	0
VERNON TWP	0	0	2	0	0	2	28	0
WALPACK TWP	0	0	0	0	0	0	0	0
WANTAGE TWP	6	0	1	0	1	8	6	3
TOTAL	16	0	19	3	13	51	55	9

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

COUNTY=SUSSEX

TOWN	BEDDING PLANTS (acres)	CUT FLOWERS (acres)	TREES & SHRUBS (acres)	CULTIVATED SOD (acres)	XMAS TREES (acres)	OTHER ORNMTL CROP (acres)	TOTAL NURSERY (acres)
ANDOVER BORO	0	0	0	0	0	0	0
ANDOVER TWP	0	4	19	0	121	0	144
BRANCHVILLE BORO	0	0	0	0	0	0	0
BYRAM TWP	0	0	4	0	11	0	15
FRANKFORD TWP	4	2	117	0	352	1	476
FRANKLIN BORO	0	2	0	0	0	0	2
FREDON TWP	2	1	8	0	95	7	113
GREEN TWP	4	0	30	0	44	0	78
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	0	0	31	0	62	0	93
HARDYSTON TWP	10	0	17	0	0	0	27
HOPATCONG BORO	1	0	4	0	6	0	11
LAFAYETTE TWP	1	3	14	0	90	0	108
MONTAGUE TWP	0	0	14	0	60	1	75
NEWTON TOWN	0	0	0	0	0	0	0
OGDENSBURG BORO	0	0	1	0	1	0	2
SANDYSTON TWP	1	2	14	0	61	2	80
SPARTA TWP	9	1	4	0	24	0	38
STANHOPE BORO	0	0	0	0	0	0	0
STILLWATER TWP	3	9	4	0	37	0	53
SUSSEX BORO	2	2	7	0	0	0	11
VERNON TWP	0	10	34	0	37	0	81
WALPACK TWP	0	0	0	0	0	0	0
WANTAGE TWP	3	2	116	0	173	0	294
TOTAL	40	38	438	0	1,174	11	1,701

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	BEEF CATTLE (head)	MATURE DAIRY (head)	YOUNG DAIRY (head)	EQUINE (head)	SHEEP (head)	SWINE (head)	BEE HIVES (number)
ANDOVER BORO	1	0	0	6	0	0	0
ANDOVER TWP	54	0	0	90	62	0	0
BRANCHVILLE BORO	0	0	0	0	0	0	0
BYRAM TWP	21	0	0	30	28	1	2
FRANKFORD TWP	575	50	54	502	197	67	30
FRANKLIN BORO	46	4	0	54	0	0	0
FREDON TWP	48	223	203	312	99	5	22
GREEN TWP	130	110	112	162	106	22	12
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	193	70	52	281	102	10	7
HARDYSTON TWP	180	58	34	143	63	0	0
HOPATCONG BORO	5	0	0	4	0	0	0
LAFAYETTE TWP	346	148	152	297	206	24	14
MONTAGUE TWP	49	2	1	153	17	18	42
NEWTON TOWN	0	0	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0	0	0
SANDYSTON TWP	78	8	0	40	11	0	3
SPARTA TWP	272	0	23	125	31	6	0
STANHOPE BORO	0	0	0	0	0	0	0
STILLWATER TWP	189	48	23	141	62	36	7
SUSSEX BORO	0	0	0	0	0	0	0
VERNON TWP	160	84	72	168	90	25	15
WALPACK TWP	0	0	0	0	0	0	0
WANTAGE TWP	643	1,425	1,100	467	606	234	13
TOTAL	2,990	2,230	1,826	2,975	1,680	448	167

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	DUCKS (number)	FUR ANIMALS (number)	GOATS (number)	MEAT CHICKENS (number)	EGG CHICKENS (number)	TURKEYS (number)	OTHER LIVESTOCK (number)
ANDOVER BORO	0	0	4	0	0	0	4
ANDOVER TWP	0	0	13	0	102	85	4,531
BRANCHVILLE BORO	0	0	0	0	0	0	0
BYRAM TWP	0	0	3	0	140	0	200
FRANKFORD TWP	83	10	428	222	961	219	568
FRANKLIN BORO	0	0	4	0	22	0	0
FREDON TWP	8	128	72	63	245	25	130
GREEN TWP	430	4	75	195	682	15	372
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	122	0	81	114	340	0	238
HARDYSTON TWP	13	2	90	25	222	5	15
HOPATCONG BORO	0	0	1	0	0	0	0
LAFAYETTE TWP	305	50	185	291	548	34	675
MONTAGUE TWP	131	21	0	187	302	27	240
NEWTON TOWN	0	0	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0	0	0
SANDYSTON TWP	21	0	8	130	145	100	872
SPARTA TWP	0	0	20	10	226	2	176
STANHOPE BORO	0	0	0	0	0	0	0
STILLWATER TWP	31	0	20	112	794	52	7
SUSSEX BORO	0	0	0	0	0	0	0
VERNON TWP	399	0	114	53	324	34	188
WALPACK TWP	0	0	0	0	0	0	0
WANTAGE TWP	337	293	489	724	1,319	118	10,841
TOTAL	1,880	508	1,607	2,126	6,372	716	19,057

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	ASPARAGUS (acres)	LIMA BEANS (acres)	SNAP BEANS (acres)	CABBAGE (acres)	CARROTS (acres)	SWEET CORN (acres)	CUCUMBERS (acres)
ANDOVER BORO	0	0	0	0	0	0	0
ANDOVER TWP	1	0	1	0	0	12	2
BRANCHVILLE BORO	0	0	0	0	0	0	0
BYRAM TWP	0	0	0	0	0	0	0
FRANKFORD TWP	1	0	0	2	0	15	4
FRANKLIN BORO	0	0	0	0	0	0	0
FREDON TWP	0	0	2	0	1	87	7
GREEN TWP	1	0	0	0	0	49	0
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	0	0	1	0	1	1	1
HARDYSTON TWP	0	0	0	0	0	10	0
HOPATCONG BORO	0	0	0	0	0	0	0
LAFAYETTE TWP	0	0	0	0	0	1	0
MONTAGUE TWP	1	0	1	1	0	27	0
NEWTON TOWN	0	0	0	0	0	16	0
OGDENSBURG BORO	0	0	0	0	0	0	0
SANDYSTON TWP	1	0	0	0	0	18	1
SPARTA TWP	0	0	0	0	0	1	0
STANHOPE BORO	0	0	0	0	0	0	0
STILLWATER TWP	0	0	0	0	0	4	0
SUSSEX BORO	0	0	0	0	0	0	0
VERNON TWP	0	0	4	1	0	1	5
WALPACK TWP	0	0	0	0	0	0	0
WANTAGE TWP	1	0	1	0	1	10	2
TOTAL	6	0	10	4	3	252	22

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	EGGPLANT (acres)	LETTUCE (acres)	ONION (acres)	PEAS (acres)	SWEET PEPPER (acres)	WHITE POTATO (acres)	SWEET POTATO (acres)
ANDOVER BORO	0	0	0	0	0	0	0
ANDOVER TWP	0	0	0	0	0	3	0
BRANCHVILLE BORO	0	0	0	0	0	0	0
BYRAM TWP	0	0	0	0	0	0	0
FRANKFORD TWP	0	0	0	0	0	0	0
FRANKLIN BORO	0	0	0	0	0	0	0
FREDON TWP	0	0	0	0	7	0	0
GREEN TWP	0	0	0	0	0	0	0
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	1	1	0	0	1	0	0
HARDYSTON TWP	0	0	0	0	0	0	0
HOPATCONG BORO	0	0	0	0	0	0	0
LAFAYETTE TWP	1	0	0	0	3	2	1
MONTAGUE TWP	0	0	0	0	1	2	0
NEWTON TOWN	0	0	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0	0	0
SANDYSTON TWP	1	0	0	1	1	1	0
SPARTA TWP	0	0	0	0	0	0	0
STANHOPE BORO	0	0	0	0	0	0	0
STILLWATER TWP	0	0	0	0	0	2	1
SUSSEX BORO	0	0	0	0	0	0	0
VERNON TWP	2	0	0	0	1	4	0
WALPACK TWP	0	0	0	0	0	0	0
WANTAGE TWP	0	1	0	0	0	1	0
TOTAL	5	2	0	1	14	15	2

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	PUMP-KINS (acres)	SPINACH (acres)	SQUASH (acres)	TOMATOES (acres)	MELONS (acres)	ESCAROLE /ENDIVES (acres)
ANDOVER BORO	0	0	0	0	0	0
ANDOVER TWP	10	0	4	6	0	0
BRANCHVILLE BORO	0	0	0	0	0	0
BYRAM TWP	0	0	0	0	0	0
FRANKFORD TWP	36	0	0	8	1	0
FRANKLIN BORO	0	0	0	0	0	0
FREDON TWP	26	0	12	32	0	0
GREEN TWP	10	0	0	1	0	0
HAMBURG BORO	0	0	0	0	0	0
HAMPTON TWP	2	0	1	1	0	0
HARDYSTON TWP	0	0	0	0	0	0
HOPATCONG BORO	0	0	0	0	0	0
LAFAYETTE TWP	38	0	0	6	5	0
MONTAGUE TWP	2	0	1	2	0	0
NEWTON TOWN	0	0	0	20	0	0
OGDENSBURG BORO	1	0	0	0	0	0
SANDYSTON TWP	8	0	1	7	0	0
SPARTA TWP	9	0	0	0	0	0
STANHOPE BORO	0	0	0	0	0	0
STILLWATER TWP	3	0	0	9	1	0
SUSSEX BORO	0	0	0	0	0	0
VERNON TWP	50	0	4	5	0	0
WALPACK TWP	0	0	0	0	0	0
WANTAGE TWP	15	0	1	2	0	0
TOTAL	210	0	24	99	7	0

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	PARSLEY (acres)	BEETS (acres)	BROCCOLI (acres)	CANTA-LOUPES (acres)	CAULI-FLOWER (acres)	GREENS (acres)	OKRA (acres)
ANDOVER BORO	0	0	0	0	0	0	0
ANDOVER TWP	0	0	0	0	0	0	0
BRANCHVILLE BORO	0	0	0	0	0	0	0
BYRAM TWP	0	0	0	0	0	0	0
FRANKFORD TWP	0	0	0	0	0	0	0
FRANKLIN BORO	0	0	0	0	0	0	0
FREDON TWP	0	0	0	0	0	0	0
GREEN TWP	0	0	0	0	0	0	0
HAMBURG BORO	0	0	0	0	0	0	0
HAMPTON TWP	0	0	0	0	0	0	0
HARDYSTON TWP	0	0	0	0	0	0	0
HOPATCONG BORO	0	0	0	0	0	0	0
LAFAYETTE TWP	0	0	0	0	0	0	0
MONTAGUE TWP	0	0	0	0	0	0	0
NEWTON TOWN	0	0	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0	0	0
SANDYSTON TWP	0	0	0	0	0	0	0
SPARTA TWP	0	0	0	0	0	0	0
STANHOPE BORO	0	0	0	0	0	0	0
STILLWATER TWP	0	0	0	0	0	0	0
SUSSEX BORO	0	0	0	0	0	0	0
VERNON TWP	0	0	0	0	0	0	0
WALPACK TWP	0	0	0	0	0	0	0
WANTAGE TWP	0	0	1	0	0	0	0
TOTAL	0	0	1	0	0	0	0

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	WATER MELONS (acres)	RADISHES (acres)	BRUSSEL SPROUTS (acres)	CELERY (acres)	OTHER /MIXED VEGS (acres)	TOTAL VEGETABLES (acres)
ANDOVER BORO	0	0	0	0	0	0
ANDOVER TWP	0	0	0	0	7	46
BRANCHVILLE BORO	0	0	0	0	0	0
BYRAM TWP	0	0	0	0	0	0
FRANKFORD TWP	0	0	0	0	18	85
FRANKLIN BORO	0	0	0	0	0	0
FREDON TWP	0	0	0	0	9	183
GREEN TWP	0	0	0	0	0	61
HAMBURG BORO	0	0	0	0	0	0
HAMPTON TWP	0	0	0	0	4	15
HARDYSTON TWP	0	0	0	0	0	10
HOPATCONG BORO	0	0	0	0	0	0
LAFAYETTE TWP	0	0	0	0	4	61
MONTAGUE TWP	0	0	0	0	7	45
NEWTON TOWN	0	0	0	0	0	36
OGDENSBURG BORO	0	0	0	0	3	4
SANDYSTON TWP	0	0	0	0	7	47
SPARTA TWP	0	0	0	0	16	26
STANHOPE BORO	0	0	0	0	0	0
STILLWATER TWP	0	0	0	0	2	22
SUSSEX BORO	0	0	0	0	0	0
VERNON TWP	0	0	0	0	3	80
WALPACK TWP	0	0	0	0	0	0
WANTAGE TWP	0	0	0	0	36	72
TOTAL	0	0	0	0	116	793

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	CLAMS OYSTR (acres)	POND FISH (acres)	FUELWD (cords)	PULPWD (cords)	TIMBER (Bd. Ft.)	GOVT. PROGM (acres)
ANDOVER BORO	0	0	56	0	0	0
ANDOVER TWP	0	0	518	5	65,175	96
BRANCHVILLE BORO	0	0	6	0	0	0
BYRAM TWP	0	0	382	7	1,250	71
FRANKFORD TWP	0	24	777	2	1,120	55
FRANKLIN BORO	0	0	7	0	0	0
FREDON TWP	0	0	254	10	5,700	269
GREEN TWP	0	12	267	9	710	4
HAMBURG BORO	0	0	0	0	0	0
HAMPTON TWP	0	17	495	0	52,210	5
HARDYSTON TWP	0	1	77	0	65,950	104
HOPATCONG BORO	0	0	44	0	0	0
LAFAYETTE TWP	0	0	182	8	800	562
MONTAGUE TWP	0	0	281	6	30,719	261
NEWTON TOWN	0	0	27	0	0	14
OGDENSBURG BORO	0	0	9	0	0	0
SANDYSTON TWP	0	0	456	0	765	323
SPARTA TWP	0	0	251	0	17,273	204
STANHOPE BORO	0	0	15	0	0	0
STILLWATER TWP	0	0	659	61	28,763	134
SUSSEX BORO	0	0	0	0	0	0
VERNON TWP	1	9	435	10	28,026	66
WALPACK TWP	0	0	0	0	0	0
WANTAGE TWP	0	38	1,445	36	60,814	48
TOTAL	1	101	6,643	154	359,275	2,216

NEW JERSEY FARMLAND ASSESSMENT 2006
TAX YEAR 2007 - COUNTY SUMMARY

---------- COUNTY=SUSSEX ----------

TOWN	FIELD CROPS IRR. ACRES	FRUIT IRR. ACRES	ORNAMENTAL IRR. ACRES	VEGETABLE IRR. ACRES	TOTAL IRR. ACRES
ANDOVER BORO	0	0	0	0	0
ANDOVER TWP	0	19	6	4	29
BRANCHVILLE BORO	0	0	0	0	0
BYRAM TWP	0	0	0	0	0
FRANKFORD TWP	50	4	5	13	72
FRANKLIN BORO	0	0	0	0	0
FREDON TWP	8	0	0	0	8
GREEN TWP	14	0	0	0	14
HAMBURG BORO	0	0	0	0	0
HAMPTON TWP	45	1	3	0	49
HARDYSTON TWP	0	0	11	0	11
HOPATCONG BORO	0	0	0	0	0
LAFAYETTE TWP	0	1	4	30	35
MONTAGUE TWP	0	1	0	6	7
NEWTON TOWN	0	0	0	0	0
OGDENSBURG BORO	0	0	0	0	0
SANDYSTON TWP	0	0	0	3	3
SPARTA TWP	5	0	4	0	9
STANHOPE BORO	0	0	0	0	0
STILLWATER TWP	0	0	0	0	0
SUSSEX BORO	0	0	11	0	11
VERNON TWP	0	0	1	1	2
WALPACK TWP	0	0	0	0	0
WANTAGE TWP	10	11	0	25	46
TOTAL	132	37	45	82	296

STATE AGRICULTURE DEVELOPMENT COMMITTEE

FARMLAND PRESERVATION PROGRAM

GUIDELINES FOR DEVELOPING MUNICIPAL COMPREHENSIVE FARMLAND PRESERVATION PLANS

ADOPTED: May 24, 2007

The following guidelines provide uniform standards for the development of Municipal Comprehensive Farmland Preservation Plans. These guidelines supplement proposed new rules at N.J.A.C. 2:76-17A, update previous planning standards and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the NJ Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan.

Development of a Municipal Comprehensive Farmland Preservation Plan should be performed in consultation with the municipal Agricultural Advisory Committee, Municipal Planning Board, County Agriculture Development Board, County Planning Board and County Board of Agriculture. Where appropriate, the plan should also have a regional focus and be coordinated with surrounding municipalities and the County Comprehensive Farmland Preservation Plan. At least two (2) public meetings are recommended including the required public hearing; one early in the process designed to gather input and another later in the process to review the draft Plan. SADC and Department of Agriculture staff will work in partnership with municipal officials to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation.

The attached timeline will help guide municipalities, the SADC and CADBs in developing plans to lead the Farmland Preservation Program into the future.

I. Municipality's Agricultural Land Base

The first section of the Municipal Comprehensive Farmland Preservation Plan should provide a clear description of the agricultural characteristics and trends within the municipality over the last 20 years. SADC staff will provide each municipality with the County's Agricultural Profile, a Municipal Agricultural Profile, combining Farmland Assessment, Census of Agriculture, Farmland Preservation, NJDEP Land Use / Land Cover, Building Permit and Census Bureau data. This data should be used by the municipality in preparation of its Municipal Comprehensive Farmland Preservation Plan.

A. Location and Size of Agricultural Land Base including an inventory of farm properties in the entire municipality and a map illustrating significant areas of agricultural land and the proposed farmland preservation project areas
B. Distribution of Soil Types and their characteristics
C. Number of Irrigated Acres and available water sources
D. Farmland Assessment and Census of Agriculture Statistics and Trends
    1. Number of Farms and Farms by Size
    2. Average and Median Farm Size
    3. Cropland Harvested, Pasture, Woodland, Equine, Total for Agricultural Use

II. Municipality's Agricultural Industry – Overview

The second section of the Plan must provide a thorough overview of the municipality's existing agricultural industry in relation to the region, including historical crop trends and the market value of agricultural products over the last 20 years. This chapter should also discuss the status of agricultural related industries from equipment and supply providers and services to food processors and distributors and direct marketing. Counties should share their observations about where the agricultural industry within the municipality seems to be heading.

A. Trends in Market Value of Agricultural Products Sold
B. Crop / Production Trends over the last 20 years
C. Support Services within Market Region (equipment and seed dealers, fertilizer/pesticide suppliers, processing facilities, farmers markets, etc.)
D. Other Agricultural Related Industries

III. Land Use Planning Context

The third chapter of the Plan must explore the land use planning context for farmland preservation and agricultural retention in the municipality. Starting with the State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans, the Plan should discuss the relationship of land use, land value, infrastructure and development trends to the municipal Master Plan and municipal development regulations. An overview of the municipal master plan, zoning and subdivision regulations, including the use of innovative planning techniques such as the Transfer of Development Rights (TDR), mandatory clustering, non-contiguous clustering and lot size averaging, should also be provided.

A. State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans
B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.)
C. Municipal Master Plan and Development Regulations
D. Current Land Use and Trends
E. Sewer Service Areas / Public Water Supply Service Areas
F. Municipal Master Plan and Zoning – Overview
    1. General Lot Size Categories and Distribution throughout the municipality
        a. Small lots (less than 1 acre minimum lots on sewer/water)
        b. Medium lots ($\geq 1 \leq 5$ acre minimum; septic/well)
        c. Large lots ($> 5 \leq 10$ acre minimum; septic/well)
        d. Very large lots (> 10 acre minimum; septic/well)
    2. Description of Innovative Planning Techniques
        a. Cluster zoning
        b. Non-contiguous cluster zoning
        c. Lot size averaging
        d. Transfer of Development Rights
        e. Use of mandatory vs. voluntary options
    3. Description of the Buffer Requirements that separate agricultural uses from other land uses
    4. Discussion of Development Pressures and Land Value Trends
G. Discussion of Municipal and Regional TDR Opportunities including implementation strategy recommendations

IV. Municipality's Farmland Preservation Program – Overview

The municipality's Farmland Preservation Program is presented in chapter four of the Plan. In addition to a thorough description of farmland preservation program participation and expenditures by program type, the municipality must provide its latest agricultural land use map identifying the county's adopted ADA within the municipality and preserved farmland. This section should also compare the municipality's progress to date in relation to the SADC's Strategic Targeting Project and any municipal and / or county Planning Incentive Grant Project Areas or TDR programs in the area. Coordination with municipal and county open space and recreational preservation initiatives as well as easement monitoring and enforcement should also be discussed.

A. County Agricultural Development Areas
    1. Geographic Information System Mapping / current location map
B. Farmland preserved to date by program
    1. County Easement Purchase
    2. County Planning Incentive Grants
    3. Municipal Planning Incentive Grants
    4. SADC Direct Easement Purchase
    5. SADC Fee Simple
    6. Non-profit
    7. Transfer of Development Rights
    8. Other programs and partnerships
C. Consistency with SADC Strategic Targeting Project, including:
    1. Municipal Planning Incentive Grant Program(s) – Targeted farms and Project Areas / Agricultural Advisory Committee Coordination
D. Eight Year Programs
E. Coordination with Municipal and County Open Space Preservation Initiatives
F. Farmland Preservation Program Funding Expended to Date by Source
G. Monitoring of Preserved Farmland
H. Coordination with TDR Programs

V. Future Farmland Preservation Program

Chapter five must provide clear goals and objectives for the municipality's farmland preservation efforts over the next 10 years. Municipal and county ranking and minimum eligibility criteria as well as municipal and county policies with respect to housing opportunities, division of the premises and exceptions should be presented in detail. This section should also include a staffing and funding plan to ensure efficient and effective program implementation in the years to come. Efforts to develop and utilize a municipal Geographic Information System and Farmland Preservation Program database must be described. Factors that would limit implementation of the Plan should be identified with potential strategies provided to minimize their impact.

A. Preservation Goals (1, 5 and 10 year acreage targets)
B. Project Area Summaries
C. Municipal and County Minimum Eligibility Criteria Coordination
D. Municipal and County Ranking Criteria used to prioritize farms
E. Municipal and County Policies Related to Farmland Preservation Applications, including:

1. Approval of Housing Opportunities
    a. Overall housing opportunities permitted
    b. House replacement
    c. Residual Dwelling Site Opportunity allocation
2. Division of the Premises
3. Approval of Exceptions
    a. Severable
    b. Non-severable

F. Funding Plan
1. Description of Municipal and County Funding Sources (dedicated tax, bond proceeds, annual revenues (total), annual revenues dedicated to Farmland Preservation Program)
2. Financial Policies related to cost-share requirements between county and municipal / other funding partners / installment purchases
3. Cost Projections and funding plan associated with 1, 5 and 10 year preservation goals
4. Any Other Financial Information as appropriate

G. Farmland Preservation Program / Agriculture Advisory Committee Administrative Resources
1. Municipal Staff and/or Consultant Resources
2. Legal Support
3. Database Development
4. Geographic Information System Capacity and staff resources

H. Factors Limiting Farmland Preservation Implementation
1. Funding (county or municipal)
2. Projected Costs
3. Land Supply
4. Landowner Interest
5. Administrative Resources
6. Other

VI. Economic Development

Agricultural economic development strategies of the municipality in support of and in relation to county and state efforts must be described in chapter six. The municipality's perspectives on agricultural industry retention, expansion and recruitment strategies should be compared to the NJ Department of Agriculture's Economic Development Strategies and regional programs for consistency. Coordination with business and institutional support providers including marketing, public relations and education, estate planning, and community supported agriculture opportunities should be discussed. To the greatest extent possible, the municipality's Plan should also anticipate the needs of consumers, farmers and agriculture related industries in the years to come and discuss opportunities for new community markets, suppliers, processors and distributors.

A. Consistency with NJ Department of Agriculture Economic Development Strategies and other regional economic development plans and initiatives

B. Agricultural Industry Retention, Expansion and Recruitment Strategies
1. Institutional
    a. Farmer Support (e.g., Farm Link Program, Estate Planning)
    b. Marketing / Public Relation Support (e.g., local use of the Jersey Fresh promotional program, agritourism)
    c. Community Farmers Markets
    d. Community Supported Agriculture

e. Agricultural Education and Market Research Coordination
    i. Rutgers Cooperative Extension
    ii. New Jersey Agricultural Experiment Station
    iii. Rutgers School of Environmental and Biological Sciences
    iv. Other
2. Businesses
    i. Input Suppliers and Services
    ii. Product Distributors and Processors
3. Anticipated Agricultural Trends
    a. Market Location
    b. Product Demand
4. Agricultural Support Needs
    a. Agricultural Facilities and Infrastructure (e.g., farm markets, food processors)
        i. Type
        ii. Placement / Location
    b. Flexible Land Use Regulations
    c. Agriculture Representation in Economic Development Organizations
5. Agricultural Support Implementation
    a. Cost
    b. Funding Opportunities
    c. Timeline

VII. Natural Resource Conservation

The municipality's efforts to coordinate with regional efforts to promote natural resource conservation should be presented in chapter seven. The degree of coordination with established federal and state soil and water conservation programs, including landowner participation in conservation planning and matching grant programs must be discussed in this section of the Plan. Special attention should be paid to water conservation and allocation strategies in areas where water supplies are threatened by increasing competition from both agricultural and non-agricultural users. Non-traditional energy conservation and waste management efforts, as well as future conservation enhancements, should also be presented.

A. Natural Resource Protection Coordination
    1. Natural Resources Conservation Service
    2. Soil Conservation Districts
B. Natural Resource Protection Programs
    1. SADC Soil and Water Conservation Grant Program
    2. Federal Conservation Programs (EQIP, WHIP, CREP, etc.)
    3. NJDEP Landowner Incentive Program
C. Water Resources
    1. Supply Characteristics
    2. Agricultural Demand & Supply Limitations
    3. Conservation & Allocation Strategies
D. Waste Management Planning (e.g., animal waste, plastic mulch, tires, etc.)
E. Energy Conservation Planning (e.g., solar, wind, etc.)
F. Outreach and Incentives

VIII. Agricultural Industry Sustainability, Retention and Promotion

Chapter eight should expand on the municipality's vision for farming and the agricultural industry beyond preservation of its agricultural land base alone. Coordination with CADB Right to Farm programming and agricultural mediation services should be described and include a copy of the municipal Right-to-Farm ordinance, as required (N.J.A.C. 2:76-17A.3). This section of the Plan should also document municipal and county efforts on issues from permit streamlining to agricultural vehicle movement, labor housing and general agricultural education and promotion.

A. Existing Agricultural Industry Support
   1. Right to Farm / Agricultural Mediation Programs
   2. Farmland Assessment
B. Other Strategies, including:
   1. Permit Streamlining
   2. Agricultural Vehicle Movement / Routes
   3. Agricultural Labor Housing / Training
   4. Wildlife Management Strategies
   5. Agricultural Education and Promotion

STATE AGRICULTURE DEVELOPMENT COMMITTEE

FARMLAND PRESERVATION PROGRAM

GUIDELINES FOR DEVELOPING COUNTY COMPREHENSIVE FARMLAND PRESERVATION PLANS

Approved December 14, 2006

The following guidelines provide uniform standards for the development of County Comprehensive Farmland Preservation Plans. With the recent SADC Process Review Committee recommendation for a county-wide Planning Incentive Grant (PIG) Program these plans will become increasingly important in providing strategic guidance for all Farmland Preservation Program partners and in ensuring the timely expenditure of future funding. SADC approval of a County Comprehensive Farmland Preservation Plan based on these standards will be a prerequisite for participation in the county-wide PIG Program. To be eligible for participation, counties must update their existing plans to the new standards or adopt completely new Farmland Preservation Plans. At least two (2) public meetings will also be required; one early in the process designed to gather input and another later in the process to review the draft Plan. SADC and Department of Agriculture staff will work with CADBs to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation.

In anticipation of the expansion of the Farmland Preservation Program under the Garden State Preservation Trust, County Agriculture Development Boards (CADBs) were asked to assemble Comprehensive Farmland Preservation Plans in 1998 – 1999. To date, ten (10) of New Jersey's 21 counties have adopted comprehensive plans to better coordinate their agriculture retention and planning efforts. Four (4) additional counties have some type of strategic, long-range plan, trust fund plan or growth management plan that provides considerable direction to their farmland preservation initiatives and two (2) counties have comprehensive farmland preservation planning processes underway.

These guidelines supplement proposed new rules at N.J.A.C. 2:76-17, and update previous planning standards and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the NJ Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan. Recently, the SADC was successful in securing State matching grant funding to assist counties in creating and / or updating comprehensive farmland preservation plans to these new standards. The attached timeline and draft grant policy will help guide the SADC and CADBs in developing plans to lead the Farmland Preservation Program into the future.

I. County's Agricultural Land Base

The first section of the County Comprehensive Farmland Preservation Plan should provide a clear description of the agricultural characteristics and trends within the county over the last 20 years. SADC staff will provide each county with a County Agricultural Profile, combining Farmland Assessment, Census of Agriculture, Farmland Preservation, NJDEP Land Use / Land Cover, Building Permit and Census Bureau data. This data should be used by the county in preparation of its County Farmland Preservation Plan.

A. Location and size of agricultural land base
B. Distribution of soil types and their characteristics
C. Number of irrigated acres and available water sources
D. Farmland Assessment and Census of Agriculture statistics and trends
    1. Number of farms and farms by size
    2. Average and median farm size
    3. Cropland harvested, pasture, woodland, equine, total for agricultural use

II. County's Agricultural Industry – Overview

The second section of the Plan must provide a thorough overview of the county's existing agricultural industry, including historical crop trends and the market value of agricultural products over the last 20 years. This chapter should also discuss the status of agricultural related industries from equipment and supply providers and services to food processors and distributors and direct marketing. Counties should share their observations about where the agricultural industry within the county seems to be heading.

A. Trends in Market Value of Agricultural Products Sold
B. Crop / Production Trends over the last 20 years
C. Support Services within market region (equipment and seed dealers, fertilizer/pesticide suppliers, processing facilities, farmers markets, etc.)
D. Other agricultural related industries

III. Land Use Planning Context

The third chapter of the Plan must explore the land use planning context for farmland preservation and agricultural retention in the county. Starting with the State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans, the county Plan should discuss the relationship of land use, land value, infrastructure and development trends to the county Master Plan and county development regulations. An overview of municipal master plans, zoning and subdivision regulations, including the use of innovative planning techniques such as the Transfer of Development Rights (TDR), mandatory clustering, non-contiguous clustering and lot size averaging, should also be provided.

A. State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans

B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.)
C. County Master Plan and Development Regulations
D. Current Land Use and Trends
E. Sewer Service Areas / Public Water Supply Service Areas
F. Municipal Master Plan and Zoning – Overview
    1. General lot size categories and distribution by municipality
        a. Small lots (less than 1 acre minimum lots on sewer/water)
        b. Medium lots ($\geq 1 \leq 5$ acre minimum; septic/well)
        c. Large lots ($> 5 \leq 10$ acre minimum; septic/well)
        d. Very large lots (> 10 acre minimum; septic/well)
    2. Description of Innovative Planning Techniques Employed
        a. Cluster zoning
        b. Non-contiguous cluster zoning
        c. Lot size averaging
        d. Transfer of Development Rights
        e. Use of mandatory vs. voluntary options
    3. Discussion of Development Pressures and Land Value Trends
G. Discussion of Municipal and Regional TDR Opportunities including implementation strategy recommendations

IV. County's Farmland Preservation Program – Overview

The county's Farmland Preservation Program is presented in chapter four of the Plan. In addition to a thorough description of farmland preservation program participation and expenditures by municipality and by program type, the county must provide their latest Agricultural Development Area (ADA) criteria and map in relation to the latest agricultural land use map and preserved farmland. This section should also compare the county's progress to date in relation to the SADC's Strategic Targeting Project and any municipal and / or county Planning Incentive Grant Project Areas or TDR programs in the area. Coordination with open space and recreational preservation initiatives as well as easement monitoring and enforcement should also be discussed.

A. Agricultural Development Areas
    1. Designation Criteria (see N.J.A.C. 2:76-1)
    2. Geographic Information System mapping / current location map
B. Farmland preserved to date by program and municipality
    1. County Easement Purchase
    2. County Planning Incentive Grants
    3. Municipal Planning Incentive Grants
    4. SADC Direct Easement Purchase
    5. SADC Fee Simple
    6. Non-profit
    7. Transfer of Development Rights
    8. Other programs and partnerships

C. Consistency with SADC Strategic Targeting Project, including:
    1. Municipal Planning Incentive Grant Program(s) – Targeted farms and Project Areas / Agricultural Advisory Committee Coordination
D. Eight Year Programs
E. Coordination with Open Space Preservation Initiatives
F. Farmland Preservation Program Funding Expended to Date by Source
G. Monitoring of Preserved Farmland
H. Coordination with TDR Programs

V. Future Farmland Preservation Program

Chapter five must provide clear goals and objectives for the county's farmland preservation efforts over the next 10 years. County ranking and minimum eligibility criteria as well as county policies with respect to housing opportunities, division of the premises and exceptions should be presented in detail. This section should also include a staffing and funding plan to ensure efficient and effective program implementation in the years to come. Efforts to develop and utilize a county Geographic Information System and Farmland Preservation Program database must be described. Factors that would limit implementation of the Plan should be identified with potential strategies provided to minimize their impact.

A. Preservation Goals (1, 5 and 10 year acreage targets)
B. Project Area Summaries
C. Minimum eligibility criteria
D. County ranking criteria
E. County Policies Related to Farmland Preservation Applications, including:
    1. Approval of housing opportunities
        a. Agricultural labor housing
        b. House replacement
        c. Residual Dwelling Site Opportunity allocation
    2. Division of the Premises
    3. Approval of exceptions
        a. Severable
        b. Non-severable
F. Funding Plan
    1. Description of county funding sources (dedicated tax, bond proceeds, annual revenues (total), annual revenues dedicated to FPP)
    2. Financial policies related to cost-share requirements between county and municipal / other funding partners / installment purchases
    3. Cost projections and funding plan associated with 1, 5 and 10 year preservation goals
    4. Any other financial information as appropriate
G. Farmland Preservation Program / CADB Administrative Resources
    1. Staff resources
    2. Legal support

3. Database development
4. Geographic Information System capacity and staff resources

H. Factors Limiting Farmland Preservation Implementation
1. Funding (county or municipal)
2. Projected Costs
3. Land supply
4. Landowner interest
5. Administrative resources
6. Other

VI. Economic Development

Agricultural economic development strategies of the county must be described in chapter six. The county's agricultural industry retention, expansion and recruitment strategies should be compared to the NJ Department of Agriculture's Economic Development Strategies for consistency. Coordination with business and institutional support providers including marketing, public relations and education, estate planning, and community supported agriculture opportunities should be discussed. To the greatest extent possible, the county's Plan should also anticipate the needs of consumers, farmers and agriculture related industries in the years to come and discuss opportunities for new community markets, suppliers, processors and distributors.

A. Consistency with NJ Department of Agriculture Economic Development Strategies
B. Agricultural industry retention, expansion and recruitment strategies
1. Institutional
a. Farmer Support (e.g., Farm Link Program, Estate Planning)
b. Marketing / Public Relation Support (e.g., local use of the Jersey Fresh promotional program)
c. Community Farmers Markets
d. Community Supported Agriculture
e. Agricultural Education and Market Research Coordination
i. Rutgers Cooperative Extension
ii. New Jersey Agricultural Experiment Station
iii. Rutgers School of Environmental and Biological Sciences
iv. Other
2. Businesses
a. Input Suppliers and Services
b. Product Distributors and Processors
3. Anticipated Agricultural Trends
a. Market Location
b. Product Demand

4. Agricultural Support Needs
a. Agricultural Facilities and Infrastructure (e.g., farm markets, food processors)

        a. Type
        b. Placement / Location
    b. Flexible Land Use Regulations
    c. Agriculture Representation in Economic Development Organizations
5. Agricultural Support Implementation
    a. Cost
    b. Funding Opportunities
    c. Timeline

VII. Natural Resource Conservation

The county's efforts to promote natural resource conservation should be presented in chapter seven. The degree of coordination with established federal and state soil and water conservation programs, including landowner participation in conservation planning and matching grant programs must be discussed in this section of the Plan. Special attention should be paid to water conservation and allocation strategies in areas where water supplies are threatened by increasing competition from both agricultural and non-agricultural users. Non-traditional energy conservation and waste management efforts, as well as future conservation enhancements, should also be presented.

A. Natural Resource Protection Coordination
    1. Natural Resources Conservation Service
    2. Soil Conservation Districts
B. Natural Resource Protection Programs
    1. SADC Soil and Water Conservation Grant Program
    2. Federal Conservation Programs (EQIP, WHIP, CREP, etc.)
    3. NJDEP Landowner Incentive Program
C. Water Resources
    1. Supply Characteristics
    2. Agricultural Demand & Supply Limitations
    3. Conservation & Allocation Strategies
D. Waste Management Planning (e.g., animal waste, plastic mulch, tires, etc.)
E. Energy Conservation Planning (e.g., solar, wind, etc.)
F. Outreach and Incentives

VIII. Agricultural Industry Sustainability, Retention and Promotion

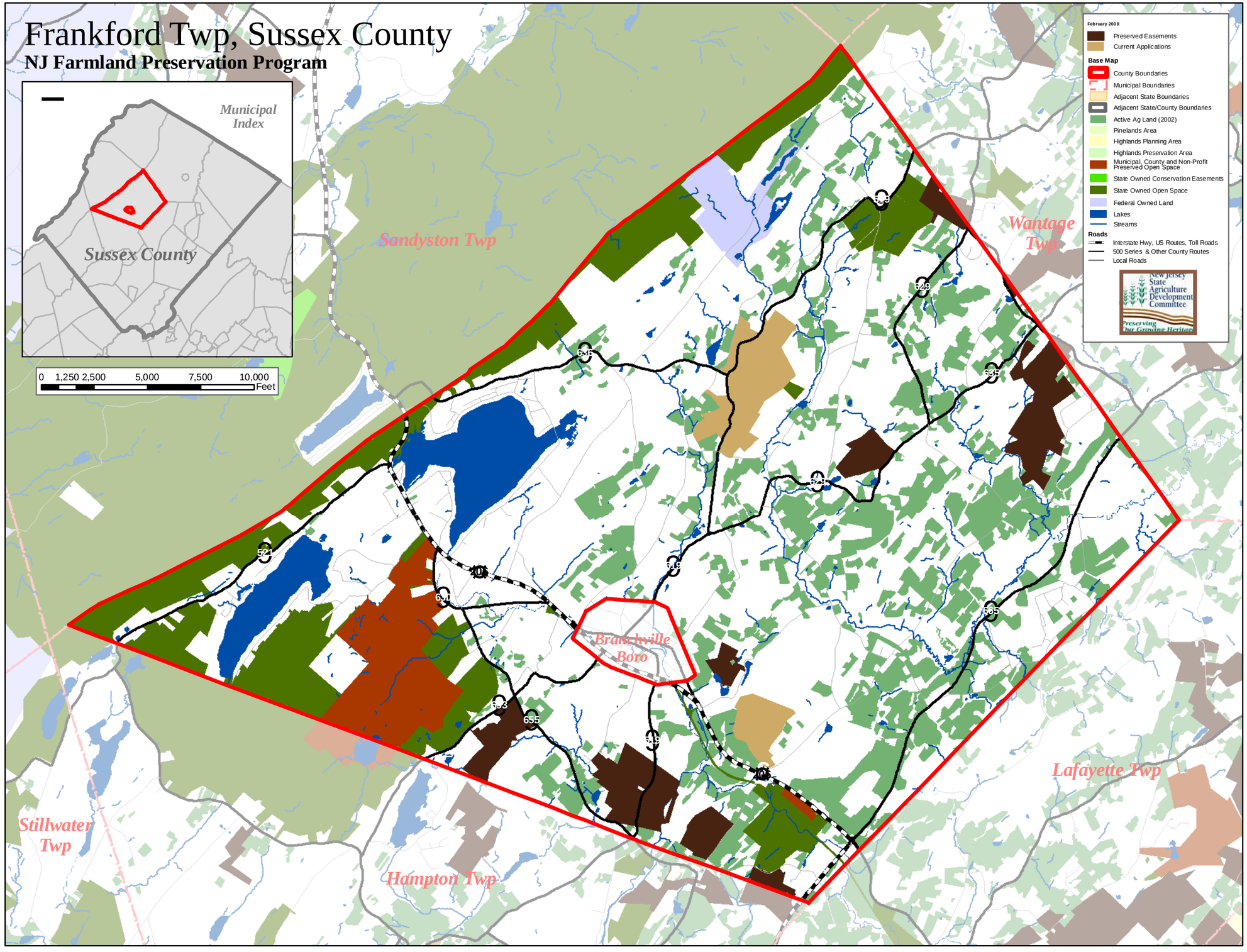
Chapter eight should expand on the county's vision for farming and the agricultural industry beyond preservation of its agricultural land base alone. Right to Farm programming and

agricultural mediation services should be described including an inventory of municipal Right-to-Farm ordinances in relation to the SADC model. This section of the Plan should also document the county's efforts to work with municipal partners on issues from permit streamlining to agricultural vehicle movement, labor housing and general agricultural education and promotion.

A. Existing Agricultural Industry Support
    1. Right to Farm / Agricultural Mediation Programs
    2. Farmland Assessment
B. Other Strategies, including:
    1. Permit streamlining
    2. Agricultural vehicle movement / routes
    3. Agricultural labor housing / training
    4. Wildlife Management Strategies
    5. Agricultural education and promotion

Frankford Twp, Sussex County

NJ Farmland Preservation Program



NEW JERSEY DEPARTMENT OF AGRICULTURE

2008

ECONOMIC DEVELOPMENT STRATEGIES

NEW JERSEY DEPARTMENT OF AGRICULTURE
ECONOMIC DEVELOPMENT STRATEGIES

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PRODUCE INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND - New Jersey's growers annually produce about one quarter of a billion dollars worth of the healthiest and freshest fruits and vegetables available anywhere. In 2006, New Jersey's vegetable commodities were valued at $141 million and New Jersey's fruit production of apple, blueberry, cranberry, peach and strawberry production were valued at $121 million. Local access to large affluent markets has long been an advantage for the marketing of those products. While our markets are still there, competition for those markets has become tougher. New Jersey's produce industry must continually work to rediscover its competitive advantages improving access to nearby markets and strengthening consumer loyalty.

In 2007 the department continued to highlight the freshness of New Jersey's locally grown produce. The campaign's message, *"Jersey Fresh, as Fresh as Fresh Gets"* was advertised in print, and through radio and television media buys. To reinforce the media buys over 2,500 retail supermarkets, community and farmer's markets received *Jersey Fresh* advertising materials to brand New Jersey produce at the point of sale. Through industry visits and involvement with the Eastern Produce Council the department continues to closely coordinate advertising program with our regions major buyers and retailers. In partnership with the New Jersey Restaurant Association approximately 500 restaurants participated in the "Proud to Offer Jersey Fresh" signage program. Working closely with the Produce News, Produce Business and the Packer national industry publications the department continues to keep the Jersey Fresh program in the national spotlight Through active membership and participation in the United Fresh Fruit and Vegetable Association and the Produce Marketing Association trade shows the *Jersey Fresh* program's high profile is supported and maintained at the national level.

Quality assurance is an important component of the *Jersey Fresh* brand. Each year hundreds of New Jersey growers of fresh fruits and vegetables voluntarily register for quality and grade inspections under the Department's *Jersey Fresh* Quality Grading Program. To ensure retailers of good farm management practices, and product traceability, the Department will continue providing grower accreditation for third party food safety certification. In 2008, with funding from the Federal-State Marketing Improvement Program, mock third party food safety audits will continue to be available to provide grower training prior to initiating their third-party farm certifications. As food safety increases in importance, and consolidation continues in the retail produce industry, the benefits of the department's affordable third-party farm certifications will continue to grow, as retailers require the improved trace-back ability third-party certifications offer.

In 2006 state food purchasing programs received $3 million to support locally grown, nutrient dense foods consistent with good dietary guidelines. The department will also continue to manage the Emergency Food Assistance Program that distributes over 10 million pounds of USDA commodities to 660 food pantries, soup kitchens and other feeding operations. Work will continue to open new community markets, providing growers greater direct access to consumers. As a cornerstone to quality assurance, the Department will continue to provide affordable third-party farm certifications.

1. PRODUCE STRATEGIES

1.1 Produce Safety Task Force

1) STRATEGY – The produce safety taskforce will continue to guide the department's efforts assisting New Jersey's fruit and vegetable growers to offer the highest quality locally grown products while adapting their operations to new food-safety standards. As food safety increases in importance, and consolidation continues in the retail produce industry, the importance of the department's affordable third-party farm certifications will continue to grow, as retailers require the improved trace-back ability third-party certifications offer. The department will work to;

1) Influence the regulatory process to ensure that it is relevant to small, medium and large scale producers.
2) Ensure that all types of agriculture including traditional in ground, above ground and tree fruit growers are considered in the development and implementation of food safety standards and regulation.
3) With funding from the USDA Federal-State Marketing Improvement Program provide funding to Rutgers University to conduct mock third party food safety audits to provide grower training prior to their actual third-party farm certifications to be conducted by the department.
4) Use the *Jersey Fresh* brand to promote the food safety of New Jersey agricultural products to supermarket chains and all other retailers.

1.2 Jersey Fresh Hospitality Industry Program

2) STRATEGY – Continue to develop and strengthen the *Jersey Fresh* and *Jersey Seafood* Hospitality Industry Program by bolstering many elements of the marketing of those products to the hotel, restaurant and the institutional food service industries. The program will;

1. Continue to involve members of the NJ Restaurant Association, Slow Food of Central NJ, South Jersey Hot Chefs and local chapters of the Professional Chef's Association.
2. Continue to promote participating restaurants to the public via the internet and other means, including the NJDA website.
3. Continue to provide supplier directories and point of sale advertising to the industry.
4. Promote *Jersey Fresh* produce and menu themes to restaurants and culinary contests such as the "Farm to Fork Week" and the "Jersey Seafood Challenge."

1.3 Increase Produce Branding

3) STRATEGY – Through a Specialty Crop Block Grant work to improve and strengthen the point of purchase labeling of individual produce items. Work to continue to distribute *Jersey Fresh* advertising materials to growers, marketing cooperatives and retailers to expand the branding of *Jersey Fresh* on packaging and at the point of sale

1.4 Promote Vertical Integration

4) STRATEGY - Encourage industry attendance at national produce industry trade shows, continue to work with representatives of nationally marketed produce brands and seek new methods to better integrate New Jersey's produce industry into the year-round supply model.

5) STRATEGY - Promote improved communication within industry members and greater coordination between the Eastern Coast growing regions. Work with other state departments of agriculture to develop improved networking opportunities between East Coast growers and marketing cooperatives.

1.5 Continue to Seek New Markets

6) STRATEGY – Work to explore and develop opportunities that facilitate state purchases of New Jersey farm products.

1. Review and examine purchasing opportunities at the Department of Corrections.
2. Continue to promote produce purchasing for school breakfast and lunch programs.
3. Strengthen the State's emergency feeding programs.

7) STRATEGY - Continue supporting fresh exports of New Jersey agricultural products to the New England States and Canada. Through industry visits and participation in such shows as the New England Produce Council and the Canadian Produce Marketing Association trade shows to keep key industry contacts current on New Jersey agriculture and the latest promotions of the *Jersey Fresh* brand.

1.6 Strengthen Existing and Seek New Community Markets

8) STRATEGY – Continue working with the USDA Rural Business Enterprise Grant program to identify the best practices and the costs and benefits of direct marketing. Work to communicate the best practices and the costs and benefits of direct marketing to growers. Maintain a current list of existing and new community farm markets that seek increased farmer participation.

9) STRATEGY - Promote the existence of community farm markets to the public. Maintain an interactive directory of community farmers markets on the department's website and continue to offer community farmers market lists for publication in local papers. Distribute community farmers' market lists to agencies responsible for distributing Farmers Market Nutrition coupons to seniors and participants in the Women, Infants & Children (WIC) nutritional program. Promote the use of wireless electronic bank transfers technology and expand the availability of seafood products at community farmers markets.

1.7 Expand Jersey Fresh Program

10) STRATEGY – Continue to strengthen the appeal of the *Jersey Fresh* brand and communicate the benefits of our state's produce food safety program to supermarket chains and all other retailers. Discourage the use of the "Locally Grown" product claim and increase the use of the *Jersey Fresh* brand name.

11) STRATEGY – Through the use of Specialty Crop Block Grant funds expand the budget for the Jersey Fresh matching-funds grant program and continue to award grants to applicants with the best past performance and greatest potential industry impact.

12) STRATEGY – Continue to broaden the *Jersey Fresh* promotional program to be more inclusive of all New Jersey produced fruits and vegetables, especially herbs, hydroponics and greenhouse produced fruits and vegetables, ethnic produce items and seek to update *Jersey Fresh* Quality Grading standards to include non-traditional produce items if necessary.

1.8 Improve Retailer and Processor Coordination

13) STRATEGY – Continue weekly dialogue, including weekly updates, involving Department representatives, growers, producers, wholesalers and retailers of New Jersey agricultural products. Conduct farmer and buyer meetings to bring retailers, processors and growers together.

14) STRATEGY - Improve coordination and communication with the USDA Market News that collects information on the current supply, demand and prices on nearly on fruits, vegetables, ornamental and specialty crops.

1.9 Vegetable Marketing Taskforce

15) STRATEGY - Continue to implement recommendations from the vegetable marketing task force to expand direct marketing opportunities, provide food safety audits and offer improved grower training.

ORNAMENTAL HORTICULTURE INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

Ornamental horticulture, including greenhouse, sod, nursery and floriculture operations, is New Jersey's leading agricultural sector, representing almost 42 percent of the state's agricultural production with $362 million in cash receipts. In 2005 New Jersey had 18 million square feet of greenhouse. New Jersey's horticultural products offer esthetic value, providing shade and a cooling effect and re-charge the air with oxygen.

To increase demand for New Jersey nursery stock, the New Jersey Department of Agriculture is continuing to expand its marketing program to include more horticultural crops and is working to develop standards for greenhouse produced products.

Since 2004 the television advertising of New Jersey horticultural products has greatly expanded through the Department of Agriculture's marketing program. The year 2007 saw the continuation of the *Jersey Grown* quality-grading program promotion of Christmas Trees. The upgraded retail nursery and garden center listing on the *Jersey Grown* website features an interactive search feature to assist consumers to locate garden centers and nurseries by county, town, business name or product.

The department continues to work with New Jersey's horticultural producers to produce our state's high quality of horticultural products. The Department will continue to inspect and certify nurseries, enabling growers to sell certified disease-free material in and out of state, and conduct seed certification and seed control testing programs to ensure high quality turf grass seed for New Jersey sod growers.

In 2008, the Department's ornamental horticulture economic development strategies will continue to focus on expanding the promotion of the *Jersey Grown* brand. The *Jersey Grown* website will continue to expand, and inspections for harmful pests and certifying seed will be continued.

2. ORNAMENTAL HORTICULTURE STRATEGIES

2.1 Ensure Plant Health

16) STRATEGY – Work to have a comprehensive approach to ensuring plant health. The following methods to be employed include:

1. Continue inspections for harmful pests and disease.
2. Seek ways to increase use of new methods of pest control and beneficial insects
3. Inspect and certify nurseries, enabling growers to sell certified disease-free material in and out of state.
4. Conduct seed certification and seed control testing programs to ensure high quality turf grass seed for New Jersey sod growers.
5. Encourage the New Jersey Agricultural Experiment Station to continue its research in identifying new varieties of agricultural products resistant to pests, diseases and new plant introductions.

17) STRATEGY- Support legislation establishing a drought emergency protocol for implementation of predictable, effective and sound restrictions for future emergencies. Work with the Nursery and Landscape Industry, the NJ Dept. of Environmental Protection, and the Department's Agricultural Water Working Group prior to future drought emergencies.

2.2 Increase Consumer Awareness

18) STRATEGY – Use Specialty Crop Block Grant funding to strengthen the *Jersey Grown* brand name to enable the industry to benefit from a common trademark identifying locally produced horticultural products.

1. Work with growers and independent garden centers and nurseries to strengthen their efforts to promote *Jersey Grown* products with advertising materials such as point of sale materials.
2. Develop a new *Jersey Grown* banner for use at the point of sale and also to identify growers participating in the program.
3. Continue to include horticultural crops in the department's marketing program and communicate the benefits of buying *Jersey Grown* products.
4. Maintain the retail nurseries and garden center listings on the *Jersey Grown* website. Continue efforts with major area retailers to coordinate the promotion of locally produced *Jersey Grown* products
5. Publish the list of certified *Jersey Grown* growers on the departments *Jersey Grown* website.

2.3 Improve State and Public Contract Requirements

19) STRATEGY- Continue to work with government agencies including the National Resource Conservation Service, the Department of Transportation through its highway planting program, and the Department of Environmental Protection through its forestry program, to use New Jersey produced products whenever possible and ensure that all products meet the pest-free standards of the New Jersey Nursery Law and satisfy the quality standards set by the *Jersey Grown* Rule as established by the Department.

2.4 Develop Sales Tax Guide

20) STRATEGY – Promote the availability and distribute the department's Landscaping Services and New Jersey Sales Tax informational guide to help nursery, landscaping service and retail garden centers to better understand amendments to the New Jersey Sales and Use Tax Act.

NEW JERSEY SEAFOOD INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

As the world's leading supplier of surf clams, ocean quahogs, and mackerel, New Jersey's commercial fishermen have been supplying the world's finest seafood for over 300 years. The variety of New Jersey seafood is impressive: clams, sea scallops, blue crabs, squid, monkfish, tuna, and flounder, and many others. In 2006, over 153 million pounds of seafood valued at $143 million was landed in New Jersey's six thriving ports. With annual retail, import and export sales in excess of $2 billion, New Jersey Seafood is important to our state's economy

The state also has 186 aquatic farms including 107 hard clam farms, 43 oyster farms and 15 finfish farms producing trout, koi, hybrid striped bass, sport fish species, and tilapia. Four other aquatic farms produce a variety of aquatic plants destined for ornamental ponds and remediation projects. According to USDA 2005 Census of Aquaculture, the number of acres devoted to saltwater aquaculture in New Jersey has risen from 1,402 in 1998 to 4,466 in 2005.

New Jersey is located in one of the nation's largest, and culturally diverse, upscale consumer seafood markets. But stiff competition from other states, and from around the world, is resulting in lower prices and lost markets. To combat this trend, the Department is working closely with industry to help consumers better understand the quality and availability of local seafood.

The Department has initiated programs to brand seafood landed by New Jersey vessels or farmed in New Jersey and to develop value-added seafood products to meet the needs of today's consumers. The *Jersey Seafood* branding program allows consumers to identify local seafood while also meeting new country of origin label requirements. Through promotional materials, point of sale advertising, an enhanced website, and work with strategic partners, awareness is expanding for the *Jersey Seafood* brand name. With 70 percent of seafood consumed in restaurants, the *Jersey Seafood* brand promotion is also heavily targeted at chefs and restaurateurs who are the opinion leaders in the industry.

Coastal tourism contributes $15 billion annually to our state's economy. Restaurants play a key role in a successful tourism industry in New Jersey. Recognizing this, our program identified strategic partnerships and a comprehensive promotional plan to support the positive branding of the New Jersey Shore along with *Jersey Seafood*.

3. SEAFOOD STRATEGIES

3.01 Promote the "Jersey Seafood" Brand

21) STRATEGY-Continue to develop a more consistent year-round demand for *Jersey Seafood* products through the strategic scheduling of promotional activities. Work to educate future consumers about the importance of seafood in the diet and the production of sustainable and eco-friendly seafood. Continue to promote New Jersey landed or grown products as distinct from, and of higher value, than competing products by strengthening the *Jersey Seafood* brand and building on the increasing consumer interest in purchasing food locally and emphasizing Jersey Seafood as an integral part of a healthier, more active lifestyle especially for young consumers.

22) STRATEGY – In order to develop a high quality brand image for New Jersey Seafood, as well as maintain a safe and high quality supply of *Jersey Seafood* products, implement standards for seafood using the *Jersey Seafood* brand. The department will continue to support the branding of *Jersey Seafood* through our *Jersey Seafood* website as well as point of sale materials developed and distributed to *Jersey Seafood* retailers, community markets, restaurateurs, chefs, and directly to the general public at festivals and events.

3.02 Developing Restaurant Promotions & Branding

23) STRATEGY- The department will continue to establish promotional relationships with professional culinary organizations such as the New Jersey Restaurant Association, Professional Chefs' Associations, and Slow Foods Organizations of New Jersey. Identify strategic partnerships to support the positive branding of the Jersey Shore and Jersey Seafood. The *Jersey Seafood* Suppliers Directory and promotion of the *Jersey Seafood* website electronic directory will help to link buyers and sellers. Institutionalize the Annual Jersey Seafood Challenge, a hot food competition for professional chefs, to promote locally harvested sustainable seafood and local restaurants.

3.03 Facilitating Retail Promotion & Sale of Jersey Seafood

24) STRATEGY- Increase consumer awareness and promotion of Jersey Seafood to emphasize sustainability and eco-friendliness through variety of channels including foodservice (chefs, restaurateurs, corporate feeding programs), media outlets, non-governmental organizations and retailers. Increased awareness and appreciation will increase demand for local seafood and drive sales. As part of the promotional campaign a wholesale market report will continue to be distributed to chefs, restaurateurs, retailers and other interested parties to provide current information about the availability of Jersey Seafood.

3.04 Supporting Direct Marketing Opportunities

25) STRATEGY-Identify new market opportunities and expand existing markets for *Jersey Seafood* and value-added *Jersey Seafood* products through greater participation at community/farm markets and other new venues such as the internet. A database of farm markets has been helpful to identify the best venues for seafood sales. Initial efforts will be to expand seafood sales in those identified markets. USDA funding will be sought to help in the expansion of farm market sales.

3.05 Development of a Branded Value-Added Seafood Products

26) STRATEGY – Continue to work with the industry to identify specific opportunities for value-added products and assist in securing funding for product development.

3.06 Export of New Jersey Seafood Products

27) STRATEGY – In partnership with USDA and Food Export USA Northeast programs for 2008, identify and promote the development of export marketing opportunities for New Jersey's seafood products.

3.07 Provide Health Certification to Allow Interstate Transport of Live Fish

28) STRATEGY- Working closely with the Division of Animal Health, identify a revenue stream to develop testing/certification for finfish to allow the transport and sale of New Jersey live farm-raised fish to markets in other states and expand the program to meet the needs of ornamental koi hobbyists.

3.08 Support the Aquaculture Education Programs at Cumberland County College and Rutgers University

29) STRATEGY - Recognizing the exigencies of the current budget; build public-private partnerships to develop energy-efficient and economically-viable models to offset operational costs, develop strategies that allow expertise/resources to be shared among the various institutions that offer training in aquaculture, identify strategies to bring in additional expertise on an "as needed" basis, and help to identify a part-time academic development director to secure additional support.

30) STRATEGY - Continue supporting development of aquaculture at Rutgers University through the Multi-species Aquaculture Demonstration Facility by advocating that the State of New Jersey annually support basic operations including salaries and supplies required for conducting aquaculture demonstrations and research that will benefit the aquatic farmers of New Jersey in the amount of $445,000;

3.09 Development of a Supportive Regulatory Path to Foster the Growth of Aquaculture

31) STRATEGY - Assist in crafting a supportive policy and a regulatory path that will allow a viable aquaculture industry to grow in New Jersey including the revision and expansion of the current leasing program, development of a general land use permit, establishment of a harmonized import program for aquatic species, and better utilization of current State resources to address finfish and shellfish health needs.

32) STRATEGY - Continue the Department's efforts to work with the NJDEP to provide Aquaculture Development Zones in addition to the General Permit for shellfish aquaculture so that there is greater flexibility for farmers to develop shellfish aquaculture in other appropriate private lease areas. The Department shall also seek to have a regulatory fast track given to holders of riparian grants who want to develop shellfish aquaculture in these areas. Owners of riparian grants are paying taxes on these submerged lands and many were written to specifically authorize the culture and harvest of shellfish;

33) STRATEGY - Endorse and support the development of the aquaculture industry in New Jersey and the central role of the Department in bringing about a streamlined protocol for the establishment of production practices, providing government assistance to deal with the regulatory structure, and facilitating important small business and start-up investment; and

34) STRATEGY - Support the proposed federal Open Ocean Aquaculture Policy legislation.

DAIRY INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

In 2006 New Jersey's commercial dairy producers marketed 163 million lbs of milk valued at $22.0 million. New Jersey's estimated 11,000 cows produced on the average 14,800 pounds of milk per cow are primarily located in the counties of Salem, Sussex, Warren, Gloucester and Burlington. Those five counties represent 85 percent of New Jersey's milk production. Sustaining New Jersey's Dairy industry is imperative in order to provide a fresh and healthy source of dairy products to all New Jersey residents' young and old as well as maintaining open space and productive agricultural lands.

Over the past 12 months of 2006, New Jersey dairy producers have experienced what has been defined as the perfect storm as input costs for feed, fuel, fertilizer and chemicals increased and milk prices falling to a 25 year low combined with weather related losses and a disaster designation .During the past 12 months of 2007, New Jersey dairy producers have seen an increase in milk prices to an all time high in September and October of 2007 but they have also seen their cost of production rise well above the $19.00 per cwt range.

The Department in 2007 implemented a Fuel Adjustment Add-on program to assist producers with increased costs of diesel fuel. This action was warranted and allowable with in the current USDA minimum pricing structure. Producers received in excess of $375,000 by this market driven program.

Today, though challenged with the above items the number of commercial dairy farms statewide totals approximately 105 farms, this number has not changed much in recent months but the number of cows per farm has fallen with larger farms leaving and smaller farms entering the industry. Their has also been a reduction of out put per farm due to the increased cost of production and a negative milk to feed ratio during the first 9 months of the year.

In 2007 Department, was unable to fund critical programs of the Garden State Dairy Alliance, to assist producers with technical support in the further advancement of the milk production industry, limited funding has been made available for 2008. The Department will continue to support value-added products through the "Jersey Fresh" Quality Grading Program and promote the nutritional benefits of milk and milk products through programs such as "Healthy Choices; Healthy Kids" Farm profitability, and infrastructure redevelopment will continue to be a priority and legislation and regulation that affects the industry will continue to be monitored. In 2008 educational programs for the general public and elected officials on the value of the industry will be continued as will animal health, bio-security and food safety programs.

4.0 DAIRY STRATEGIES

4.1 Evaluate Legislation and Regulation

35) STRATEGY – Continue tracking possible federal legislation to ensure more stable short-term on-farm milk prices. Work with the State's Ratification Committee to continue to seek alternatives that will update and improve the regulations that affect the dairy industry that encompasses, but is not limited to, the Milk Income Loss Contract (MILC) program and establishing a Northeast compact. As well as working with licensed milk dealers to provide a sound productive market within New Jersey.

36) STRATEGY – Continue to monitor options related to creating unified New Jersey Dairy Council to meet the needs of both North and South Jersey producers and allow for greater local control over advertising budgets.

37) STRATEGY - Create a new industry working group of distributors, processing and retail representatives which will be responsible for identifying and evaluating practices and programs that will help to sustain New Jersey's dairy industry.

4.2 Increase Demand for Milk

38) STRATEGY- Continue to support the distribution of milk as "Jersey Fresh," "Made with Premium Jersey Fresh Milk," "Made with Jersey Fresh Milk", "Jersey Fresh Flavored Milk" and "Jersey Fresh Milk." Integrate the sale and promotion of Jersey Fresh dairy product sales at community and retail markets throughout the State.

39) STRATEGY – In conjunction with the Healthy Choices, Healthy Kids initiative, continue to promote the nutritional benefits of drinking milk at a young age. The Department and producers will work with the Northeast Dairy Council to promote the initiative.

4.3 Ensure Quality Production and Food Safety

40) STRATEGY – Expand the efforts of the Garden State Dairy Alliance to support the dairy industry with technical assistance to coordinate a multi-disciplinary team of state and federal partners to cooperatively address issues related to animal health, milk quality, nutrient management, bio-security and dairy industry development.

1. The alliance will work to help sustain a viable and thriving dairy industry in New Jersey.
2. Continue to work with the USDA, Pennsylvania and other states to develop relationships beneficial to New Jersey's dairy Continue working to protect the health of the dairy industry from the threat of devastating and economically damaging diseases.
3. Seek to secure funding for the Garden State Dairy Alliance Milk Quality Program to document the quality of raw and processed milk and milk products to assure the safety and wholesomeness of dairy products.
4. Continue working with Rutgers and NJ Farm Bureau to promote the FIN Pak Program, a software program for dairy farmers that promotes good business practices through financial management analyses.

The alliance benchmarks when implemented will help position dairy operations to compete and sustain a viable, thriving, highly productive and high quality dairy industry in New Jersey if mastered.

41) STRATEGY - Establish health and safety standards for the sale of raw milk directly to consumers should the New Jersey Department of Health and Senior Services allow such sales, including: A strict Animal Health testing program implemented at the cost of the producer, which would cover all the communicable and transmittable diseases to humans; strict daily sanitation testing and recordkeeping required to provide a level of food safety; and requirements for a label reading, "May be hazardous to the health of the consumer," or similar language pointing out that safety of the product cannot be guaranteed.

FIELD AND FORAGE CROPS INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

In 2005, New Jersey harvested more than 313,300 acres of field crops worth an estimated $66.8 million. The leading field crops harvested were 115,000 acres of hay, 91,000 acres of soybeans, 79,000 acres of corn for grain and silage, 23,000 acres of winter wheat plus additional acreage of barley. Contributing to the State's agricultural economy, field crops provide animal feed and help to maintain New Jersey's working agricultural landscape.

Due to the state's high land values, property taxes and labor rates, production costs in New Jersey are higher than in most other production areas. With commodity prices based on national production costs, yields and demand, it can be less profitable to produce commodity items in New Jersey than elsewhere. However, in 2006 prices for New Jersey field and forage crops were strong.

One area that offers opportunity for field crops is the emerging prospects for renewable fuels as part of the Green Energy sector. New Jersey's field and forage farmers may be positioned to capitalize on the growing national movement toward ethanol-blended and bio-diesel fuels and their crops would be in higher demand should plans for bio-fuel production facilities come to fruition.

In 2007 market opportunities between organic growers and processors were supported and progress toward the establishment of bio-fuel plants will be continued in 2008.

In 2008 efforts will be continued to support organic crop production, farm income diversification, the establishment of a bio-fuels plant and grower education about agri-tourism opportunities will be continued.

5.0 FIELD CROPS STRATEGIES

5.0 Ensure Plant Health

42) STRATEGY - Through the implementation of the Mexican Bean Beetle parasite program, soybean rust monitoring surveys and the release of beneficial insects to control tarnished plant bug and mile-a-minute weed, the department will continue working to protect the health of the field and forage crops from the immediate threat of devastating and economically damaging plant pests and diseases.

43) STRATEGY - Aid in the development of a state wide working group to define benchmarks and goals to improve New Jersey production and yield per acre for corn, soybeans, small grains, grass hay, alfalfa hay, pasture and other alternative forage & feed crops. Work to support improved management practices, increased economic and environmental sustainability of forage-livestock systems, and improved production and quality of conserved feeds, including alfalfa and other hays and silages.

Work with Rutgers Cooperative Extension and NRCS to:

1. Provide regional producer workshops that will emphasize the benefits of good pasture and cropland management and preservation of water quality.
2. Explore the use of demonstration plots that will emphasize renovation and intensive management systems to improve yield per acre.

5.1 Support Organic Field Crop Production

44) STRATEGY – Continue to encourage the production of certified organic soybeans, corn and wheat to increase the value of these crops.

45) STRATEGY – Continue to assist in linking growers with organic food processors, retailers, animal feed suppliers and all other handlers to help identify new market opportunities and take advantage of the growing demand for processed food products made from organic ingredients.

5.2 Support Plans for a Green Energy Initiative

46) STRATEGY – Continue to facilitate and support efforts to construct bio-fuel plants in New Jersey. These plants could create a major new local market for the state agricultural production and has the potential to elevate the price paid for regionally produced grain or other agricultural products.

LIVESTOCK AND POULTRY INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

With an estimated value of $ 45.5 million, New Jersey's livestock and poultry sector is a significant contributor to the state's agricultural economy. The competitive pricing of the U.S. commodity market structure combined with New Jersey's higher than average feed and production costs can be disadvantages for our state's livestock industry. New Jersey's livestock industry is currently approaching a new marketing era with fewer commercial size operations and a trend toward alternative livestock and production methods. Direct or value-added marketing will be a driving factor for the livestock industry in New Jersey. The Department has worked to ensure that the existing structure of the industry is maintained and has facilitated growth in the emerging market structure.

The Department continues to work to protect livestock and poultry from disease.
A healthy industry is also largely dependent upon well cared for animals. The New Jersey Department of Agriculture administers numerous disease control programs to ensure the health of livestock and poultry throughout the state. As a part of the Garden State Dairy Alliance, the Department offers voluntary animal health programs such as, "New Jersey Cattle Health Assurance Program" and the "New Jersey Sheep and Goat Health Assurance Program." These programs improve the management of livestock operations as well as assuring a safer food product for the consuming public.

Through education and inspections, the Department is active in avian influenza surveillance and eradication, periodically testing the live poultry markets, livestock auctions, and backyard flocks while helping owners to limit the risk of avian influenza in the markets.

The successful *Jersey Fresh* brand has been extended to the equine and 4-H raised lambs with the promotion of the *Jersey Bred* brand in 2005. As a result of the Federal-State Marketing Improvement Program grant to study the economics of raising and marketing goats a new goat purchasing program will be established to support this significant new industry.

Through grants the New Jersey Junior Breeders' Fund is helping future generations of agricultural education/FFA students and 4-H members to continue to advance the breeding of purebred livestock and the production quality of grade livestock.

In 2008 the Department will continue working to ensure animal health, enhance industry marketing, and encourage production while examining new and non-traditional New Jersey livestock products and markets for those products.

6.0 LIVESTOCK AND POULTRY STRATEGIES

6.1 Ensure Animal Health

47) STRATEGY – Through the continued implementation of best management practices for bio-security, the department will continue working to protect the health of the livestock and poultry industry from the immediate threat of devastating and economically damaging diseases.

6.2 Enhance Marketing Efforts

48) STRATEGY- Work to strengthen the branding of livestock products under the *Jersey Bred* program.

6.3 Encourage Production of Goat Products

49) STRATEGY – Continue to work to match the farm management practices of new and beginning farmers to include the feed out of goats on a seasonal basis to maximize inputs and reduce costs associated with feeding these ruminant animals. This will also aid in maintaining the open space benefits of rougher grasslands. Assist in the expansion of New Jersey's goat production through support for a goat purchasing program established through the New Jersey Junior Breeder's program.

6.4 Encourage Production of Grass-Fed Animals

50) STRATEGY – The marketing and distribution of fresh and frozen grass-fed and organic grass-fed livestock products throughout the state will be supported.

51) STRATEGY – Expand the number of farmers markets that currently offer fresh meat products.

6.5 Work with Markets

52) STRATEGY – Continue the progress being made with the state's livestock markets to upgrade their facilities and adapt their operations to better meet the particular needs of both traditional and ethnic markets. Initiate a dialogue with the auction markets to conduct graded sales.

53) STRATEGY – Support the sale and marketing of locally produced poultry meat and eggs. Monitor the health code and market regulations that affect this industry to ensure that they address current industry models of production and distribution.

6.6 Promote an Annual Market for Sheep, Goats

54) STRATEGY – Continue to develop and promote livestock sales at several locations throughout the State and enhance support for the sale of market lambs and 4-H animals.

6.7 Support Youth Programs

55) STRATEGY - Continue to support the New Jersey Junior Breeders' Fund loan program which is helping future generations of agricultural education/FFA students and 4-H members to continue to advance the breeding of purebred livestock and the production quality of grade livestock.

ORGANIC INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

The Organic Trade Association's 2007 Manufacturer Survey conducted by Packaged Facts shows the U.S. organic industry grew 21% to reach $17.7 billion in consumer sales in 2006. Organic foods are still by the largest segment of organic products making up over 95% of all organic product sales. The Nutritional Business Journal (NBJ) forecasts 10-15 percent growth in organic sales from 2006-2010. The NBJ predicts that the organic food category should exceed $30 billion by the year 2025.

For more than a decade, the New Jersey Department of Agriculture has worked with the Northeast Organic Farming Association of New Jersey to certify organic producers and handlers. In September 2003, the legislation passed allowing the Department to establish rules and regulations for a New Jersey Organic Certification Program. The New Jersey regulations defining the organic certification program were established in 2006.

In 2007 the New Jersey Department of Agriculture earned National Organic Program Accreditation to certify crops, livestock, wild crafting, and handling operations. In 2007 the program certified more than sixty organic farms representing with over 2,350 acres of organic production. In addition to two organic dairy applications in another twenty-two certified organic handling facilities will be accredited making various products from humus, to pasta products; coffees to non-dairy organic frozen deserts.

The Department provides New Jersey farmers and processors access to a quality organic certification program. Farmers who are transitioning to organic production now have the ability to market their products under the new Department "Transitional Sustainable" label, which is not available under the NOP program. In doing so, New Jersey farmers will not have to wait the required 36-month "free of prohibited materials" to realize increased prices this niche market supports.

In support of the marketing of organic products, the Notice of Adoption for the Department's Jersey Organic rules was published in 2006. Organic price cards are printed and distribution will began with the mailings of price cards to NJDA certified farms who had requested them this summer. The next step in the Jersey Organic Program will be to establish and define the infrastructure to be used to implement the program, and to conceive and order promotional materials.

Over the last several years the Department received USDA funds to help offset the costs of organic certification. In 2008, the Department will continue to promote and administer cost sharing of organic certification fees for eligible operations, preparing informational brochures and fact sheets, and fully integrating organics into the Department's promotional programs.

7.0 ORGANIC STRATEGIES

7.1 Promote Cost-Sharing

56) STRATEGY – Continue outreach efforts to educate growers about federal funds available to help offset organic grower certification costs. Through a cost-sharing agreement with the Department and USDA, each operation is eligible for a reimbursement of up to 75 percent of its certification costs, not to exceed $500.

7.2 Educate Growers and Food Handlers about Regulatory Requirements

57) STRATEGY – Following the USDA accreditation efficiently implement the Department's Organic Certification Program to offer quality organic certification services to growers and food handlers in New Jersey.

58) STRATEGY – Continue to distribute fact sheets outlining the legal and regulatory requirements for production and sale of organic products, including livestock and livestock products. Make the fact sheets available on the Department's website and distribute to handlers and retailers of organic produce.

7.3 Promote the Marketing of Organic Agricultural Products

59) STRATEGY – Encourage integration of the marketing of the *Jersey Organic* brand along side of the *Jersey Fresh* promotional program. Represent *the Jersey Organic* brand at national produce industry trade shows and promote the availability of organic products and the use of the *Jersey Organic* promotional brand to wholesalers and retailers.

7.4 Encourage Technical Assistance

60) STRATEGY - Encourage research and technical assistance for organic growers including certification requirements, production practices and the harvesting and handling of organic products.

EQUINE INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

During the past 30 years, the region's horse racing industry has faced many challenges including the advent of casino gambling, an increasingly popular state lottery, the 2001 closure of Garden State Park, the loss of racing days at Atlantic City Racetrack and declining audiences at live races due to simulcasting and other reasons. To compensate, states neighboring New Jersey have combined different wagering technologies with horse racing. Delaware, Pennsylvania, and New York already have implemented either slot machines or video lottery terminals at tracks in their states. These efforts are attracting larger racetrack audiences and increasing purses for horses competing at those tracks.

Based on the most recent data, New Jersey's equine industry, composed predominately of pleasure breeds, accounts for an estimated 176,000 total acres of farmland, 96,000 of which are directly related to equine operations and 78,000 devoted to pasture and hay production. The 2007 Equine Industry Study by Rutgers University shows $4 billion in equine related assets with $582 million of that value the value of the animals. The industry has a total economic impact of $1.1 billion annually.

As part of its efforts to support the equine industry, the New Jersey Department of Agriculture administers numerous disease control programs to help keep horses healthy. The Department is a leader in the research on West Nile Virus and its work has been used throughout the world to develop programs that address the disease.

New breeder programs have been established for standardbreds and thoroughbreds. The Equine Science center continues its research, and the NJ Equine Advisory Board continues to bolster promotion and education efforts that stimulate interest, attract new owners, and create career opportunities in the equine industry.

As one of the most progressive equine states New Jersey offers racing as well as riding trails, rodeos, active 4-H and handicapped riding programs as well as many horse shows and competitions.

The Horse Park of New Jersey continues to grow and has become one of the largest equestrian venues in the Eastern United States. In 2007 the Horse park hosted one hundred and twenty-one days of activities as well as the Garden State Standardbred Sale and three international events highlighted by the *Jersey Fresh* CCI**/CCI*** (Contours Complete International) three day event which also served as a final selection trial for the 2008 Pan American Equestrian Games where the team was the Gold Medal winner.

8.0 EQUINE STRATEGIES

8.1 Ensure Horse Health

61) STRATEGY - Work with horse owners to assure awareness of disease threats and animal safety. Continue working to protect the health of horses from the immediate threat of devastating and economically damaging diseases.

62) STRATEGY – Work with Rutgers University's Cook College to continue development of a state-of-the-art research facility for its Equine Science Center. As an example the cost-effective techniques for nutrient and waste management ensuring compatible co-existence of horse farms in urban and suburban environments, developed by the Equine Science Center, is also proving be critical to other livestock industries.

8.2 Promote the Industry

63) STRATEGY - Work to implement the recommendations of the Department's "Focus on New Jersey's Horse Racing Industry" report and seek to augment purse values, increase track attendance, and improve the industry's supportive infrastructure.

64) STRATEGY – Continue to host Olympic caliber events and to promote the state's many quality venues and prestige events.

65) STRATEGY **–** In 2008, in addition to training clinics, horse shows, festivals and industry meetings the Horse Park of New Jersey will continue to host auction sales.

66) STRATEGY **–** Continue to improve the New Jersey equine website highlighting the sectors of New Jersey's Equine Industry activities. The website will improve coordination of all equine activities in the state and feature schedules of events, horseback riding trails and other industry related activities.

67) STRATEGY - Bolster promotion and education of the pleasure horse and racing industries to increase interest and work to stimulate new owners and create career opportunities. Re-design the New Jersey All Breed Horse Show to bring new people into the program and make it more user-friendly for owners and breeders of pleasure horses statewide

68) STRATEGY Continue working with youth programs to establish new 4-H clubs to expand the interest in standard bred racing and work with computer based programs for the Boy Scouts Horsemanship and Animal Science Badges and for the Girl Scouts including Horse Fan, Horse Sense, and Horse Rider.

69) STRATEGY – The Jersey bred logo will be promoted and work will continue on strengthening the *Jersey Bred* brand and logo.

70) STRATEGY – To improve farm safety work with the NJ Junior Breeder Program and the NJ Farm Bureau to develop and present the 1st Progressive Agricultural Safety Day in New Jersey in the spring of 2008.

8.3 Improve Right to Farm Protection

71) STRATEGY – Promote and create general awareness of the development of Equine AMP (Agricultural Management Practices) to allow for increased right-to-farm protection for New Jersey's equine industry.

WINE INDUSTRY
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

With more than 20 wineries, occupying an estimated 500 acres, New Jersey wines are becoming increasingly sophisticated, and the results are showing in their award-winning wines. The state's wine industry has received countless awards locally, nationally and internationally. New Jersey's wine industry adds an important diversification to New Jersey agricultural sector offering agri-tourism opportunities while providing a value-added product.

In 2007 New Jersey's Outer Coastal Plain, an area encompassing most of southern New Jersey, was been granted a federal designation as an approved "American Viticulture Area" (AVA). Influenced by the Atlantic Ocean and Delaware Bay the region's moderated winter temperatures and later frost dates allow many cold sensitive grape varieties, difficult to grow in other areas, to excel there. The Outer Coastal Plain is New Jersey's largest physiographic area consisting of about 2.25 million acres including all of Cape May, Cumberland, Atlantic, and Ocean Counties and parts of Salem, Gloucester, Camden, Burlington, and Monmouth Counties. It is known for its unique, well-drained soils of sandy loam which are amongst the best on the East Coast for producing high quality wine grapes.

Grape production continues to expand in New Jersey, but it is not keeping pace with increased wine production. New Jersey's wine industry ranks fifth in production behind California, Oregon, Washington and New York. This means the industry is becoming less dependent on New Jersey grapes and more dependent on out-of-state grapes, and risks losing its legitimate claim as an agricultural concern in the state.

The New Jersey Department of Agriculture administers a promotion and research fund for the wine industry supported by per-gallon tax refunds collected by the New Jersey Wine Industry Advisory Council. The Council prints promotional materials, conducts publicity programs, funds promotional festivals and conducts varietal and production oriented research with the funds.

In 2008 the New Jersey Department of Agriculture will continue to support a Jersey Fresh quality guarantee for wines. Wines must pass a rigorous quality test and be produced from grapes grown in New Jersey can now put a Jersey Fresh quality guarantee on their wines. In order to be considered a wine is tested for appearance, color, aroma and bouquet, acesence, total acid, sugar, body, flavor, astringency and general quality.

In 2008, efforts will be continued to increase New Jersey grape production and expand the Jersey Fresh Wine Festival to include more restaurants and farmers offering fresh produce. The industry will be supported as it seeks additional retail outlets and licenses to produce fruit based spirits. Opportunities will be created to support New Jersey wines at domestic and international trade shows. Support for federal export development funding of New Jersey fruit wines will be continued.

9.0 WINE STRATEGIES

9.1 Increase New Jersey Grape Production

72) STRATEGY – Encourage support for new production research to increase the state's grape production and expand the locally grown content of New Jersey wines. To increase demand support the industry's efforts to highlight the made with Jersey Fresh origins of the wines. Promote products from the newly established "Jersey Coastal Plain" American Viticulture Area.

73) STRATEGY – In an effort to increase the local agricultural input of New Jersey's wine industry an increase in the minimum acres required to establish a plenary or farm winery will be supported.

9.2 Support the Wine Industry at Trade Shows

74) STRATEGY – Seek opportunities at domestic and international trade shows for New Jersey's wine industry to expand the marketing and promotion of its wines. Support these efforts with any available state, regional or national cost sharing programs such as the USDA Market Access Program.

9.3 Expand the Jersey Fresh Wine Festival

75) STRATEGY - Support the expansion of the Jersey Fresh Wine Festival to include additional producers of Jersey Fresh and Jersey Seafood products and the offerings of area restaurants that feature Jersey Fresh items.

9.4 Promote Product Categories

76) STRATEGY – Continue to support the wine industry's effort to obtain licenses to distill fruit based spirits such as fruit brandies and grappa.

9.5 Expand Retail Outlets

77) STRATEGY – Support the wine industry's effort to expand its number of eligible retail outlets and also the ability to sell their wines at farmer's markets.

AGRI-TOURISM INDUSTRY
ECONOMIC DEVEOPMENT STRATEGY

BACKGROUND

With New Jersey farmers facing rising costs and stagnant commodity prices, agri-tourism offers an important opportunity to generate additional farm income and keep farms economically viable. Agri-tourism presents opportunities for New Jersey growers seeking to add value to their crops and/or capture more of the market price of their products by directly accessing consumers. Many residents consider agriculture a novelty and something to be explored and enjoyed. They desire to share the agricultural experience while increasing farm income at the same time. New Jersey's agri-tourism industry provides for a great introduction to the agriculture of the Garden State. The educational and economic contributions of agri-tourism to the state's agricultural economy are many.

A National Agricultural Statistics Survey (NASS) study conducted this year determined that the economic impact of agri-tourism upon New Jersey's economy was $91 million in 2006. This quantitative information confirms the qualitative recommendations of a 2005 Rutgers University study that examined farmers' and farm leaders' perceptions of the opportunities and challenges associated with agri-tourism.

There are other states that have comprehensive agri-tourism programs and these will be studied as work moves forward to more closely cooperate with the various agencies that share a common interest in promoting tourism in New Jersey.

A new interactive, GIS-based, agri-tourism industry website, "visitnjfarms.org", allows for easy consumer mapping based on products, services and location, within a specified town or county, or within a specified driving radius of a user-defined beginning point. It also allows farmers password access to the site to provide updates to their own listing.

To assist in the development of the agri-tourism industry, the Department will be focusing on three major objectives: developing strategic partnerships, consumer promotion and industry education.

10.1 Develop Strategic Partners

78) STRATEGY – Continue to support the New Jersey Agri-Tourism Industry Advisory Council in their charge to develop, support, and market this sector of the agricultural community.

79) STRATEGY – Continue working with the N.J. Office of Travel & Tourism (T&T) to develop and market agri-tourism. Develop three agri-tourism based travel tours for each of the state's six tourism regions. Encourage T&T to integrate an agri-tourism press familiarization tour into their work. These tours acquaint the regional travel and tourism media with New Jersey agri-tourism. Encourage T&T to incorporate agri-tourism research into their established travel industry research program. Market agri-tourism to the travel and tourism trade through participation in the annual Governor's Conference on Tourism, cooperative advertising, and other industry opportunities.

80) STRATEGY –Publicize the National Agricultural Statistics Survey (NASS) study that assessed the economic impact of agri-tourism upon New Jersey's economy.

10.2 Consumer Promotion

81) STRATEGY – Produce and distribute an inexpensive agri-tourism brochure with industry websites and contact information. This brochure would promote seasonal events, special attractions, and direct farm marketing opportunities. Create and disseminate regular press releases promoting the agri-tourism industry and related websites. Work to expand the promotion of the agricultural fairs in New Jersey.

82) STRATEGY – Continue to develop and promote the "visitnjfarms.org" website.

10.3 Industry Education

83) STRATEGY - Coordinate an Agri-Tourism symposium to address common opportunities and challenges and to provide some basic tourism and hospitality industry training. Work with Rutgers Cooperative Extension to develop and implement this training.

84) STRATEGY - Conduct tourism industry outreach activities for agri-tourism operators. Promote listings in the N.J. Office of Travel & Tourism's "Calendar of Events". Promote participation in "The 2007 New Jersey Governor's Conference on Tourism". Promote the use of the "Tourism Cooperative Grant Program" to organizations representing various facets of the New Jersey's agri-tourism industry.

85) STRATEGY – Continue to review, comment, and support work towards the adoption of agri-tourism Agricultural Management Practices (AMP's) as proposed by the State Agriculture Development Committee. Compliance with the agri-tourism AMP's will aid grower protection under the Right to Farm Act.

GENERAL STRATEGIES
ECONOMIC DEVELOPMENT STRATEGY

BACKGROUND

Many different agencies, councils, and organizations working through a variety of programs, have the common goal of assisting New Jersey's agricultural community. Strengthened communication and coordination between agencies and programs can result in multiple benefits for the agricultural community.

In 2008 the Department will continue working on broad strategies and reaching out to better coordinate efforts with other agencies. In keeping with the goals outlined in its strategic plan; the Department continues to identify strategies to ensure the economic viability of the state's agricultural industry.

11. GENERAL STRATEGIES

11.1 Inter-Agency Coordination

86) STRATEGY – Continue to link together the internal plans and initiatives of the New Jersey Department of Agriculture. Strive to consistently implement the Economic Development Strategies with the Smart Growth, Green Energy and the Agricultural Development Initiative. Continue to strengthen communication between the department, Rutgers' School of Environmental & Biological Sciences, County Agricultural Agents, the Food Innovation Center, the Food Policy Institute, 4-H staff, the USDA personnel to improve program coordination. Continue close coordination Rutgers and the USDA with the following marketing and economic development grant programs; Rural Business Enterprise Grants, Federal-State Marketing Improvements Program grants and Specialty Crop Block Grants.

11.2 New Market Opportunities List

87) STRATEGY – Maintain a current list of "New Market Opportunities." The list could be drawn from projects within the Economic Development Work Group and widely disseminated directly to the agricultural community.

11.3 Assist in Addressing Labor Issues

88) STRATEGY - Continue the commitment to programs that support worker training, worker health and safety, and farm labor housing. Support reform of policies and procedures addressing temporary agricultural worker visas at the federal and state level. Create a listing of all training, agricultural and business development resources on the department's website.

11.4 Training and Workplace Development

89) STRATEGY – In conjunction with the department's Agricultural Development Initiative using Specialty Crop Block grant funds implement an entrepreneurial and executive training and development program to provide training for growers and mid-level farm management. To increase the success rate of agricultural businesses training will assist in the utilization of personal computers, proper maintenance of power machinery used in agricultural operations, business marketing and communications and bi-lingual technical language training. Through various programs such as the Agricultural Leadership Development Program promote the development of new agricultural businesses through training in areas such as business plan development and coordinate with the Farm Services Agency and the Small Business Association.

11.5 Farmland Assessment and Crop Insurance and Technical Assistance

90) STRATEGY – Provide support, policy analysis, and information on farmland assessment to the Farmland Evaluation Advisory Committee, the Director of Taxation's Farmland Assessment Committee, agricultural organizations, municipal tax assessors and to landowners. Update the document – New Jersey's Farmland Assessment Act – A Primer on Basic Requirements.

91) STRATEGY - Implement the New Jersey Crop Insurance Education Initiative in partnership with the Risk Management Agency USDA and Rutgers Cooperative Extension to improve the financial health of all farmers, increase their skill and knowledge in using crop insurance, and to increase crop insurance participation as additional products and programs become available.

92) STRATEGY- Actively assist farmers as an advocate with issues related to agricultural production, taxation, regulations, economic development, value-added opportunities as well as a variety of other matters that impact the long-term viability of New Jersey agriculture.

93) STRATEGY – Provide technical assistance to farmers, architects, engineers, farm building consultants and agricultural contractors concerning the New Jersey Uniform Construction Code administered by the New Jersey Department of Community Affairs as it relates to farm buildings.

94) STRATEGY - Assist farmers with interpreting the Real Property Appraisal Manual, Farm Building Section with changes in construction techniques and building materials as well as building specifications and cost schedules. Provide information on calculating replacement costs and accrued depreciation.

95) STRATEGY – Increase participation in New Jersey's agricultural plastics recycling programs and assess the feasibility of expanding the program to include other materials generated by farmers and aqua culturists. Assist the State's food processing industry in finding markets or utilization for soon-to-expire and expired food products and work closely with other agencies in matters that require creative recycling solutions for non-traditional materials.

96) STRATEGY – Provide farmers and agribusinesses with information about the requirements concerning motor vehicle regulations and license plates for farm vehicles, requirements for the International Registration Plan, the International Fuel Tax Agreement, and commercial drivers license provisions. The Department will identify federal and state motor vehicle laws and regulations that impact interstate and intrastate of agricultural commodities and distribute information to continue the orderly transportation of New Jersey farm products. Create a user friendly website providing the necessary information about the motor vehicle registrations, fuel taxes and commercial driver licenses in an easily understood format.

97) STRATEGY – Disseminate information and respond to inquiries on the availability of financing from federal, state, and commercial lending institutions for agricultural loans. Advise individuals on the importance of developing business plans, maintaining financial records, and asset requirements in obtaining financing.

11.6 Improve Roadside Signage

98) STRATEGY – Working with the New Jersey Department of Transportation, the League of Municipalities and the Legislature continue to advocate a statewide standard for directional signage on New Jersey's roadways to heighten consumer awareness and provide a more visible marketing profile for the industry. Seek industry specific exemptions and changes in existing signage regulations to increase signage opportunities.

11.7 Processed Foods

99) STRATEGY - Work in conjunction with Rutgers's Food Innovation Center to research the feasibility of the development of a *Jersey Foods* brand extension of the *Jersey Fresh* brand. The *Jersey Foods* brand will be available for use for processed food products that meet the yet to be developed criteria.

11.8 Export Development

Through the Department's membership in Food Export USA continue to provide export development services to over six hundred food and agricultural companies in the Northeast United States. In 2006 the participating northeast companies documented a total of $167 million increase in export sales as a direct result of their participation in Food Export USA – Northeast programs and activities.

100) STRATEGY – Work with New Jersey based exporters of food products to secure a minimum of $1.4 million in matched promotional grant funding from the USDA Market Access program for at least twenty-five New Jersey companies. Provide export education and promote the federally funded export market research and development programs of Food Export USA – Northeast to New Jersey's fresh and processed food industries. Secure federal grant funding for an export development intern position responsible for programs of export education and export program promotion. Seek the development of export markets including an effort to coordinate a buyers mission from the Caribbean Basin and South and Central American markets.

New Jersey Farmland Preservation Program
STATE, COUNTY and MUNICIPALLY PRESERVED FARMLAND

County	Municipality	Original Owner	Acres	Total Cost	State Cost	Per Acre Total Cost	State Cost Share	Type of Acquisi-tion	Date of Purchase
Sussex	Andover	Jordan, L.	45.3320	206,260.60	141,889.16	4,550	68.79%	Cty EP	03/23/06
Sussex	Andover	Morris Land Conservancy/F	32.6990	179,844.50	53,953.35	5,500	30.00%	NPG	02/04/08
Sussex	Andover	NJCF	46.7400	299,585.00	239,668.00	6,410	80.00%	Cty EP	06/21/91
Sussex	Andover	Pattison, W. & C.	110.4230	607,326.50	403,043.95	5,500	66.36%	SADC EP	02/19/08
Sussex	Andover/Green	Kirby	73.8751	436,391.40	349,113.12	5,907	80.00%	Cty EP	09/26/89
Sussex	Frankford	Cuneo, J. & D.	52.0443	98,583.66	74,194.99	1,894	75.26%	Cty EP	09/19/01
Sussex	Frankford	GGE Ventures	76.1230	220,756.70	162,141.99	2,900	73.45%	Cty EP	12/20/04
Sussex	Frankford	HMD Realty (Boheim)	89.8040	211,219.01	156,833.71	2,352	74.25%	Cty EP	12/29/03
Sussex	Frankford	Jaeger, A. & D.	120.8169	223,511.27	168,539.58	1,850	75.41%	Cty EP	08/23/02
Sussex	Frankford	Morris Land Conservancy/S	40.7110	186,333.00	55,899.90	4,577	30.00%	NPG	05/15/08
Sussex	Frankford	Sadlon, C.	109.4120	381,940.65	272,690.39	3,491	71.40%	Cty EP	12/23/05
Sussex	Frankford	Tricer Management Ltd Prtn	214.3890	601,592.21	442,068.65	2,806	73.48%	Cty EP	01/07/05
Sussex	Frankford	Van Wingerden, W. & C.	75.7190	271,306.80	192,929.28	3,583	71.11%	Cty EP	12/21/04
Sussex	Frankford/Hampton	Neppl, C. & G.	86.6222	190,370.84	141,912.81	2,198	74.55%	Cty EP	01/15/02
Sussex	Fredon/Andover	Nature Conservancy/Newto	197.8640	2,750,000.00	1,374,020.16	13,898	49.96%	NPG	03/30/01
Sussex	Fredon/Green	Hunt, R. & M.	101.2860	341,034.80	240,519.28	3,367	70.53%	Cty EP	08/18/06
Sussex	Fredon	Lewis, D.	165.9130	630,469.40	630,469.40	3,800	100.00%	SADC EP	05/27/04
Sussex	Fredon	Nature Conservancy/PMI	132.0994	1,500,000.00	750,000.00	11,355	50.00%	NPG	04/25/02
Sussex	Fredon	Nilsen, E.	33.9110	169,555.00	115,297.40	5,000	68.00%	Cty EP	01/07/09
Sussex	Fredon	Saddle Ridge, LLC #1	40.5990	211,926.78	142,502.49	5,220	67.24%	Cty EP	05/15/08
Sussex	Fredon	Saddle Ridge, LLC #2	41.5850	224,542.80	149,695.20	5,400	66.67%	Cty EP	05/15/08
Sussex	Green	Cahill, R.	39.1128	131,520.61	93,333.49	3,363	70.96%	Cty EP	06/11/01
Sussex	Green	Hoitsma, J. & A.	74.6954	351,068.38	240,519.19	4,700	68.51%	Cty EP	07/12/02
Sussex	Green	Luckey, J., Jr. & N.	81.8310	261,859.20	189,847.92	3,200	72.50%	Cty EP	11/03/05
Sussex	Green	Mooney, C. R.	294.0731	1,099,245.25	777,176.39	3,738	70.70%	Cty EP	01/08/01
Sussex	Green	Nature Conservancy/Tranqu	90.4990	307,696.60	307,696.60	3,400	100.00%	Cty EP	12/13/01
Sussex	Hampton	A.F.P. Sussex Inc & VLGKE	35.7200	99,658.80	73,333.16	2,790	73.58%	Cty EP	01/06/04
Sussex	Hampton	Fairclough, A.	65.6330	197,477.96	144,560.78	3,009	73.20%	Cty EP	05/30/03
Sussex	Hampton	Fairclough, J. #1	33.5270	171,610.40	115,507.00	5,119	67.31%	Cty EP	05/05/08
Sussex	Hampton	Fairclough, J. #2	46.5350	214,061.00	147,050.60	4,600	68.70%	Cty EP	05/05/08
Sussex	Hampton	Fairclough, J. & B. #1	37.6310	160,600.00	110,960.00	4,268	69.09%	Cty EP	05/31/07
Sussex	Hampton	Fairclough, J. & B. #2	48.7450	172,035.12	122,693.07	3,529	71.32%	Cty EP	05/31/07
Sussex	Hampton	Fairclough, J. & B. #3	31.5890	132,673.80	92,239.88	4,200	69.52%	Cty EP	05/31/07
Sussex	Hampton	Fairclough, J. & R. #1	68.9550	158,596.50	117,913.05	2,300	74.35%	Cty EP	04/28/08
Sussex	Hampton	Fairclough, J. & R. #2	77.3080	201,000.80	148,431.36	2,600	73.85%	Cty EP	04/08/08
Sussex	Hampton	Fairclough, J. & R. #3	33.9670	180,025.10	120,582.85	5,300	66.98%	Cty EP	04/08/08
Sussex	Hampton	Komar, J. & N.	35.3400	169,632.00	115,915.20	4,800	68.33%	Cty EP	04/11/06
Sussex	Hampton	Landauer, S. & T./Henry, G.	86.2720	149,855.20	113,413.14	1,737	75.68%	Cty Ep	06/25/04
Sussex	Hampton	Lundbergh, P. & S.	122.0123	372,137.52	272,087.43	3,050	73.11%	Cty EP	11/15/01
Sussex	Hampton	Sus Cty/Lewis #1	67.7170	223,466.10	161,166.46	3,300	72.12%	Cty EP	10/22/04
Sussex	Hampton	Sus Cty/Lewis #2	58.1380	191,855.40	138,368.44	3,300	72.12%	Cty EP	10/22/04
Sussex	Hampton	Sus Cty/Fairclough #1	46.6060	153,799.80	110,922.28	3,300	72.12%	Cty EP	10/22/04
Sussex	Hampton	Sus Cty/Fairclough #2	52.1780	172,187.40		3,300	0.00%	Cty EP	10/22/04
Sussex	Hardyston	Kronyak, D. & P.	57.5120	299,062.40	201,292.60	5,200	67.31%	SADC EP	05/29/08
Sussex	Lafayette	Kronyak, D. & P.	52.0680	270,753.60	182,238.00	5,200	67.31%	SADC EP	05/29/08
Sussex	Hardyston/Lafayette	Struble, E. & R.	106.6642	255,381.84	131,491.85	2,394	51.49%	Cty EP	10/07/98
Sussex	Lafayette	Beetle, J. and S.	91.9930	289,777.95	210,663.97	3,150	72.70%	Cty EP	12/30/03
Sussex	Lafayette	Hahn, A. & E.	17.2810	202,312.60	121,387.56	11,707	60.00%	Cty EP	08/29/07
Sussex	Lafayette	Lust, H.	29.9140	151,719.90	102,634.05	5,072	67.65%	Cty EP	08/01/06
Sussex	Lafayette	Ortiz, N. & V.	41.7620	133,638.40	96,887.84	3,200	72.50%	Cty EP	02/27/07
Sussex	Lafayette	Pritchard, F. & N.	19.8110	113,946.80	74,654.80	5,752	65.52%	Cty EP	07/26/06
Sussex	Lafayette	Proulx, J. & J.	30.5530	158,875.60	106,935.50	5,200	67.31%	Cty EP	08/30/07
Sussex	Lafayette	Snook, B. D.	141.7968	283,593.60	212,695.20	2,000	75.00%	Cty EP	12/09/99
Sussex	Lafayette	Vaughan, A.	636.1203	1,074,077.51	815,035.29	1,688	75.88%	Cty EP	12/12/00
Sussex	Lafayette/Sparta	Demarest, J., Jr. & D.	42.4450	393,465.15	236,079.09	9,270	60.00%	Cty EP	06/27/08
Sussex	Lafayette/Sparta	Scott, E. Jr. & J.	134.7300	547,946.91	382,660.15	4,067	69.84%	Cty EP	11/14/02
Sussex	Montague	Fountain House of NJ, Inc	440.7790	674,391.87	516,152.21	1,530	76.54%	Cty EP	06/03/08
Sussex	Montague	Mortimer, C. Jr.	332.3010	564,468.00	428,331.60	1,699	75.88%	Cty EP	12/20/04
Sussex	Montague	Red Hill Road, LLC #1	54.3490	83,036.16	63,552.51	1,528	76.54%	Cty EP	02/04/09
Sussex	Montague	Red Hill Road, LLC #2	49.5870	172,810.70	123,521.22	3,485	71.48%	Cty EP	02/04/09
Sussex	Montague	Shaffer, M. & M.	183.0103	274,515.45	210,461.85	1,500	76.67%	Cty EP	03/02/01
Sussex	Montague/Wantage	Beemerville 4H Camp	575.8600					SOL	12/21/01
Sussex	Sandyston	Angle, J.	21.6070	205,266.50	123,159.90	9,500	60.00%	Cty EP	08/14/07
Sussex	Sandyston	Ayers, J. & L.	72.6780	181,302.50	134,163.85	2,495	74.00%	Cty EP	11/05/04
Sussex	Sandyston	Cornelius, G. & B.	69.2790	249,289.20	177,272.32	3,598	71.11%	Cty EP	12/19/08
Sussex	Sandyston	Frank, L.	129.5170	336,744.20	248,672.64	2,600	73.85%	Cty EP	12/22/06
Sussex	Sandyston	Harper, G., Jr. & M.	205.2880	867,900.13	602,290.48	4,228	69.40%	Cty EP	11/13/07
Sussex	Sandyston	Hull, T.	32.9090	292,890.10	176,063.15	8,900	60.11%	Cty EP	08/14/07
Sussex	Sandyston	Kurkjian, J. & D.	106.1520	541,110.00	366,045.00	5,098	67.65%	Cty EP	12/19/08
Sussex	Sparta	Takacs, K.	67.5680	668,923.20	401,353.92	9,900	60.00%	Cty EP	12/12/05
Sussex	Sparta	Takacs, K.	4.7890	47,411.11	28,446.66	9,900	60.00%	Cty EP	06/08/07
Sussex	Stillwater	Morris Land Conservancy/E	81.2850	227,598.00	68,279.40	2,800	30.00%	NPG	06/23/08
Sussex	Stillwater	Morris Land Conservancy/V	28.5420	127,411.49	38,223.45	4,464	30.00%	NPG	06/20/08
Sussex	Stillwater	Rogers, M.	121.0980	431,869.62	307,267.77	3,566	71.15%	Cty EP	06/26/06
Sussex	Stillwater	Roof, G., L., & A. & E.	84.9970	360,895.50	250,305.30	4,246	69.36%	Cty EP	05/19/06

Source: **New Jersey State Agriculture Development Committee** **As of March 31, 2009**

New Jersey Farmland Preservation Program
STATE, COUNTY and MUNICIPALLY PRESERVED FARMLAND

County	Municipality	Original Owner	Acres	Total Cost	State Cost	Per Acre Total Cost	State Cost Share	Type of Acquisi-tion	Date of Purchase
Sussex	Stillwater	Westbrook, J. & K.	109.3940	270,203.18	200,081.63	2,470	74.05%	Cty EP	11/05/04
Sussex	Vernon	BYBA,LLC	362.4860	978,712.20	708,981.28	2,700	72.44%	Cty EP	03/10/09
Sussex	Vernon	Kadish, D. & J.	265.4179	712,929.33	525,455.32	2,686	73.70%	Cty EP	12/10/02
Sussex	Vernon	Martin & Mullhaupt	69.2642	155,196.89	79,816.89	2,241	51.43%	Cty EP	06/23/98
Sussex	Wantage	Alpert, J. & K.	31.9400	79,850.00	59,089.00	2,500	74.00%	Cty EP	05/07/04
Sussex	Wantage	Beemer Estate	197.8670	593,601.00	435,307.40	3,000	73.33%	Cty EP	06/30/95
Sussex	Wantage	Bina, P.	25.5680	76,704.00	56,249.60	3,000	73.33%	Cty EP	07/15/05
Sussex	Wantage	Braunwell, A. & S.	33.7990	173,997.25	117,417.72	5,148	67.48%	Cty EP	09/20/06
Sussex	Wantage	Brooks, H.	70.0253	157,837.03	117,488.45	2,254	74.44%	Cty EP	01/16/03
Sussex	Wantage	Cagno, L. & A.	99.6100	209,181.00	156,387.70	2,100	74.76%	Cty EP	11/27/02
Sussex	Wantage	Compton, B. M.	151.1435	430,456.69	316,434.03	2,848	73.51%	Cty EP	08/13/97
Sussex	Wantage	Cosh, E. & M.	309.6989	774,247.25	572,942.97	2,500	74.00%	Cty EP	11/21/97
Sussex	Wantage	Cosh, M.	258.8826	654,455.22	484,006.91	2,528	73.96%	Cty EP	06/25/97
Sussex	Wantage	Dreisbach, J.	244.7660	689,983.50	507,455.95	2,819	73.55%	Cty EP	12/29/04
Sussex	Wantage	Frankowski, J. & I.	111.6600	206,986.00	155,784.20	1,854	75.26%	Cty EP	03/08/00
Sussex	Wantage	Gebhard, A.	164.1610	443,234.70	326,680.39	2,700	73.70%	Cty EP	02/13/07
Sussex	Wantage	Gilman Farm, Inc.	86.8650	185,673.94	138,658.26	2,138	74.68%	Cty EP	02/07/02
Sussex	Wantage	Hamming, I. & B.	281.5160	492,131.46	253,101.69	1,748	51.43%	Cty EP	09/13/99
Sussex	Wantage	Harden, R. W.	237.2708	640,631.16	472,168.89	2,700	73.70%	Cty EP	10/28/96
Sussex	Wantage	Hauck, M.	67.7280	292,855.87	202,804.72	4,324	69.25%	SADC EP	12/11/08
Sussex	Wantage	Havens, R. & G.	162.4610	360,236.53	268,147.67	2,217	74.44%	Cty EP	01/11/08
Sussex	Wantage	Hoehn, B. & C.	112.3166	242,828.49	181,211.60	2,162	74.63%	Cty EP	10/24/00
Sussex	Wantage	Joseph, F. & S.	246.6673	616,668.25	317,152.48	2,500	51.43%	Cty EP	06/23/98
Sussex	Wantage	Kelly, P. & M.	123.6155	105,073.18	84,058.54	850	80.00%	Cty EP	08/31/01
Sussex	Wantage	Kuperus, H. & H.	308.5030	925,507.80	678,705.72	3,000	73.33%	Cty EP	06/30/95
Sussex	Wantage	Kuperus, J. and S.	37.0700	118,624.00	86,002.40	3,200	72.50%	Cty EP	12/22/03
Sussex	Wantage	Maple Farm Endeavors, LP	154.0317	254,152.30	193,309.78	1,650	76.06%	Cty EP	05/23/03
Susses	Wantage	Nowicki, E. & L. & Marchese	174.4060	431,654.85	319,598.99	2,475	74.04%	Cty EP	04/08/04
Sussex	Wantage	Parrott, C. Jr. & B.	121.1533	202,931.78	154,167.57	1,675	75.97%	Cty EP	06/27/03
Sussex	Wantage	Postma, S. & R.	88.9710	199,295.04	148,403.63	2,240	74.46%	Cty EP	10/28/96
Sussex	Wantage	Ricker Brothers	250.1152	737,589.73	541,324.93	2,949	73.39%	Cty EP	08/13/97
Sussex	Wantage	Ringier, B. & A.	62.7920	155,096.24	114,846.57	2,470	74.05%	Cty EP	08/11/06
Sussex	Wantage	Russell, J. Jr. & B. R.	87.5818	242,601.59	178,579.29	2,770	73.61%	Cty EP	12/09/99
Sussex	Wantage	Steele, B.	50.2537	170,611.31	122,468.27	3,395	71.78%	Cty EP	03/16/04
Sussex	Wantage	Ulrich, A. & J.	27.7900	71,531.46	52,851.02	2,574	73.89%	Cty EP	11/14/02
Sussex	Wantage	Wallerius, M.	38.1500	94,421.25	69,909.88	2,475	74.04%	Cty EP	12/27/02
Sussex	Wantage	Warsex Developers, Inc.	149.7026	280,879.50	211,586.66	1,876	75.33%	Cty EP	12/28/01
Sussex	Wantage	Wirths, W., H. & D.	225.3668	392,983.36	297,626.16	1,744	75.74%	Cty EP	08/25/01
Sussex	Wantage	Zebrowski, D.	158.9157	401,138.53	296,577.40	2,524	73.93%	Cty EP	12/15/99
Sussex	Wantage/Frankford	Barnitt, R.	67.0370	147,481.40	109,940.68	2,200	74.55%	Cty EP	11/19/04
Total	**13**	**113**	**13,306.26**	**40,067,174.11**	**27,422,102.47**	**3,011**	**68.44%**		

Source: **New Jersey State Agriculture Development Committee** **As of March 31, 2009**

New Jersey Farmland Preservation Program
General Status Report Ordered by County
For All Rounds For All Programs
For All Dates

County of Sussex

Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Saint Paul's Abbey (Albert G. Joerger)	366	Easement Purchase - Nonprofit	2003A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Charles Roohr **Closer** Daniel Knox
Andover Twp.		**Block:** 151 **Lot:** 22	NonSeverable exception of 17.16 acres		
A. P. Kirby #1	196	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Andover Twp.		**Block:** 157 **Lot:** p/o 7	Severable exception of 2 acres NonSeverable exception of 0 acres		
A. P. Kirby #2	198	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Andover Twp.		**Block:** 157 **Lot:** p/o 7	Severable exception of 2 acres		
A. P. Kirby #3	200	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Andover Twp. Green Twp.		**Block:** 157 **Lot:** 2.02 **Block:** 22 **Lot:** 18			
A. P. Kirby #4	124	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Andover Twp.		**Block:** 157 **Lot:** 27	Severable exception of 2 acres Severable exception of 4 acres		
A. P. Kirby #5	140	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Andover Twp. Green Twp. Green Twp.		**Block:** 156 **Lot:** 3 **Block:** 21 **Lot:** 2 **Block:** 21 **Lot:** 3	Severable exception of 2 acres		
Elwood, John		Easement Purchase - County	Undetermined	ERROR IN DETERMINATION	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Green Twp.		**Block:** 157 **Lot:** p/o 2			
Lewis, Scott\Miller Sheep Ranch, Inc. #1	75	Easement Purchase - County	2006A	Withdrawn Application	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Andover Boro Andover Boro Andover Twp.		**Block:** 30 **Lot:** 2 **Block:** 12 **Lot:** 23 **Block:** 163 **Lot:** 2	NonSeverable exception of 2 acres		

New Jersey Farmland Preservation Program
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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Lewis, Scott\Miller Sheep Ranch, Inc. #2	180	Easement Purchase - County	2006A	Withdrawn Application	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Andover Twp.		**Block:** 161 **Lot:** 3	Severable exception of 2 acres Severable exception of 2 acres NonSeverable exception of 2 acres		
Lewis, Scott\Miller Sheep Ranch, Inc. #3	77	Easement Purchase - County	2006A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
		SADC Direct Easement Purchase	2002A	Rejected with Cause	**Reviewer** ERROR **Assigned** Patrick Meola **Closer** 0Roberta Lang
	354	SADC Direct Easement Purchase	2003A	Rejected Offer	**Reviewer** Eileen Antolino **Assigned** Patrick Meola **Closer** Antoine Nzima
	289	SADC Direct Easement Purchase	2005A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
		SADC Direct Easement Purchase	Not applicable	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Andover Twp. Andover Twp. Andover Twp. Andover Twp. Andover Boro Andover Boro		**Block:** 157 **Lot:** 3 **Block:** 161 **Lot:** 3A **Block:** 161 **Lot:** 3 **Block:** 163 **Lot:** 2 **Block:** 30 **Lot:** 2 **Block:** 12 **Lot:** 23	NonSeverable exception of 2 acres NonSeverable exception of 2 acres NonSeverable exception of 2 acres NonSeverable exception of 2 acres NonSeverable exception of 2 acres		
Ridge & Valley Conservancy\Scotto	259	Fee Simple - Nonprofit	FY 2009	Application Received	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Andover Twp. Andover Twp. Andover Twp.		**Block:** 163 **Lot:** 2 **Block:** 161 **Lot:** 3 **Block:** 0 **Lot:** 0	NonSeverable exception of 2 acres NonSeverable exception of 2 acres		

New Jersey Farmland Preservation Program
General Status Report Ordered by County
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County of Sussex

Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Westby Management Corporation	838	SADC Direct Easement Purchase	2001B	Withdrawn Application	**Reviewer** Daniel Knox **Assigned** Patrick Meola **Closer** 0Roberta Lang
	838	SADC Direct Easement Purchase	2002A	Insuficient Funds	**Reviewer** Eileen Antolino **Assigned** Patrick Meola **Closer** 0Roberta Lang
	838	SADC Direct Easement Purchase	2003A	Withdrawn Application	**Reviewer** John Denlinger **Assigned** Patrick Meola **Closer** 0Roberta Lang
	838	SADC Direct Easement Purchase	2004A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Eileen Antolino **Closer** Eileen Antolino
Byram Twp.		**Block:** 348 **Lot:** 9			
Byram Twp.		**Block:** 348 **Lot:** 9A			
Byram Twp.		**Block:** 348 **Lot:** 9B			
Byram Twp.		**Block:** 218A **Lot:** 1			
Byram Twp.		**Block:** 349 **Lot:** 1			
Andover Twp.		**Block:** 5 **Lot:** 1			
Andover Twp.		**Block:** 5 **Lot:** 6			
Andover Twp.		**Block:** 5 **Lot:** 7			
Andover Twp.		**Block:** 4 **Lot:** 1			
Andover Twp.		**Block:** 6 **Lot:** 1			
Akronowitz, Leah & Pleickhardt, E.	100	Easement Purchase - County	2000A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Frankford Twp.		**Block:** 2 **Lot:** 3	Severable exception of 2 acres Severable exception of 3 acres		
Morris Land Conservancy\Ayers	352	Easement Purchase - Nonprofit	FY 2009	Application Received	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Frankford Twp.		**Block:** 43 **Lot:** 4	NonSeverable exception of 2 acres		
Frankford Twp.		**Block:** 46 **Lot:** 2	NonSeverable exception of 2 acres		
Frankford Twp.		**Block:** 44 **Lot:** 10.02			
Frankford Twp.		**Block:** 44 **Lot:** 10			
The Land Conservancy of New Jersey\Bain Estate	123	Fee Simple - Nonprofit	FY 2009	Value Certified	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Frankford Twp.		**Block:** 26 **Lot:** 16	NonSeverable exception of 3 acres		
Frankford Twp.		**Block:** 26 **Lot:** 14			
Frankford Twp.		**Block:** 26 **Lot:** 20.10			
Bove, Gene & Michelle, & Thomas	69	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Frankford Twp.		**Block:** 40 **Lot:** 4			

New Jersey Farmland Preservation Program
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County of Sussex

Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
H.J. Hautau & Sons Inc. #1	30	County PIG Program	FY 2009	Application Received	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Frankford Twp.		**Block:** 25 **Lot:** 15.03	NonSeverable exception of 1 acres		
H.J. Hautau & Sons Inc. #2	37	County PIG Program	FY 2009	Application Received	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Frankford Twp. Frankford Twp.		**Block:** 25 **Lot:** 15.02 **Block:** 28 **Lot:** 1.04	NonSeverable exception of 1 acres		
H.J. Hautau & Sons Inc. #3	36	County PIG Program	FY 2009	Application Received	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Frankford Twp.		**Block:** 25 **Lot:** 15	NonSeverable exception of 1 acres		
Smith, Gary & Karen	15	Eight Year - Farmland Preservation	2008A	Application Review	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Frankford Twp.		**Block:** 9 **Lot:** 6.02			
Tipton, Patrick & Grillo, Marisa	73	Easement Purchase - County	2003A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Frankford Twp. Frankford Twp.		**Block:** 42 **Lot:** 19 **Block:** 42 **Lot:** 19.02	NonSeverable exception of 2 acres		
Bossart, Peter	198	Easement Purchase - County	2003A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Fredon Twp.		**Block:** 2005 **Lot:** 3.01	Severable exception of 7 acres		
Ridge & Valley Conservancy, Inc.\Manak Farm	61	Easement Purchase - Nonprofit	FY 2009	Value Certified	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Fredon Twp.		**Block:** 801 **Lot:** 8	NonSeverable exception of 3 acres		
Melton, Gerald	45	Easement Purchase - County	2002A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Gail Harrje **Closer** Undetermined
Fredon Twp.		**Block:** 1602 **Lot:** 2.01	Severable exception of 6 acres		
Nilsen, Eric	34	Easement Purchase - County	2004A	Closed on JAN 7, 2009	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Gail Harrje
Fredon Twp. Fredon Twp. Fredon Twp.		**Block:** 1301 **Lot:** 2 **Block:** 1301 **Lot:** 14.04 **Block:** 1301 **Lot:** 14.05	NonSeverable exception of 1 acres		
P.M.I.	127	Easement Purchase - Nonprofit	2002A	Application Received	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined

New Jersey Farmland Preservation Program
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County of Sussex

Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Rosenbergh, Edmund & Elizabeth	45	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Fredon Twp.		**Block:** 401 **Lot:** 12.01			
Morris Land Conservancy/Guidi	141	Fee Simple - Nonprofit	2008A	Application Received	**Reviewer** John Denlinger **Assigned** Undetermined **Closer** Undetermined
Green Twp.		**Block:** 6 **Lot:** 5.01			
Morris Land Conservancy/Oliva Realty	16	PA Easement Purchase - Nonprofit	2007A	Withdrawn Application	**Reviewer** Daniel Knox **Assigned** Daniel Knox **Closer** Daniel Knox
	16	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Daniel Knox **Closer** Daniel Knox
Green Twp.		**Block:** 31 **Lot:** 1.01	NonSeverable exception of 1 acres		
Pittenger, Jennie	100	Eight Year - Farmland Preservation	2003A	ERROR IN DETERMINATION	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Green Twp.		**Block:** 19 **Lot:** 13			
Quarter Moon Farms LLC	56	Eight Year - Farmland Preservation	1999 A	8 YR Terminated	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Green Twp. Green Twp.		**Block:** 35 **Lot:** 2 **Block:** 35 **Lot:** 3.02			
Tri-Farms, Inc.	521	SADC Direct Easement Purchase	2001B	Withdrawn Application	**Reviewer** Daniel Knox **Assigned** Daniel Knox **Closer** Antoine Nzima
	397	Fee Simple - SADC	Not applic able	ERROR IN DETERMINATION	**Reviewer** Charles Roohr **Assigned** Charles Roohr **Closer** Daniel Knox
Green Twp. Green Twp. Green Twp. Green Twp. Andover Boro Byram Twp. Green Twp.		**Block:** 34 **Lot:** 13 **Block:** 34 **Lot:** 33 **Block:** 31 **Lot:** 7 **Block:** 28 **Lot:** 1 **Block:** 2 **Lot:** 2 **Block:** 380 **Lot:** 2 **Block:** 34 **Lot:** F	Severable exception of 6.6 acres Severable exception of 21 acres Severable exception of 10.2 acres Severable exception of 9.2 acres		
AFP Sussex, Inc. & VLGKGG, Inc.	34	SADC Direct Easement Purchase	2001A	Withdrawn Application	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Hampton Twp. Hampton Twp. Hampton Twp.		**Block:** 901 **Lot:** 34.05 **Block:** 901 **Lot:** 34.04 **Block:** 901 **Lot:** 3	Severable exception of 3 acres		

New Jersey Farmland Preservation Program
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County of Sussex

Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Castimore, Mary Ann	164	Easement Purchase - County	2002A	Withdrawn Application	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Hampton Twp.		**Block:** 3105 **Lot:** 1	Severable exception of 10 acres		
Fairclough, John L.	45	Easement Purchase - County	2001A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Hampton Twp.		**Block:** 3102 **Lot:** 1.03	Severable exception of 2 acres		
Foody, William & Marijo #1	64	Easement Purchase - County	2006A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Hampton Twp.		**Block:** 2603 **Lot:** p/o 1	NonSeverable exception of 2 acres		
Foody, William & Marijo #2	63	Easement Purchase - County	2006A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Hampton Twp.		**Block:** 2603 **Lot:** p/o 1	NonSeverable exception of 2 acres		
Foody, William & Marijo #3	77	Easement Purchase - County	2006A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Hampton Twp.		**Block:** 2603 **Lot:** p/o 1			
Foody, William & Marijo #4	61	Easement Purchase - County	2006A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Hampton Twp. Hampton Twp.		**Block:** 2603 **Lot:** p/o 1 **Block:** 2603 **Lot:** p/o 15	NonSeverable exception of 2 acres		
Foody, William & Marijo #5	62	Easement Purchase - County	2006A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Hampton Twp. Hampton Twp.		**Block:** 3202 **Lot:** p/o 38 **Block:** 3202 **Lot:** p/o 39	NonSeverable exception of 2 acres		
Foody, William & Marijo #6	76	Easement Purchase - County	2006A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Hampton Twp. Hampton Twp.		**Block:** 3202 **Lot:** p/o 38 **Block:** 3202 **Lot:** 40	NonSeverable exception of 2 acres		
Lewis, Scott	231	Easement Purchase - County	2003A	Value Certified	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Hampton Twp. Hampton Twp. Hampton Twp. Hampton Twp. Hampton Twp.		**Block:** 2601 **Lot:** 6 **Block:** 2601 **Lot:** 6.01 **Block:** 2601 **Lot:** 10 **Block:** 2602 **Lot:** 1 **Block:** 2602 **Lot:** 1.01	NonSeverable exception of 2 acres NonSeverable exception of 2 acres NonSeverable exception of 2 acres NonSeverable exception of 2 acres		

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County of Sussex

Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Gasienica, Andrew & Mary Louise	45	Easement Purchase - County	2001A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Hampton Twp.		**Block:** 3501 **Lot:** 45.01			
Hampton Twp.		**Block:** 3501 **Lot:** 45.02			
Greentree Dev. Group, Inc. & C. Miller	228	SADC Direct Easement Purchase	2003A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Patrick Meola **Closer** Antoine Nzima
	228	SADC Direct Easement Purchase	2002A	Rejected with Cause	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Hampton Twp.		**Block:** 2602 **Lot:** 1	NonSeverable exception of 2 acres		
Hampton Twp.		**Block:** 2601 **Lot:** 10	NonSeverable exception of 2 acres		
Hampton Twp.		**Block:** 2601 **Lot:** 6	NonSeverable exception of 2 acres		
Hampton Twp.		**Block:** 2601 **Lot:** 6.01			
Passarelli, Lawrence & Kelly		Easement Purchase - County	Undetermined	ERROR IN DETERMINATION	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Hampton Twp.		**Block:** 2601 **Lot:** 6	NonSeverable exception of 2 acres		
Sus\Fairclough, A. #2	53	Easement Purchase - County	2004A	Value Certified	**Reviewer** Eileen Antolino **Assigned** Gail Harrje **Closer** Gail Harrje
Hampton Twp.		**Block:** 2601 **Lot:** 10	NonSeverable exception of 2 acres		
Weber, Louis		Easement Purchase - County	Undetermined	ERROR IN DETERMINATION	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Hampton Twp.		**Block:** 2602 **Lot:** 1	NonSeverable exception of 2 acres		
Tully, Eugene and Dorothy	10	Easement Purchase - County	2002A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Hampton Twp.		**Block:** 3202 **Lot:** 47.01			
Chiusano, Carol, Monell, Bruce & Michaluk, Pamela	54	Easement Purchase - County	2003A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Hardyston Twp.		**Block:** 74 **Lot:** 7.06	NonSeverable exception of 1 acres		
Hardyston Twp.		**Block:** 74 **Lot:** 7.05			
Hardyston Twp.		**Block:** 74 **Lot:** 7.07			
Big Springs Realty (Robert Collins)		Fee Simple - SADC	2002A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Daniel Knox **Closer** Undetermined

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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Yurchak, Stephen & Anne	110	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Hardyston Twp.		**Block:** 18 **Lot:** 8.01	NonSeverable exception of 1 acres		
Hardyston Twp.		**Block:** 61 **Lot:** 45.01	Severable exception of 3 acres		
Demarest, John & Doreen	45	Easement Purchase - County	2008A	Closed on JUN 27, 2008	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Gail Harrje
Lafayette Twp.		**Block:** 32 **Lot:** 20.01			
Sparta Twp.		**Block:** 25 **Lot:** 14.01			
Ericson, Darelyn	32	Easement Purchase - County	2004A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Lafayette Twp.		**Block:** 21 **Lot:** 20			
Hugerich, George & Maryann	37	Easement Purchase - County	2004A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Lafayette Twp.		**Block:** 21 **Lot:** 20.02			
Kronyak, Douglas & Pamela	113	SADC Direct Easement Purchase	2006A	Closed on MAY 29, 2008	**Reviewer** Gary Pohorely **Assigned** Gary Pohorely **Closer** Gary Pohorely
	113	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Lafayette Twp.		**Block:** 26 **Lot:** 6	Severable exception of 2.5 acres		
Lafayette Twp.		**Block:** 31 **Lot:** 1.02	Severable exception of 10 acres		
Hardyston Twp.		**Block:** 70 **Lot:** 1	NonSeverable exception of 1 acres		
Hardyston Twp.		**Block:** 71 **Lot:** 1.01	NonSeverable exception of .083 acres		
Hardyston Twp.		**Block:** 74 **Lot:** 20			
Northwest Jersey Dev. Corp (L. Stamato)	67	Easement Purchase - County	2003A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
	67	SADC Direct Easement Purchase	2003A	Insuficient Funds	**Reviewer** Eileen Antolino **Assigned** No Value Selected **Closer** No Value Selected
	67	SADC Direct Easement Purchase	2004A	Negotiation	**Reviewer** Eileen Antolino **Assigned** Patrick Meola **Closer** Antoine Nzima
Lafayette Twp.		**Block:** 14 **Lot:** 27.01	NonSeverable exception of 1 acres		
Peck, Harold & Sally	35	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Lafayette Twp.		**Block:** 14 **Lot:** 10.01			
Lafayette Twp.		**Block:** 14 **Lot:** 10.03			

New Jersey Farmland Preservation Program
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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
SNOOK, B. D.	0	NOT IN PROGRAM	1998 A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Lafayette Twp.		**Block:** **Lot:**			
Fountain House of NJ/Charles Saggese	442	Easement Purchase - County	2003A	Closed on JUN 3, 2008	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Gail Harrje
Montague Twp.		**Block:** 19 **Lot:** 20	Severable exception of 30 acres Severable exception of 5 acres		
M.DENHOLTZ	0	NOT IN PROGRAM	Undetermined	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Montague Twp.		**Block:** 4 **Lot:** 49.01;52;5			
Lewis, Deidre #1	51	Easement Purchase - County	2007A	Closed on FEB 4, 2009	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Montague Twp.		**Block:** 47 **Lot:** 17	NonSeverable exception of 3 acres		
Lewis, Deidre #2	52	Easement Purchase - County	2007A	Closed on FEB 4, 2009	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Montague Twp.		**Block:** 47 **Lot:** 17.02	NonSeverable exception of 3 acres		
Zitone, Joseph, Edward & George	197	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Montague Twp. Montague Twp.		**Block:** 4 **Lot:** 65 **Block:** 7 **Lot:** 33			
Just-Cornelius, Gail	70	Easement Purchase - County	2008A	Closed on DEC 19, 2008	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Gail Harrje
Sandyston Twp.		**Block:** 1103 **Lot:** 18			
Kurkjian, John & Donna	102	Easement Purchase - County	2008A	Closed on DEC 19, 2008	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Gail Harrje
Sandyston Twp. Sandyston Twp. Sandyston Twp. Sandyston Twp.		**Block:** 1201 **Lot:** 2.02 **Block:** 1201 **Lot:** 2.01 **Block:** 1201 **Lot:** 2 **Block:** 1103 **Lot:** 20	Severable exception of 3.4 acres NonSeverable exception of 2 acres		
Naftal, Marvin and Frances	261	Easement Purchase - County	2002A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Sandyston Twp. Sandyston Twp. Sandyston Twp.		**Block:** 701 **Lot:** 1 **Block:** 804 **Lot:** 2 **Block:** 805 **Lot:** 17	Severable exception of 10 acres Severable exception of 5 acres		

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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Southway, Robert & Lisa	32	Easement Purchase - County	2003A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Sandyston Twp.		**Block:** 2602 **Lot:** 13	NonSeverable exception of 1 acres		
Spinks, Russell	54	Eight Year - Farmland Preservation	2003A	ERROR IN DETERMINATION	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Sandyston Twp.		**Block:** 2602 **Lot:** 5			
Ashley, William	20	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Sparta Twp.		**Block:** 7 **Lot:** 72.01			
Perrone-Scro, Rachel	19	Easement Purchase - County	2008A	No Offer Made	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Sparta Twp.		**Block:** 36 **Lot:** 2.01			
Dingertopadre, Alexander	111	Easement Purchase - County	2007A	Withdrawn Application	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
Stillwater Twp.		**Block:** 3202 **Lot:** 14	Severable exception of 8 acres		
Morris Land Conservancy/Eick	81	PA Easement Purchase - Nonprofit	2007A	Closed on JUN 23, 2008	**Reviewer** Daniel Knox **Assigned** Daniel Knox **Closer** Daniel Knox
	81	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
Stillwater Twp.		**Block:** 2501 **Lot:** 33.01			
Lewis, Deidre (Stillwater)	64	Easement Purchase - County	2007A	Ranked (Preliminary)	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Stillwater Twp.		**Block:** 3401 **Lot:** p/o 4A	NonSeverable exception of 3 acres		
Morris Land ConservancyVendetti	29	PA Easement Purchase - Nonprofit	2007A	Closed on JUN 19, 2008	**Reviewer** Daniel Knox **Assigned** Daniel Knox **Closer** Daniel Knox
	29	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Stillwater Twp.		**Block:** 3302 **Lot:** 5			

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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
GERARD, CH COSTER	351	Easement Purchase - County	1999 A	Closed on MAR 10, 2009	**Reviewer** Gail Harrje **Assigned** Gail Harrje **Closer** Gail Harrje
		Easement Purchase - County	1996 A	Rejected Offer	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Vernon Twp.		**Block:** 32 **Lot:** 9	Severable exception of 3.26 acres		
Vernon Twp.		**Block:** 34 **Lot:** 1	Severable exception of 3.12 acres		
Vernon Twp.		**Block:** 40 **Lot:** 1	Severable exception of 3 acres		
Vernon Twp.		**Block:** 40 **Lot:** 3	Severable exception of 3 acres		
Vernon Twp.		**Block:** 40 **Lot:** 5	Severable exception of 5 acres		
Vernon Twp.		**Block:** 41 **Lot:** 1			
VANDOKKENBURG	553	Easement Purchase - County	1997 A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Vernon Twp.		**Block:** **Lot:**			
Van Dockenberg, David	541	Fee Simple - SADC	Not applicable	Application Received	**Reviewer** Charles Roohr **Assigned** Charles Roohr **Closer** Undetermined
Vernon Twp.		**Block:** 93 **Lot:** 5			
Vernon Twp.		**Block:** 93 **Lot:** 8			
Vernon Twp.		**Block:** 94 **Lot:** 3			
Weiss, Donald & Linda	70	Easement Purchase - County	2007A	Value Certified	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Vernon Twp.		**Block:** 61 **Lot:** 28	NonSeverable exception of 1 acres		
Afran,Neil & O'Bray, Janellen	39	Easement Purchase - County	2003A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
	87	Easement Purchase - County	2006A	Withdrawn Application	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Gail Harrje
Wantage Twp.		**Block:** 40 **Lot:** 2.04	Severable exception of 5 acres		
Wantage Twp.		**Block:** 40 **Lot:** 1.01	NonSeverable exception of 1 acres		
Ardeljan, Panta & Doyna	108	Easement Purchase - County	2001A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 42 **Lot:** 38	Severable exception of 2 acres Severable exception of 2 acres Severable exception of 2 acres		
Caton, Gary	13	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 135 **Lot:** 11.01	NonSeverable exception of 2 acres		

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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Caton, Larry	16	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 153 **Lot:** 9	NonSeverable exception of 2 acres		
Morris, Robert	270	Easement Purchase - County	Undetermined	ERROR IN DETERMINATION	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp.		**Block:** 34 **Lot:** 2.01 **Block:** 35 **Lot:** 6	Severable exception of 3 acres Severable exception of 3 acres		
De Groat, Willard H. and Eileen	80	Easement Purchase - County	2004A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
	84	Easement Purchase - County	2000A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 133 **Lot:** p/o 16.01	Severable exception of 3 acres NonSeverable exception of 1 acres		
Decker, William	39	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
	39	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
	39	County PIG Program	FY 2009	Application Received	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 35 **Lot:** 1.01	NonSeverable exception of 1 acres		
DenHeyer, Kathy	33	Easement Purchase - County	2007A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 153 **Lot:** 1.01	NonSeverable exception of 2 acres		
DenHeyer, Kathy/Estate of A. Canton	30	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 153 **Lot:** P/O 9.03	NonSeverable exception of 1 acres		
DenHeyer\Canton, R & A Estate of	22	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 153 **Lot:** P/O 9.01			
EVELYN COSH	0	Easement Purchase - County	1996 A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** **Lot:**			

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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Allison, Clayton		Easement Purchase - County	1995 A	Application Received	**Reviewer** Sherry Dudas **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp. Wantage Twp.		**Block:** 2 **Lot:** 6 **Block:** 23 **Lot:** 1 **Block:** 24 **Lot:** 1			
Harm, Phyllis	33	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 153 **Lot:** 9.03	NonSeverable exception of 1 acres		
Hauck, Michael	67	SADC Direct Easement Purchase	2006A	Closed on DEC 11, 2008	**Reviewer** Gary Pohorely **Assigned** Gary Pohorely **Closer** Gary Pohorely
	67	Easement Purchase - County	2004A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
	67	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 165 **Lot:** 30.01	NonSeverable exception of 2 acres Severable exception of 1 acres		
Havens, Richard & Gail	38	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
	39	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
	39	County PIG Program	FY 2009	Application Received	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 24 **Lot:** 10.01	NonSeverable exception of 1 acres NonSeverable exception of 1 acres		
Havens, Walter & Dorothy	57	Easement Purchase - County	2004A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp.		**Block:** 24 **Lot:** 10.02 **Block:** 24 **Lot:** 11	NonSeverable exception of 1 acres Severable exception of 2 acres		
Disabatino, Pearl		Easement Purchase - County	Undetermined	ERROR IN DETERMINATION	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp.		**Block:** 24 **Lot:** 4 **Block:** 24 **Lot:** 4.01	Severable exception of 3 acres		

New Jersey Farmland Preservation Program
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Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Hough, Fred A. & Betty D.	116	Eight Year - Farmland Preservation	1999 A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 118 **Lot:** 1.01			
Wantage Twp.		**Block:** 16 **Lot:** 6			
Wantage Twp.		**Block:** 16 **Lot:** 8			
Hubacek, Harry	78	Easement Purchase - County	2007A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
Wantage Twp.		**Block:** 139 **Lot:** 2			
Wantage Twp.		**Block:** 140 **Lot:** 2			
Wantage Twp.		**Block:** 140 **Lot:** 3			
Jacobson, Eugene and Shirley	89	Easement Purchase - County	2002A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 140 **Lot:** 18	Severable exception of 3 acres		
Wantage Twp.		**Block:** 142 **Lot:** 14			
Kaweske, John V.	72	Easement Purchase - County	2006A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 150 **Lot:** 6.01			
Kopec, Joe & Nicole	36	Easement Purchase - County	2008A	Insuficient Funds	**Reviewer** Gary Pohorely **Assigned** Undetermined **Closer** Undetermined
	36	Easement Purchase - County	2007A	Insuficient Funds	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
Wantage Twp.		**Block:** 138 **Lot:** 1.03			
Lockwood, Horace P. & Jane S.	130	Easement Purchase - County	2006A	Withdrawn Application	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 42 **Lot:** 44			
Wantage Twp.		**Block:** 41 **Lot:** 5.01			
Mazzola, Ralph	91	Fee Simple - SADC	Undetermined	Rejected Offer	**Reviewer** Courtenay Mercer **Assigned** Courtenay Mercer **Closer** Undetermined
Wantage Twp.		**Block:** 38 **Lot:** 5.01			
Wantage Twp.		**Block:** 38 **Lot:** 5.04			
McGlew, Edwin N. Jr. & Ruth A.	89	Fee Simple - SADC	2005A	Rejected Offer	**Reviewer** Courtenay Mercer **Assigned** Courtenay Mercer **Closer** Undetermined
Wantage Twp.		**Block:** 33 **Lot:** 21	NonSeverable exception of 0 acres		

New Jersey Farmland Preservation Program
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County of Sussex

Project (Farm) Applicant / Owner	Acres	Program	Round	Applications General Status	Staff
Paladino, Scott	46	Easement Purchase - County	2004A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp.		**Block:** 33 **Lot:** 22 **Block:** 140 **Lot:** 11.01	Severable exception of 2.5 acres NonSeverable exception of 1 acres		
Quinn, Carroll Thomas	85	Easement Purchase - County	2003A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp.		**Block:** 113 **Lot:** 2.01 **Block:** 113 **Lot:** 2.03	Severable exception of 5 acres NonSeverable exception of 1 acres		
Ricker, Walter		Easement Purchase - County	Undetermined	ERROR IN DETERMINATION	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
		Easement Purchase - County	1996 A	ERROR IN DETERMINATION	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp.		**Block:** 35 **Lot:** 8 **Block:** 37 **Lot:** 12.01	Severable exception of 4.2 acres		
Russell, John	50	Easement Purchase - County	2002A	Withdrawn Application	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 40 **Lot:** 1.01	Severable exception of 2.5 acres		
Sabio, Vincent (Chess Fund)	153	Easement Purchase - County	2003A	No Offer Made	**Reviewer** Eileen Antolino **Assigned** Undetermined **Closer** Undetermined
Wantage Twp. Wantage Twp.		**Block:** 21 **Lot:** 33.02 **Block:** 21 **Lot:** 34	NonSeverable exception of 3 acres		
Van Acker, Oscar	56	Easement Purchase - County	2007A	No Offer Made	**Reviewer** Gail Harrje **Assigned** Undetermined **Closer** Antoine Nzima
Wantage Twp.		**Block:** 26 **Lot:** 10	Severable exception of 5 acres		
Wildwood Estates	77	Easement Purchase - County	2000A	Withdrawn Application	**Reviewer** Undetermined **Assigned** Undetermined **Closer** Undetermined
Wantage Twp.		**Block:** 26 **Lot:** 13	Severable exception of 4 acres		

Legend For Determining Status Value

'ERROR IN DETERMINATION' = If the application can not fit into any of the following criteria.

'Application Received' = If the application has a date received in the deliverables screen

'Application Review ' = If the application has a date reviewed in the deliverables screen

'Ranked (Preliminary)' = If the application has a preliminary score value in the application screen

'Preliminary Approval' = If the application status is equal to 'Preliminary Approval'

'Negotiation ' = If the application has an offer amount in the negotiation screen

'Under Contract ' = If the application has an agreement sent back to land owner date

'Value Certified ' = If there is an Active Motioner on the Appraisal screen

'Closing Review, Projected closing DATE' = If there is work received from a Surveyor or Title company, the DATE is the expected closing date

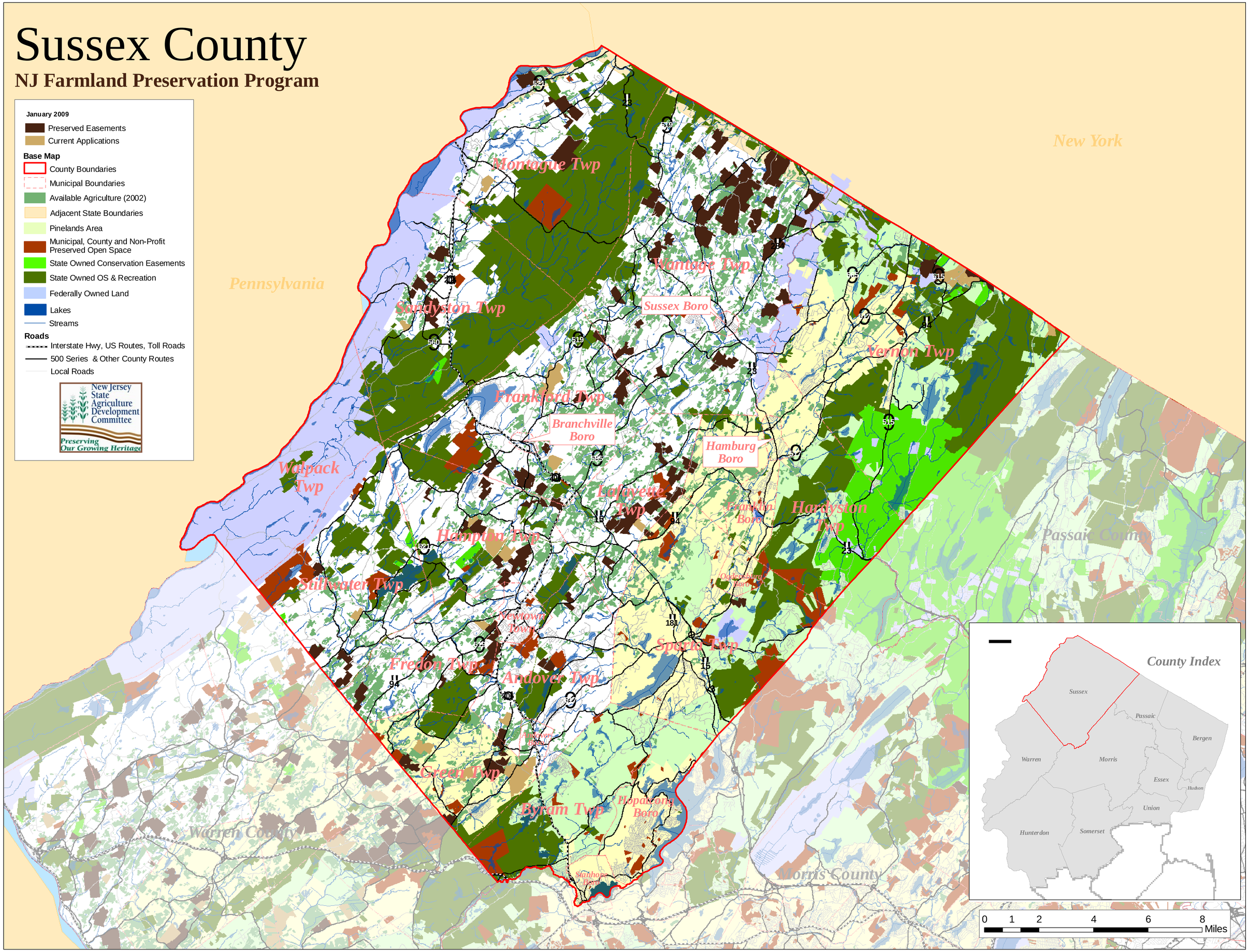
'Closed on DATE' = If there is a date closed on the attribute screen

'Rejected Application'
'Rejected with Cause'
'Insufficient Funds'
'Rejected Offer'
'No Offer Made'
'Withdrawn Application' = If the application status is on e of these values

NOTE: A value lower on the list will override a value higher on the list

Sussex County

NJ Farmland Preservation Program



New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
Morris Land Conservancy/Fritz	32.699	02/04/2008	Easement Purchase - Nonprofit
Sus - Andover Twp. **Block:** 111 **Lot:** 12.02			
Jordan, Lorraine	45.332	03/23/2006	Easement Purchase - County
Sus - Andover Twp. **Block:** 112 **Lot:** 3.03			
NJCF	46.74	06/21/1991	Easement Purchase - County
Sus - Andover Twp. **Block:** 157 **Lot:** p/o 2a			
Pattison, Charlotte & William	110.423	02/19/2008	SADC Direct Easement Purchase
Sus - Andover Twp. **Block:** 129 **Lot:** 4.01 NonSeverable exception of 1.5 acres Sus - Andover Twp. **Block:** 130 **Lot:** 1			
Barnitt, Raymond	67.037	11/19/2004	Easement Purchase - County
Sus - Wantage Twp. **Block:** 126 **Lot:** 1.01 Severable exception of 1 acres Sus - Wantage Twp. **Block:** 126 **Lot:** 13 Sus - Frankford Twp. **Block:** 39 **Lot:** 2			
HMB Realty Corp/Henry & Helen Bc	89.804	12/29/2003	Easement Purchase - County
Sus - Frankford Twp. **Block:** 35 **Lot:** 4 Severable exception of 4 acres Sus - Frankford Twp. **Block:** 35 **Lot:** 4.02 Sus - Wantage Twp. **Block:** 119 **Lot:** 5.01			
Tricer Mgt. - Nicholas Cerbo	214.389	01/07/2005	Easement Purchase - County
Sus - Frankford Twp. **Block:** 19 **Lot:** 10 Severable exception of 6 acres Sus - Frankford Twp. **Block:** 21 **Lot:** 6 Severable exception of 6 acres Severable exception of 5 acres Severable exception of 5 acres			
Cuneo, James A.	52.0443	09/19/2001	Easement Purchase - County
Sus - Frankford Twp. **Block:** 35 **Lot:** 1 Severable exception of 3 acres			
GGE Ventures - Glenn Thomas	76.123	12/20/2004	Easement Purchase - County
Sus - Frankford Twp. **Block:** 32 **Lot:** 12 NonSeverable exception of 2 acres Severable exception of 2 acres			
Jaeger, Alfred	120.817	08/23/2002	Easement Purchase - County
Sus - Frankford Twp. **Block:** 35 **Lot:** 2			
Sadlon, Carolyn	109.412	12/23/2005	Easement Purchase - County
Sus - Frankford Twp. **Block:** 22 **Lot:** 8 Severable exception of 6 acres NonSeverable exception of 1 acres			
Morris Land Conservancy/Stoll	40.711	05/15/2008	PA Easement Purchase - Nonprof
Sus - Frankford Twp. **Block:** 25 **Lot:** 19.01 NonSeverable exception of 1 acres Sus - Frankford Twp. **Block:** 25 **Lot:** 20			
Van Wingerden, William & Charmai	75.719	12/21/2004	Easement Purchase - County
Sus - Frankford Twp. **Block:** 19 **Lot:** 15 Severable exception of 3 acres			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
Lewis,D.&Coltelli, J&S #1	40.599	05/15/2008	Easement Purchase - County
Sus - Fredon Twp. **Block:** 1801 **Lot:** p/o 4 NonSeverable exception of 2 acres			
Lewis, D. & Coltelli, J & S #2	41.585	05/15/2008	Easement Purchase - County
Sus - Fredon Twp. **Block:** 1801 **Lot:** 4.03 NonSeverable exception of 2 acres			
Nilsen, Eric	33.911	01/07/2009	Easement Purchase - County
Sus - Fredon Twp. **Block:** 1301 **Lot:** 2 NonSeverable exception of 1 acres			
Sus - Fredon Twp. **Block:** 1301 **Lot:** 14.04			
Sus - Fredon Twp. **Block:** 1301 **Lot:** 14.05			
The Nature Conservancy	132.0994	04/25/2002	Fee Simple - Nonprofit
Sus - Fredon Twp. **Block:** 801 **Lot:** 33			
Sus - Fredon Twp. **Block:** 1001 **Lot:** 1.01			
Newton Associates	197.864	03/31/2001	Fee Simple - Nonprofit
Sus - Fredon Twp. **Block:** 1001 **Lot:** 30			
Sus - Andover Twp. **Block:** 153 **Lot:** 33.01			
Sus - Andover Twp. **Block:** 153 **Lot:** 33			
Sus - Andover Twp. **Block:** 153 **Lot:** 34			
Sus - Andover Twp. **Block:** 153 **Lot:** 36			
Sus - Fredon Twp. **Block:** 1001 **Lot:** 29			
Hoitsma, John & Anita	74.695	07/12/2002	Easement Purchase - County
Sus - Green Twp. **Block:** 10 **Lot:** 1.01			
CAHILL, ROBERT	39.1128	06/11/2001	Easement Purchase - County
Sus - Green Twp. **Block:** 22 **Lot:** 1 Severable exception of 3 acres			
Sus - Green Twp. **Block:** 24 **Lot:** 6			
Sus - Green Twp. **Block:** 26 **Lot:** 3			
Hunt, Ralph	101.286	08/18/2006	Easement Purchase - County
Sus - Green Twp. **Block:** 1 **Lot:** 6 NonSeverable exception of 1 acres			
Sus - Fredon Twp. **Block:** 19.02 **Lot:** 10 Severable exception of 2 acres			
Sus - Fredon Twp. **Block:** 19.02 **Lot:** 13			
Sus - Fredon Twp. **Block:** 19.03 **Lot:** 1			
KIRBY	73.8751	09/26/1989	Easement Purchase - County
Sus - Andover Twp. **Block:** 161 **Lot:** p/o 2			
Sus - Andover Twp. **Block:** 157 **Lot:** 1			
Sus - Green Twp. **Block:** 22 **Lot:** 11.01			
Sus - Green Twp. **Block:** 22 **Lot:** 19			
Sus - Green Twp. **Block:** 22 **Lot:** 21			
Sus - Green Twp. **Block:** 25 **Lot:** 3			
Luckey, James & Nancy	81.831	11/03/2005	Easement Purchase - County
Sus - Green Twp. **Block:** 9 **Lot:** 5			
MOONEY, RAYMOND C.	294.0731	01/08/2001	Easement Purchase - County
Sus - Green Twp. **Block:** 27 **Lot:** 2 NonSeverable exception of 1.5 acres			
Sus - Green Twp. **Block:** 19 **Lot:** 16 NonSeverable exception of 1.5 acres			
Sus - Green Twp. **Block:** 30 **Lot:** 1			
Sus - Green Twp. **Block:** 31 **Lot:** 2			
Sus - Green Twp. **Block:** 32 **Lot:** 2			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
Fairclough, Andrew	65.633	05/30/2003	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3202 **Lot:** 74 Severable exception of 3 acres Sus - Hampton Twp. **Block:** 3202 **Lot:** 45.01			
Fairclough, John & Barbara #1	37.631	05/31/2007	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3301 **Lot:** 5 part of Sus - Hampton Twp. **Block:** 3301 **Lot:** 6			
Fairclough, John & Barbara #2	48.745	05/31/2007	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3301 **Lot:** 5.01 NonSeverable exception of 1 acres			
Fairclough, John & Barbara #3	31.589	05/31/2007	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3301 **Lot:** 5 NonSeverable exception of 1 acres			
Fairclough, James & Robin #1	68.955	04/28/2008	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3202 **Lot:** 55 NonSeverable exception of 1 acres			
Fairclough, James & Robin #2	77.308	04/08/2008	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3202 **Lot:** 47 NonSeverable exception of 1 acres			
Fairclough, James & Robin #3	33.967	04/08/2008	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3202 **Lot:** 5			
Fairclough, John L. #2	46.535	05/05/2008	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3102 **Lot:** 1.03 NonSeverable exception of 2 acres			
Fairclough, John L. #1	33.527	05/05/2008	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3105 **Lot:** 3 NonSeverable exception of 1 acres			
AFP Sussex Inc. (Gaffney, Edward	35.72	01/06/2004	Easement Purchase - County
Sus - Hampton Twp. **Block:** 901 **Lot:** 3 Sus - Hampton Twp. **Block:** 901 **Lot:** 34.04 Sus - Hampton Twp. **Block:** 901 **Lot:** 34.05			
Komar, John & Naomi	35.34	04/11/2006	Easement Purchase - County
Sus - Hampton Twp. **Block:** 2701 **Lot:** 7.01			
Landauer, Stephen and Tracey	86.272	06/25/2004	Easement Purchase - County
Sus - Hampton Twp. **Block:** 2701 **Lot:** 8.01 Severable exception of 4.25 acres Sus - Hampton Twp. **Block:** 2801 **Lot:** 1 Sus - Hampton Twp. **Block:** 2802 **Lot:** 1			
LUNDBERGH, PAUL	122.0123	11/15/2001	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3202 **Lot:** 23			
Neppl, Claus and Grace	86.6222	01/15/2002	Easement Purchase - County
Sus - Hampton Twp. **Block:** 3105 **Lot:** 1.01 Sus - Frankford Twp. **Block:** 17 **Lot:** 3			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
Sus\Fairclough, A. #1	46.606	08/29/2006	Easement Purchase - County
Sus - Hampton Twp. **Block:** 2601 **Lot:** 6 NonSeverable exception of 2 acres			
Sussex/Lewis, Scott #1	67.717	08/29/2006	Easement Purchase - County
Sus - Hampton Twp. **Block:** 2602 **Lot:** 1 NonSeverable exception of 2 acres			
Sussex/Lewis, Scott #2	58.138	08/29/2006	Easement Purchase - County
Sus - Hampton Twp. **Block:** 2602 **Lot:** 1.01 NonSeverable exception of 2 acres			
Beetle, Jeffrey and Susan	91.993	12/30/2003	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 14 **Lot:** 2.01 Severable exception of 5 acres			
Demarest, John & Doreen	42.445	06/27/2008	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 32 **Lot:** 20.01 Sus - Sparta Twp. **Block:** 25 **Lot:** 14.01			
Hahn, Arthur and Elizabeth	17.821	08/29/2007	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 21 **Lot:** 8.02 NonSeverable exception of 1 acres			
Kronyak, Douglas & Pamela	109.58	05/29/2008	SADC Direct Easement Purchase
Sus - Lafayette Twp. **Block:** 26 **Lot:** 6 Severable exception of 2.5 acres Sus - Lafayette Twp. **Block:** 31 **Lot:** 1.02 Severable exception of 10 acres Sus - Hardyston Twp. **Block:** 70 **Lot:** 1 NonSeverable exception of 1 acres Sus - Hardyston Twp. **Block:** 71 **Lot:** 1.01 NonSeverable exception of .083 acres Sus - Hardyston Twp. **Block:** 74 **Lot:** 20			
Lust, Charles and Helen	29.914	08/01/2006	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 14 **Lot:** 1.03			
Ortiz, Nelson & Venus	41.762	02/26/2007	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 9 **Lot:** 18			
Pritchard, Frank & Nancy	19.811	07/26/2006	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 14 **Lot:** 2.02			
Proulx, Jean	30.553	08/30/2007	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 9 **Lot:** 19			
Scott, Edward & Jane	134.73	11/14/2002	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 32 **Lot:** 8 Sus - Lafayette Twp. **Block:** 32 **Lot:** 9 Sus - Lafayette Twp. **Block:** 32 **Lot:** 10 Sus - Lafayette Twp. **Block:** 32 **Lot:** 11 Sus - Lafayette Twp. **Block:** 32 **Lot:** 14 Sus - Lafayette Twp. **Block:** 32 **Lot:** 15 Sus - Lafayette Twp. **Block:** 32 **Lot:** 16 Sus - Lafayette Twp. **Block:** 32 **Lot:** 17 Sus - Sparta Twp. **Block:** 25 **Lot:** 15.01			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
SNOOK, B. D.	141.7968	12/09/1999	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 21 **Lot:** 1			
Sus - Lafayette Twp. **Block:** 21 **Lot:** 2			
Sus - Lafayette Twp. **Block:** 21 **Lot:** 7.01			
Sus - Lafayette Twp. **Block:** 25 **Lot:** 9			
Sus - Lafayette Twp. **Block:** 25 **Lot:** 11.01			
STRUBLE, E. & R.	106.6642	10/07/1998	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 14 **Lot:** 9			
Sus - Lafayette Twp. **Block:** 31 **Lot:** 6			
Sus - Lafayette Twp. **Block:** 31 **Lot:** 7			
Sus - Lafayette Twp. **Block:** 32 **Lot:** 3			
Sus - Lafayette Twp. **Block:** 32 **Lot:** 4			
Sus - Lafayette Twp. **Block:** 32 **Lot:** 5.01			
Sus - Lafayette Twp. **Block:** 32 **Lot:** 6.01			
Sus - Hardyston Twp. **Block:** 74 **Lot:** 24			
VAUGHAN, ADELE	636.1203	12/12/2000	Easement Purchase - County
Sus - Lafayette Twp. **Block:** 14 **Lot:** 16			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 19			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 20.01			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 21			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 22			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 25			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 26			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 30			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 31			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 32			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 38.02			
Sus - Lafayette Twp. **Block:** 14 **Lot:** 39			
Sus - Lafayette Twp. **Block:** 15 **Lot:** 8			
Sus - Lafayette Twp. **Block:** 15 **Lot:** 38			
Sus - Lafayette Twp. **Block:** 15 **Lot:** 42			
Sus - Lafayette Twp. **Block:** 15 **Lot:** 43			
Sus - Lafayette Twp. **Block:** 22 **Lot:** 19			
Fountain House of NJ/Charles Sag	440.779	06/03/2008	Easement Purchase - County
Sus - Montague Twp. **Block:** 19 **Lot:** 20 Severable exception of 30 acres Severable exception of 5 acres			
Mortimer, Charles	332.301	12/21/2004	Easement Purchase - County
Sus - Montague Twp. **Block:** 4 **Lot:** 48 Severable exception of 5 acres			
Sus - Montague Twp. **Block:** 8 **Lot:** 7 NonSeverable exception of .1 acres			
Sus - Montague Twp. **Block:** 8 **Lot:** 7.06			
Lewis, Deidre #1	54.349	02/04/2009	Easement Purchase - County
Sus - Montague Twp. **Block:** 47 **Lot:** 17 NonSeverable exception of 3 acres			
Lewis, Deidre #2	49.587	02/04/2009	Easement Purchase - County
Sus - Montague Twp. **Block:** 47 **Lot:** 17.02 NonSeverable exception of 3 acres			
SHAFFER, MARLYN	183.0103	03/02/2001	Easement Purchase - County
Sus - Montague Twp. **Block:** 1 **Lot:** 59			
Sus - Montague Twp. **Block:** 1 **Lot:** 71			
Sus - Montague Twp. **Block:** 1 **Lot:** 75			
Sus - Montague Twp. **Block:** 1 **Lot:** 90			
Sus - Montague Twp. **Block:** 1 **Lot:** 91			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
Angle, Jeffery	21.607	08/14/2007	Easement Purchase - County
Sus - Sandyston Twp. **Block:** 1103 **Lot:** 24.02			
Ayers, James & Lorraine	72.678	11/05/2004	Easement Purchase - County
Sus - Sandyston Twp. **Block:** 1203 **Lot:** 20.01 Severable exception of 2 acres			
Sus - Sandyston Twp. **Block:** 1203 **Lot:** 22 NonSeverable exception of 1.5 acres			
Frank, Lorenz C.,	129.517	12/22/2006	Easement Purchase - County
Sus - Sandyston Twp. **Block:** 1103 **Lot:** 3.01 Severable exception of 7 acres			
NonSeverable exception of 1 acres			
Harper, George B. Jr.	205.288	11/13/2007	Easement Purchase - County
Sus - Sandyston Twp. **Block:** 1203 **Lot:** 29 NonSeverable exception of 1 acres			
NonSeverable exception of 2 acres			
Severable exception of 10 acres			
Hull, Trevor	32.909	08/14/2007	Easement Purchase - County
Sus - Sandyston Twp. **Block:** 1201 **Lot:** 3.05			
Just-Cornelius, Gail	69.279	12/19/2008	Easement Purchase - County
Sus - Sandyston Twp. **Block:** 1103 **Lot:** 18			
Kurkjian, John & Donna	106.152	12/19/2008	Easement Purchase - County
Sus - Sandyston Twp. **Block:** 1201 **Lot:** 2.02 Severable exception of 3.4 acres			
Sus - Sandyston Twp. **Block:** 1201 **Lot:** 2.01 NonSeverable exception of 2 acres			
Sus - Sandyston Twp. **Block:** 1201 **Lot:** 2			
Sus - Sandyston Twp. **Block:** 1103 **Lot:** 20			
Takacs, Karin	67.568	12/12/2005	Easement Purchase - County
Sus - Sparta Twp. **Block:** 7 **Lot:** 71 NonSeverable exception of 1 acres			
Sus - Sparta Twp. **Block:** 7 **Lot:** 85 Severable exception of 2 acres			
Morris Land Conservancy/Eick	81.285	06/23/2008	PA Easement Purchase - Nonprof
Sus - Stillwater Twp. **Block:** 2501 **Lot:** 33.01			
Rogers, Miriam & Ciaffa, Chris	121.098	06/26/2006	Easement Purchase - County
Sus - Stillwater Twp. **Block:** 3102 **Lot:** 8			
Sus - Stillwater Twp. **Block:** 2806 **Lot:** 1			
Sus - Stillwater Twp. **Block:** 2805 **Lot:** 1			
Roof, Leon & George	84.997	05/19/2006	Easement Purchase - County
Sus - Stillwater Twp. **Block:** 3302 **Lot:** 10.01 Severable exception of 3 acres			
Severable exception of 2 acres			
Morris Land ConservancyVendetti	28.542	06/19/2008	PA Easement Purchase - Nonprof
Sus - Stillwater Twp. **Block:** 3302 **Lot:** 5			
Westbrook, Jacob & Karen	117.822	11/05/2004	Easement Purchase - County
Sus - Stillwater Twp. **Block:** 3302 **Lot:** 21			
War - Frelinghuysen Twp. **Block:** 101 **Lot:** P/O 11			
Sus - Stillwater Twp. **Block:** 101 **Lot:** P/O 11			

Sussex County

Farm	Easement Size	Date Closed	Program
Kadish, Daniel & Julian	265.4179	12/10/2002	Easement Purchase - County
Sus - Vernon Twp. **Block:** 31 **Lot:** 9 Severable exception of 1 acres			
Sus - Vernon Twp. **Block:** 32 **Lot:** 7 Severable exception of 1 acres			
Sus - Vernon Twp. **Block:** 33.01 **Lot:** 1			
MARTIN, V. & MULLHAUPT, J	69.2642	06/23/1998	Easement Purchase - County
Sus - Vernon Twp. **Block:** 40 **Lot:** 2 NonSeverable exception of 2 acres			
Sus - Vernon Twp. **Block:** 40 **Lot:** 8			
Alpert, Jonathan & Tsuno, Keiko	31.94	05/07/2004	Easement Purchase - County
Sus - Wantage Twp. **Block:** 151 **Lot:** 18.01			
BEEMER ESTATE	197.867	06/30/1995	Easement Purchase - County
Sus - Wantage Twp. **Block:** 38 **Lot:** 13.01			
Sus - Wantage Twp. **Block:** 37 **Lot:** 13.01			
Bina, Peter R.	25.568	07/15/2005	Easement Purchase - County
Sus - Wantage Twp. **Block:** 29 **Lot:** 1.01			
Braunwell, Arthur & Sarah	33.799	09/20/2006	Easement Purchase - County
Sus - Wantage Twp. **Block:** 149 **Lot:** 20.08			
Brooks, Harriet & Harvey	70.0253	01/15/2003	Easement Purchase - County
Sus - Wantage Twp. **Block:** 152 **Lot:** 7.01 NonSeverable exception of 1.25 acres			
Cagno, Leonard & Annette	99.61	11/27/2002	Easement Purchase - County
Sus - Wantage Twp. **Block:** 140 **Lot:** 19 Severable exception of 2 acres			
COMPTON, B. M.	151.1435	08/13/1997	Easement Purchase - County
Sus - Wantage Twp. **Block:** 29 **Lot:** 11 NonSeverable exception of 7 acres			
Sus - Wantage Twp. **Block:** 30 **Lot:** 3.01			
COSH, E. & M.	309.6989	11/21/1997	Easement Purchase - County
Sus - Wantage Twp. **Block:** 33 **Lot:** 2 NonSeverable exception of 1 acres			
Sus - Wantage Twp. **Block:** 33 **Lot:** 6			
Sus - Wantage Twp. **Block:** 34 **Lot:** 6.01			
Sus - Wantage Twp. **Block:** 34 **Lot:** 6.02			
Sus - Wantage Twp. **Block:** 35 **Lot:** 9			
Sus - Wantage Twp. **Block:** 37 **Lot:** 11			
COSH, M.	258.8826	06/25/1997	Easement Purchase - County
Sus - Wantage Twp. **Block:** 34 **Lot:** 2.01 Severable exception of 3 acres			
Sus - Wantage Twp. **Block:** 35 **Lot:** 6 Severable exception of 3 acres			
Dreisbach, Julia	244.766	01/13/2005	Easement Purchase - County
Sus - Wantage Twp. **Block:** 38 **Lot:** 11.03 Severable exception of 5 acres			
Sus - Wantage Twp. **Block:** 39 **Lot:** 2.01			
Sus - Wantage Twp. **Block:** 39 **Lot:** 3			
Sus - Wantage Twp. **Block:** 39 **Lot:** 3.02			
Sus - Wantage Twp. **Block:** 39 **Lot:** 12.03			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
FRANKOWSKI, JOHN & IRENE	111.66	03/08/2000	Easement Purchase - County
Sus - Wantage Twp. **Block:** 1.02 **Lot:** 6 NonSeverable exception of 5 acres			
Gebhard, Alice	164.161	02/13/2007	Easement Purchase - County
Sus - Wantage Twp. **Block:** 153 **Lot:** 2.01			
Sus - Wantage Twp. **Block:** 153 **Lot:** 10.01			
Sus - Wantage Twp. **Block:** 153 **Lot:** 12			
Gilman Farms, Inc.	86.865	02/07/2002	Easement Purchase - County
Sus - Wantage Twp. **Block:** 36 **Lot:** 9.01			
Sus - Wantage Twp. **Block:** 36 **Lot:** 9.02			
HAMMING, BRUCE & IKE	281.516	09/13/1999	Easement Purchase - County
Sus - Wantage Twp. **Block:** 2 **Lot:** 18.01 NonSeverable exception of 3 acres			
Sus - Wantage Twp. **Block:** 2 **Lot:** 15			
Sus - Wantage Twp. **Block:** 2 **Lot:** 16			
Sus - Wantage Twp. **Block:** 2 **Lot:** 19.01			
HARDEN, R. W.	237.2708	10/28/1996	Easement Purchase - County
Sus - Wantage Twp. **Block:** 23 **Lot:** 1			
Sus - Wantage Twp. **Block:** 2 **Lot:** 6			
Sus - Wantage Twp. **Block:** 24 **Lot:** 1			
Hauck, Michael	67.728	12/11/2008	SADC Direct Easement Purchase
Sus - Wantage Twp. **Block:** 165 **Lot:** 30.01 NonSeverable exception of 2 acres			
Havens, Richard & Gail #1	162.461	01/11/2008	Easement Purchase - County
Sus - Wantage Twp. **Block:** 1.02 **Lot:** 7 Severable exception of 3.5 acres			
Sus - Wantage Twp. **Block:** 1.02 **Lot:** 13 Severable exception of 3 acres			
Severable exception of 1.5 acres			
HOEHN, C&B	112.3166	10/24/2000	Easement Purchase - County
Sus - Wantage Twp. **Block:** 24 **Lot:** 4 Severable exception of 3 acres			
Sus - Wantage Twp. **Block:** 24 **Lot:** P/O 4.01			
Sus - Wantage Twp. **Block:** 24 **Lot:** P/O 4.01			
JOSEPH, F. & S.	246.6673	06/23/1998	Easement Purchase - County
Sus - Wantage Twp. **Block:** 151 **Lot:** 17.01			
Sus - Wantage Twp. **Block:** 165 **Lot:** 11.01			
Sus - Wantage Twp. **Block:** 165 **Lot:** 11.02			
Sus - Wantage Twp. **Block:** 165 **Lot:** 12			
Sus - Wantage Twp. **Block:** 165 **Lot:** 18.01			
KELLY, PATRICK	123.6155	08/31/2001	Easement Purchase - County
Sus - Wantage Twp. **Block:** 123 **Lot:** 5.01 Severable exception of 5 acres			
Sus - Frankford Twp. **Block:** 37.01 **Lot:** 1			
KUPERUS, Harriet & Henry C.	308.503	06/30/1995	Easement Purchase - County
Sus - Wantage Twp. **Block:** 138 **Lot:** 5 Severable exception of 7.5 acres			
Sus - Wantage Twp. **Block:** 38 **Lot:** p/o 6.01			
Kuperus, John and Sonya	37.07	12/22/2003	Easement Purchase - County
Sus - Wantage Twp. **Block:** 130 **Lot:** 6.01 Severable exception of 2.48 acres			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

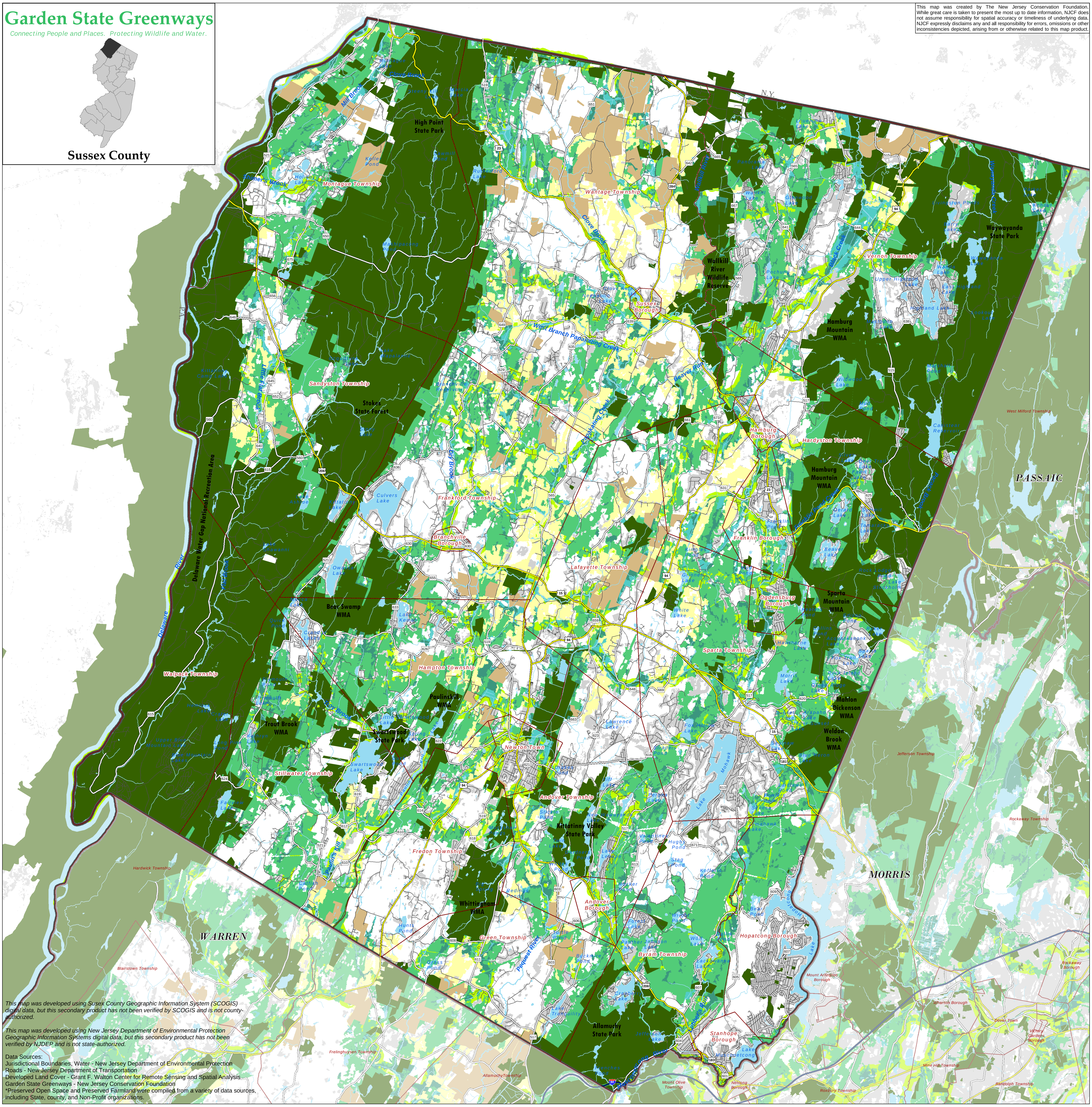
Sussex County

Farm	Easement Size	Date Closed	Program
Wallerius, Margaret	38.15	12/27/2002	Easement Purchase - County
Sus - Wantage Twp. **Block:** 142 **Lot:** 8.01			
Nowicki, Edward J.	174.406	04/08/2004	Easement Purchase - County
Sus - Wantage Twp. **Block:** 36 **Lot:** 2.01 Severable exception of 1.63 acres			
Sus - Wantage Twp. **Block:** 36 **Lot:** 2.07 Severable exception of 1.63 acres			
Sus - Wantage Twp. **Block:** 36 **Lot:** 14.01			
Sus - Wantage Twp. **Block:** 36 **Lot:** 14.03			
Sus - Wantage Twp. **Block:** 36 **Lot:** 14.04			
Sus - Wantage Twp. **Block:** 36 **Lot:** 14.05			
Sus - Wantage Twp. **Block:** 36 **Lot:** 14.06			
Sus - Wantage Twp. **Block:** 36 **Lot:** 14.07			
Parrott, Christian	121.1533	06/27/2003	Easement Purchase - County
Sus - Wantage Twp. **Block:** 142 **Lot:** 3.01 Severable exception of 6 acres			
Sus - Wantage Twp. **Block:** 143 **Lot:** 11 NonSeverable exception of .5 acres			
POSTMA, SEIK & RENA	88.971	10/28/1996	Easement Purchase - County
Sus - Wantage Twp. **Block:** 127 **Lot:** 10			
Sus - Wantage Twp. **Block:** 159 **Lot:** 2.01			
RICKER BROTHERS	250.1152	08/13/1997	Easement Purchase - County
Sus - Wantage Twp. **Block:** 37 **Lot:** 12.01			
Sus - Wantage Twp. **Block:** 35 **Lot:** 8			
Sus - Wantage Twp. **Block:** 38 **Lot:** 12			
Sus - Wantage Twp. **Block:** 37 **Lot:** 12.03			
Ricker, Walter	164.4195		
Sus - Wantage Twp. **Block:** 35 **Lot:** 8 Severable exception of 4.2 acres			
Sus - Wantage Twp. **Block:** 37 **Lot:** 12.01			
Ricker, Walter	164.4195		
Sus - Wantage Twp. **Block:** 35 **Lot:** 8 Severable exception of 4.2 acres			
Sus - Wantage Twp. **Block:** 37 **Lot:** 12.01			
Ringier, Bruce & Ann	62.792	08/11/2006	Easement Purchase - County
Sus - Wantage Twp. **Block:** 117 **Lot:** 24.01 Severable exception of 3 acres			
RUSSELL, L. JOHN	87.5818	12/09/1999	Easement Purchase - County
Sus - Wantage Twp. **Block:** 37 **Lot:** 3.01			
Steele, Bernard	50.2537	03/16/2004	Easement Purchase - County
Sus - Wantage Twp. **Block:** 30 **Lot:** 1.03 Severable exception of 3 acres			
Sus - Wantage Twp. **Block:** 35 **Lot:** 5.01			
Sus - Wantage Twp. **Block:** 35 **Lot:** 5.02			
Steinetz, Bernard & Jane (Presid	154.0317	05/22/2003	Easement Purchase - County
Sus - Wantage Twp. **Block:** 29 **Lot:** 6.01 Severable exception of 3 acres			
Ulrich, Allan & Joan	27.79	11/14/2002	Easement Purchase - County
Sus - Wantage Twp. **Block:** 142 **Lot:** 8.05			
Warsex Developers	149.7026	12/21/2001	Easement Purchase - County
Sus - Wantage Twp. **Block:** 37 **Lot:** 10 Severable exception of 3 acres			

New Jersey Farmland Preservation Program
Listing of Preserved Farmland

Sussex County

Farm	Easement Size	Date Closed	Program
Wirths, Harold J.	225.3668	08/25/2001	Easement Purchase - County
Sus - Wantage Twp. **Block:** 12.01 **Lot:** 11 Severable exception of 2 acres Sus - Wantage Twp. **Block:** 14 **Lot:** 29.01			
ZEBROWSKI, D.	158.9157	12/15/1999	Easement Purchase - County
Sus - Wantage Twp. **Block:** 29 **Lot:** 8 NonSeverable exception of .436 acres Sus - Wantage Twp. **Block:** 29 **Lot:** 10 NonSeverable exception of 2 acres Sus - Wantage Twp. **Block:** 30 **Lot:** 5			



Garden State Greenways
- Agriculture/Grassland
- Emergent Wetland
- Forested Wetland
- Upland Forest
- Beach/Dune
- Connectors

Other Land Cover
- Preserved Open Space
- Preserved Farmland
- Water
- Developed 2001
- County Boundary
- Munipal Boundary
- Interstate/Toll Highway
- U.S./State Highway
- County Road
- Local Road

0 1 2 3 4 Miles

1:55,000

Garden State Greenways (GSG) is a vision for an interconnected, statewide system of open space. GSG county maps depict the results of the New Jersey Green Infrastructure Assessment (NJGIA) conducted by the New Jersey Conservation Foundation in cooperation with the New Jersey Department of Environmental Protection Green Acres Program and the Grant F. Walton Center for Remote Sensing and Spatial Analysis at Rutgers University.

The NJGIA identified large tracts of undeveloped land that could function as 'hubs' of an interconnected open space system in New Jersey. Linear 'connectors' were also identified by the the NJGIA in order to represent potential linkages among identified hubs.

Garden State Greenways refers to the 'green infrastructure' identified by the NJGIA and represents a vision of interconnected open space that can help to lesson the environmental and social impacts of sprawl and maintain quality of life in New Jersey.

Green infrastructure plays a vital role in maintaining public health and quality of life in New Jersey by providing close-to-home recreation opportunities, safeguarding surface and underground water supplies and productive soils, protecting native plant and animal populations, and upholding scenic, cultural and historic amenities contributing to community character and livability throughout the state.

Garden State Greenways sets forth eight broad goals towards achieving the vision of a 'green infrastructure':

1. **Establish parks, trails, or other protected lands within walking distance of every New Jersey resident.**
2. **Permanently protect New Jersey's critical natural resource lands: those contributing to groundwater or aquifer recharge, surface water quality, rare and endangered species habitat, and prime soils.**
3. **Permanently protect large, contiguous tracts of natural land for the long-term survival of native plant and animal species.**
4. **Permanently protect large, contiguous tracts of farmland for the long-term viability of agriculture and the maintenance of scenic and cultural landscapes.**
5. **Permanently protect parks, natural lands, and farmland surrounding historic sites, in order to maintain their historic character, visual context and interpretive value.**
6. **Link together New Jersey's protected natural, agricultural, historic, and recreation lands via trails and greenway connectors.**
7. **Grant public access and trail rights-of-way, where appropriate, across green infrastructure lands to allow the public to benefit from the scenic, recreational and interpretive opportunities provided therein.**
8. **Coordinate state, local, and private preservation as well as land use planning efforts, around common maps and shared GIS data, towards achieving goals one through seven.**

New Jersey Conservation Foundation

visit the GSG website at www.gardenstategreenways.org

New Jersey Farmland Preservation Program
SUMMARY of PRESERVED FARMLAND

Participating Counties	Number of Farms	Percent of Total State Farms	Number of Munici-palities	Acres	Percent of Total State Acres	Total Cost	Percent of Total Cost for State	Per Acre Total Cost	State Cost	Percent of State Cost for State	Per Acre State Cost	State Cost Share Percent	County/ Municpality/ Fed Fund Cost
Atlantic	39	2.2%	6	4,625	2.6%	15,632,524	1.3%	3,380	11,739,514	1.4%	2,538	75%	3,893,010
Bergen	7	0.4%	4	318	0.2%	16,016,072	1.3%	50,392	9,719,643	1.2%	30,581	61%	6,296,429
Burlington	184	10.2%	14	22,799	12.9%	120,326,909	9.7%	5,278	73,696,467	9.1%	3,232	61%	46,630,442
Camden	8	0.4%	3	499	0.3%	12,626,817	1.0%	25,326	6,967,272	0.9%	13,975	55%	5,659,545
Cape May	40	2.2%	6	2,551	1.4%	11,438,687	0.9%	4,483	7,161,793	0.9%	2,807	63%	4,276,895
Cumberland	113	6.2%	11	14,147	8.0%	27,722,691	2.2%	1,960	21,092,713	2.6%	1,491	76%	6,629,978
Gloucester	109	6.0%	12	9,201	5.2%	49,589,925	4.0%	5,389	31,816,449	3.9%	3,458	64%	17,773,476
Hunterdon	295	16.3%	16	25,097	14.2%	202,432,174	16.3%	8,066	142,562,658	17.5%	5,680	70%	59,869,516
Mercer	91	5.0%	8	7,013	4.0%	70,694,030	5.7%	10,080	43,754,182	5.4%	6,239	62%	26,939,848
Middlesex	46	2.5%	7	4,515	2.6%	54,834,649	4.4%	12,146	37,618,096	4.6%	8,333	69%	17,216,553
Monmouth	161	8.9%	10	12,394	7.0%	185,354,272	14.9%	14,955	116,719,924	14.3%	9,417	63%	68,634,348
Morris	107	5.9%	13	6,914	3.9%	131,581,025	10.6%	19,030	71,499,293	8.8%	10,341	54%	60,081,733
Ocean	40	2.2%	6	2,855	1.6%	21,120,896	1.7%	7,399	14,198,414	1.7%	4,974	67%	6,922,483
Passaic													
Salem	196	10.8%	10	25,774	14.6%	91,663,303	7.4%	3,556	71,529,747	8.8%	2,775	78%	20,133,556
Somerset	86	4.8%	7	7,078	4.0%	101,704,891	8.2%	14,369	62,492,181	7.7%	8,829	61%	39,212,709
Sussex	113	6.2%	13	13,306	7.5%	40,067,174	3.2%	3,011	27,422,102	3.4%	2,061	68%	12,645,072
Warren	175	9.7%	17	17,348	9.8%	92,571,574	7.4%	5,336	63,754,154	7.8%	3,675	69%	28,817,421
Total State	1,810		163	176,435		1,245,377,614		7,059	813,744,601		4,612	65%	431,633,013

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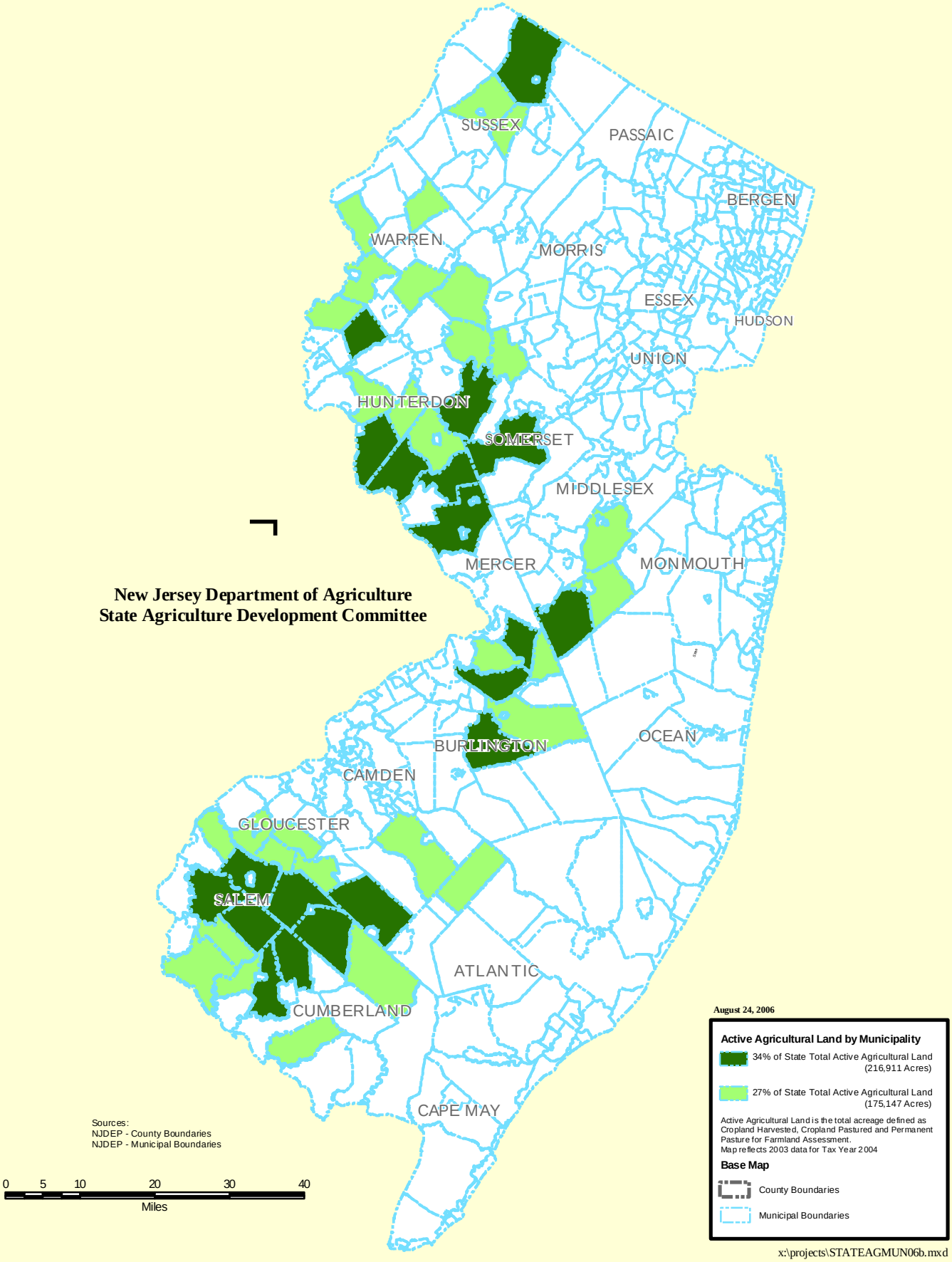
Source: **New Jersey State Agriculture Development Committee**

As of March 31, 2009

Highest Municipal Concentrations of Agricultural Land



2006/2007 FARMLAND ASSESSMENT DATA

HIGHEST MUNICIPAL CONCENTRATION OF AGRICULTURAL LAND

Municipality	County	Active Ag	Cropland Harvested	Cropland Pastured	Permanent Pasture	Total Farm Assd Acres
Upper Pittsgrove	Sal	17,485	15,851	381	1,253	21,273
Upper Freehold	Mon	14,466	10,845	475	3,146	18,617
Pilesgrove	Sal	14,455	11,566	577	2,312	16,277
Mannington	Sal	12,701	11,800	264	637	18,430
Wantage	Sus	12,478	7,835	1,089	3,554	22,550
Upper Deerfield	Cum	11,573	10,875	326	372	13,421
Hopewell	Cum	11,407	10,642	212	553	13,863
Delaware	Hun	10,887	8,084	977	1,826	15,910
Hopewell	Mer	10,118	5,681	1,724	2,713	15,989
Springfield	Bur	10,016	8,215	549	1,252	12,712
Alloway	Sal	9,257	7,250	463	1,544	13,148
Kingwood	Hun	9,058	6,131	1,264	1,663	14,802
Southampton	Bur	8,571	7,032	570	969	12,239
Pittsgrove	Sal	8,380	7,729	226	425	12,178
E. Amwell	Hun	8,280	5,598	1,250	1,432	11,243
Readington	Hun	8,123	5,472	685	1,966	12,153
Franklin	War	8,080	6,337	598	1,145	11,188
Hillsborough	Som	7,735	6,059	401	1,275	12,061
Franklin	Glo	7,599	6,892	170	537	13,911
Chesterfield	Bur	7,140	6,250	322	568	9,283
Top 20 Subtotal		**207,809**	**166,144**	**12,523**	**29,142**	**291,248**
% of State Total		**34%**	**35%**	**31%**	**32%**	**29%**
Franklin	Hun	6,732	5,065	839	828	9,258
Frankford	Sus	6,600	3,912	441	2,247	10,403
Alexandria	Hun	6,542	4,775	857	910	9,560
Hammonton	Atl	6,481	6,336	74	71	6,856
Woolwich	Glo	6,428	5,969	201	258	7,686
Mansfield	Bur	6,363	5,085	588	690	7,840
Stow Creek	Cum	6,140	5,630	206	304	8,543
Vineland	Cum	6,093	5,715	188	190	9,566
Bedminster	Som	5,997	3,483	558	1,956	10,212
Winslow	Cam	5,772	5,147	302	323	6,742
Millstone	Mon	5,747	4,694	282	771	8,794
Pemberton Twp	Bur	5,550	5,021	264	265	10,353
Elk	Glo	5,533	5,350	79	104	6,988
Harmony	War	5,362	4,518	335	509	7,303
Washington	Mor	5,326	4,050	234	1,042	10,399
Lower Alloways Creel	Sal	5,320	4,426	299	595	10,625
N. Hanover	Bur	5,259	4,618	117	524	6,903
Tewksbury	Hun	5,115	3,104	586	1,425	8,712
Frelinghuysen	War	5,107	2,935	694	1,478	9,737
Oldmans	Sal	5,085	4,651	42	392	6,707
S. Harrison	Glo	5,027	4,172	299	556	6,528
Quinton	Sal	5,000	3,874	340	786	7,910
White	War	4,989	4,056	419	514	8,379
Knowlton	War	4,975	3,240	491	1,244	8,946
Raritan	Hun	4,897	3,899	287	711	6,526
Lawrence	Cum	4,888	4,776	7	105	5,850
Mansfield	War	4,882	3,517	353	1,012	9,433
Lafayette	Sus	4,412	2,751	199	1,462	6,718
Harrison	Glo	4,283	4,000	74	209	5,309
Holland	Hun	4,250	2,756	479	1,015	6,620
Next 30 Subtotal		**164,155**	**131,525**	**10,134**	**22,496**	**245,406**
% State Total		**27%**	**28%**	**25%**	**25%**	**25%**
Top 50 Total		**371,964**	**297,669**	**22,657**	**51,638**	**536,654**
% State Total		**62%**	**63%**	**56%**	**57%**	**54%**
State Total		**603,857**	**473,028**	**40,620**	**90,209**	**1,001,337**

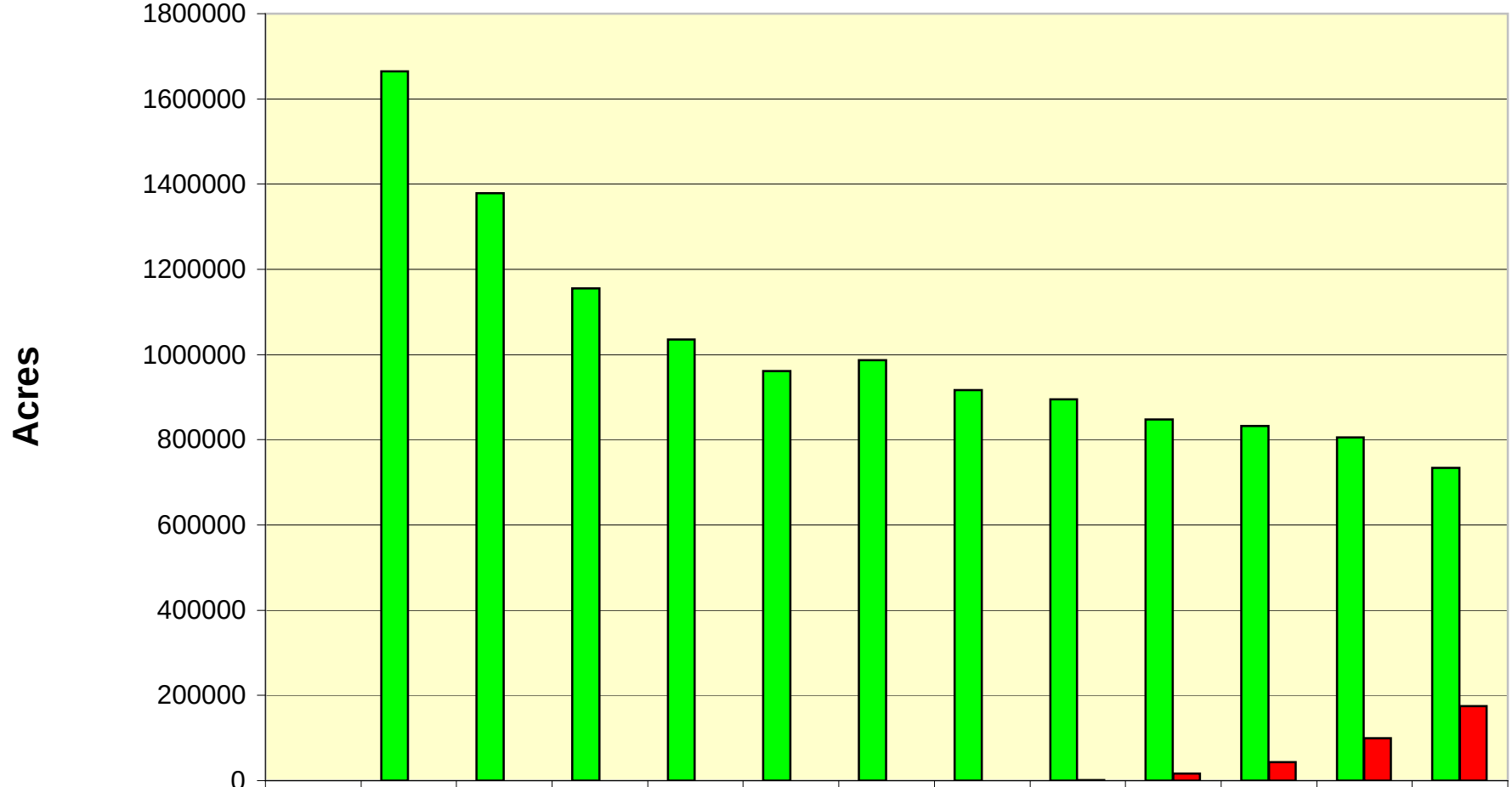
Land in Farms 1992 - 2007
vs. Permanently Preserved Farmland as of 12/31/08

County	1992	1997	Adjusted 1997	2002	1997-2002 Difference	1997-2002 % Change	2007	2002-2007 Difference	2002-2007 % Change	12/31/08 Preserved	% of County Base Preserved	12/31/08 Potential	Potential % of Cty Base Preserved	200,000 Acre Projection	600,000 Acre County Target	Preserved Difference	Potential Difference	Potential Less Preserved
Atlantic	29,606	31,050	31,620	30,337	-1,283	-4.1%	30,372	35	0.1%	4,466	14.7%	4,876	16.1%	5,250	24,846	20,380	19,970	410
Bergen	2,636	2,633	2,955	1,283	-1,672	-56.6%	1,177	-106	-8.3%	318	27.0%	318	27.0%	342	963	645	645	0
Burlington	97,186	103,667	103,627	111,237	7,610	7.3%	85,790	-25,447	-22.9%	22,776	26.5%	24,830	28.9%	26,737	70,181	47,405	45,351	2,054
Camden	7,799	9,007	9,446	10,259	813	8.6%	8,760	-1,499	-14.6%	467	5.3%	1006	11.5%	1,083	7,166	6,699	6,160	539
Cape May	11,644	9,669	9,840	10,037	197	2.0%	7,976	-2,061	-20.5%	2,551	32.0%	2,627	32.9%	2,829	6,525	3,974	3,898	76
Cumberland	68,627	66,288	67,194	71,097	3,903	5.8%	69,489	-1,608	-2.3%	13,894	20.0%	14,510	20.9%	15,624	56,846	42,952	42,336	616
Essex	613	Withheld	Withheld	153	N / A	N / A	184	31	20.3%	0	0.0%	0	0.0%	0	151	151	151	0
Gloucester	61,748	58,373	58,888	50,753	-8,135	-13.8%	46,662	-4,091	-8.1%	9,178	19.7%	9,725	20.8%	10,472	38,172	28,994	28,447	547
Hudson	N / A	N / A	N / A	N / A	N / A	N / A	N / A	N / A	N / A	0	0.0%	0	0.0%	0	0	0	0	0
Hunterdon	106,324	105,230	113,975	109,241	-4,734	-4.2%	100,027	-9,214	-8.4%	24,898	24.9%	27,215	27.2%	29,305	81,827	56,929	54,612	2,317
Mercer	35,786	28,391	28,395	25,070	-3,325	-11.7%	21,730	-3,340	-13.3%	6,797	31.3%	7,534	34.7%	8,113	17,776	10,979	10,242	737
Middlesex	25,011	28,100	28,635	21,824	-6,811	-23.8%	18,717	-3,107	-14.2%	4,515	24.1%	4,558	24.4%	4,908	15,311	10,796	10,753	43
Monmouth	58,758	59,405	61,358	47,198	-14,160	-23.1%	44,130	-3,068	-6.5%	12,394	28.1%	12,548	28.4%	13,512	36,101	23,707	23,553	154
Morris	23,915	22,351	23,623	17,233	-6,390	-27.0%	17,028	-205	-1.2%	6,914	40.6%	7,026	41.3%	7,566	13,930	7,016	6,904	112
Ocean	10,365	11,381	12,061	12,239	178	1.5%	9,833	-2,406	-19.7%	2,675	27.2%	2,935	29.8%	3,160	8,044	5,369	5,109	260
Passaic	1,838	2,232	2,485	1,526	-959	-38.6%	1,981	455	29.8%	0	0.0%	15	0.8%	16	1,621	1,621	1,606	15
Salem	98,256	92,047	92,890	96,238	3,348	3.6%	96,530	292	0.3%	25,774	26.7%	25,875	26.8%	27,862	78,967	53,193	53,092	101
Somerset	43,989	46,258	48,299	36,237	-12,062	-25.0%	32,721	-3,516	-9.7%	7,078	21.6%	7,451	22.8%	8,023	26,767	19,689	19,316	373
Sussex	75,531	73,001	76,461	75,496	-965	-1.3%	65,242	-10,254	-13.6%	12,806	19.6%	13,897	21.3%	14,964	53,371	40,565	39,474	1,091
Union	325	Withheld	Withheld	182	N / A	N / A	126	-56	-30.8%	0	0.0%	0	0.0%	0	103	103	103	0
Warren	87,638	82,900	84,494	78,042	-6,452	-7.6%	74,975	-3,067	-3.9%	17,067	22.8%	18,790	25.1%	20,233	61,333	44,266	42,543	1,723
Total	**847,595**	**832,600**	**856,909**	**805,682**	**-51,227**	**-6.0%**	**733,450**	**-72,232**	**-9.0%**	**174,568**	**23.8%**	**185,736**	**25.3%**	**200,000**	**600,000**	**425,432**	**414,264**	**11,168**

Source: US Census of Agriculture
NJ State Agriculture Development Committee

New Jersey Land in Farms 1954 - 2007

Permanently Preserved Farmland as of 12/31/08



	Year	1954	1959	1964	1969	1974	1978	1982	1987	1992	1997	2002	2007
Land in Farms (Acres)	0	1665241	1379002	1155597	1035678	961395	987309	916331	894426	847595	832600	805682	733450
Permanently Preserved Acres	0								1397	17125	42993	99429	174569

Source: US Census of Agriculture
NJ State Agriculture Development Committee

NJLandinFarms

6/12/2009

NJ State Agricultural Profile

4/13/2007

US Census of Agriculture

	2002	1997	1992	1987	1982
Farms (number)	9924	9101	9079	9032	8277
Land in Farms (acres)	805682	832600	847595	894426	916331
Average Size of Farm (acres)	81	91	93	99	111
Median Size of Farm (acres)	22	23	n/a	n/a	n/a
Estimated Market Value of Land and Buildings					
Average per Farm (dollars)	741808	594206	615430	396198	343137
Average per Acre (dollars)	9245	6642	6942	3969	3140
Market Value of Agricultural Products Sold					
$1,000	749872	697380	532988	496003	435966
Average per Farm (dollars)	75561	76627	58706	54916	52672
Top 5 Agricultural Commodity Group by Sales					
1 Nursery					
2 Vegetables					
3 Fruits					
4 Grains					
5 Milk					
Farms by Value of Sales					
Less than $2500	5233	3352	3136	3089	2316
$2,500 to $4,999	991	1105	1175	1281	1179
$5,000 to $9,999	820	1097	1144	1163	1106
$10,000 to $24,999	951	1195	1358	1201	1221
$25,000 to $49,999	489	689	676	632	683
$50,000 to $99,999	381	502	530	578	661
$100,000 or More	1059	1161	1060	1088	1093
Farms by Size					
1 to 9 Acres	2511	2249	2099	1862	1487
10 to 49 Acres	4481	3807	3726	3549	3052
50 to 179 Acres	1959	1927	2079	2316	2328
180 to 499 Acres	629	768	836	939	1047
500 to 999 Acres	228	238	250	292	286
1,000 to 1,999 Acres	99	90	74	60	62
2,000 Acres or More	17	22	15	14	15
Total Cropland					
Farms	8342	8322	8221	8268	7658
Acres	547668	594928	623466	642534	669618
Harvested Cropland					
Farms	7230	7396	7149	7288	6940
Acres	444670	485187	491518	484805	570031
Irrigated Land					
Farms	2124	2089	1911	1846	1681
Acres	96893	92965	80409	91208	83049
Principal Operator by Primary Occupation					
Farming	5193	3920	4218	4180	4197
Other	4731	5181	4861	4852	4080
Average Age of Operator	55.1	55.4	53.9	52.9	51.9

NJ Farmland Assessment

	2004	2003	2002	2001	2000	1995	1990	1983
Cropland Harvested (acres)	492551	506104	515485	526733	543651	587371	594885	624165
Cropland Pastured (acres)	41204	43477	42287	41766	42352	49263	51880	55196
Permanent Pasture (acres)	94980	93767	96333	97641	97130	106048	114376	116949
"Active Agriculture" Subtotal (acres)	628735	643348	654105	666140	683133	742682	761141	796310
Unattached Woodland (acres)	231956	229668	230072	241065	243124	222599	150235	
Attached Woodland (acres)	183105	191367	194881	199430	205356	230992	239099	367990*
Equine Acres	5555	5166	5191	4742	4645	n/a	n/a	n/a
Total for Ag Use (acres)	1049351	1069549	1084249	1111377	1136258	1196272	1150886	1165568
Total State Land Area (acres)	4747096	4747096	4747096	4747096	4747096	4747096	4747096	4747096
Percentage Farmland Assessed	22.1%	22.5%	22.8%	23.4%	23.9%	25.2%	24.2%	24.6%
Land with Farmhouse (acres)	22216	22253	21771	22062	22214	22216	23668	18748
Other Non-Ag Land (acres)	27656	29891	28264	29058	29904	30079	28919	23228
Total Non-Ag Land (acres)	49872	52144	50035	51120	52118	52294	52615	86811
Total All Land (acres)	1099223	1121693	1134284	1162497	1188376	1248567	1203364	1255317
Number of Forms	29341	29298	29234	29550	30005	29547	n/a	n/a
Total Field Crops (acres)	347796	350190	360849	368472	384753	425853	409013	455423
Total Cover Crops (acres)	9212	9763	10233	8842	9060	10536	9388	14346
Total Fruit (acres)	11631	13075	13794	12923	14816	17451	20115	23906
Total Berries (acres)	15002	14687	14185	14505	14392	14470	15211	13865
Grapes (acres)	696	652	530	516	614	539	873	1065
Total Nursery (acres)	51808	55202	53133	50990	48938	47338	47705	38749
Total Vegetables (acres)	59747	62104	65134	65482	65047	74114	77621	86946
Total Irrigated Acres	29267	27123	26621	27336	27746	24638	21324	78888

Top 10 Municipalities by 2004 "Active Ag" Subtotal

1 Upper Pittsgrove Twp, Salem Co	17630
2 Pittsgrove Twp, Salem Co	15044
3 Upper Freehold Twp, Monmouth Co	14907
4 Wantage Twp, Sussex Co	13991
5 Mannington Twp, Salem Co	12947
Top 5 Municipalities Subtotal	74519
6 Hopewell Twp, Cumberland Co	11563
7 Upper Deerfield Twp, Cumberland Co	11408
8 Delaware Twp, Hunterdon Co	11228
9 Springfield Twp, Burlington Co	10491
10 Hopewell Twp, Mercer Co	10304
Top 10 Municipalities Total	129513

* Total Woodland / Wetland

Development Pressure / Trends

	2006	2005	2004	2003	2002	2001	2000	1995	1990	1985	1980
Residential Building Permits (NJ Dept of Labor)											
Single Family Residences (units)	17018	22264	22429	22163	22379	21503	25260	18341	12801	39216	14780
Multi-Family Residences (units)	15548	16324	13507	10821	8062	6764	9325	3180	4723	15811	7490
Total Residential Units	32566	38588	35936	32984	30441	28267	34585	21521	17524	55027	22270
Commercial Building Permits (square feet)											
Population (US Census)		8717925	8685166	8640028	8576089	8504864	8414350	8083242	7730188	7565530	7365011
Employment (US Census)											
Housing Units (US Census)		3443981	3415652	3390097	3367045	3345598	3310275	3177599	3075310		2772248

Land Use / Land Cover (CRSSA)	**1972**	**1984**	**1995**	**2002**
Developed (acres)	888520	1204920	1427315	1483158
Cultivated / Grassland (acres)	999340	1006980	883590	849999
Upland Forest (acres)	1673110	1465680	1421060	1388941
Bare Land (acres)	29840	38450	45530	58982
Coastal Wetland (acres)	220720	208280	201570	200166
Inland Wetland (acres)	925300	788870	737010	734028
Unconsolidated Shore (acres)	12310	47160	45880	46809
Water (acres)	517700	516570	514960	514843
Totals	5266840	5276910	5276915	5276926

Farmland Preservation Status

Number of Farms Preserved (as of 12/31/06)	
Number of Easements Held by County	1182
Number of Easements Held by SADC	288
Total Number of Farms Permanently Preserved	1470
Acres Permanently Preserved (as of 12/31/06)	
Acres Preserved by County	118665
Acres Preserved by SADC	32877
Total Acres Permanently Preserved	151543
Total Cost of Acres Preserved (through 12/31/06)	
Per Acre Total Cost (dollars)	5982
Per Acre State Cost Share (dollars)	3934
Percentage of Total Cost	65.8%
County Cost Share	
Percentage of Total Cost	
Municipal Cost Share	
Percentage of Total Cost	
Federal Cost Share	
Percentage of Total Cost	
Non Profit Organization Cost Share	
Percentage of Total Cost	
Farms Preserved by Program Options	
Fee Simple	
Farms	59
Acres	9,717
Total Cost Share to Date	
SADC	75584293
County	
Municipalities	
SADC Direct Easement	
Farms	214
Acres	19487
Total Cost Share to Date	
SADC	104287218
County	
Municipalities	
County Easement Purchase	
Farms	1063
Acres	111672
Total Cost Share to Date	
SADC	391190283
County	
Municipalities	
Planning Incentive Grants	
Farms	140
Acres	6888
Total Cost Share to Date	
SADC	52018283
County	
Municipalities	
Non Profit Grants	
Farms	19
Acres	1652
Total Cost Share to Date	
SADC	5959047
Non Profit	
Other	
Transfer of Development Rights	
Farms	19
Acres	1490
Donations	
Farms	7
Acres	1278
State Owned Lands	
Farms	10
Acres	3539

Preserved Farms by Size	
1 to 9 Acres (farms)	22
Total Acres	169
10 to 49 Acres (farms)	429
Total Acres	13213
50 to 179 Acres (farms)	816
Total Acres	80857
180 to 499 Acres (farms)	178
Total Acres	45374
500 to 999 Acres (farms)	14
Total Acres	8590
1,000 to 1,999 Acres (farms)	2
Total Acres	2533
2,000 Acres or More (farms)	0
Total Acres	0
Pending Applications (as of 12/31/06)	
Farms	302
Acres	20866
Pending Applications by Program Option	
Fee Simple	
Farms	9
Acres	966
SADC Direct Easement	
Farms	18
Acres	1617
County Easement Purchase	
Farms	170
Acres	12199
Planning Incentive Grants	
Farms	95
Acres	5526
Non Profit Grants	
Farms	10
Acres	559
County Dedicated Tax ($0.00/$100 Assessed Value)	
Total Funding Generated in 2005 ($m)	221
Total Earmarked for Farmland Preservation	
Number of Municipalities Participating in Program	157
Number with Dedicated Taxes	217
Total Funding Generated in 2005 ($m)	80
Total Earmarked for Farmland Preservation	
Number of Planning Incentive Grant Municipalities	63
Number of Preliminarily Approved Project Areas	96
Number of Targeted Farms	2,117
Number of Targeted Acres	122,382
Number of Municipal Ag Advisory Committees	45
Number of Municipalities Pursuing TDR Programs	11
Number of Municipalities with RTF Ordinances	

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2007

SUSSEX COUNTY MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	2007	Total
Andover Boro.	Total	0	1	0	0	2	0	0	0	3
	Single	0	1	0	0	2	0	0	0	3
	Multi	0	0	0	0	0	0	0	0	0
Andover Twp.	Total	49	43	34	24	22	31	37	25	265
	Single	49	43	34	24	22	31	37	25	265
	Multi	0	0	0	0	0	0	0	0	0
Branchville Boro.	Total	0	0	2	0	0	2	1	0	5
	Single	0	0	2	0	0	2	1	0	5
	Multi	0	0	0	0	0	0	0	0	0
Byram Twp.	Total	26	28	34	22	22	18	16	15	181
	Single	26	28	34	22	22	18	16	15	181
	Multi	0	0	0	0	0	0	0	0	0
Frankford Twp.	Total	26	22	23	22	22	19	20	19	173
	Single	26	22	23	22	22	19	20	19	173
	Multi	0	0	0	0	0	0	0	0	0
Franklin Boro.	Total	5	4	4	6	9	9	14	10	61
	Single	5	4	4	6	9	9	14	10	61
	Multi	0	0	0	0	0	0	0	0	0
Fredon Twp.	Total	25	18	40	48	29	25	21	10	216
	Single	25	18	40	48	29	25	21	10	216
	Multi	0	0	0	0	0	0	0	0	0
Green Twp.	Total	26	22	16	19	16	16	20	32	167
	Single	26	22	16	19	16	16	20	32	167
	Multi	0	0	0	0	0	0	0	0	0

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2007

SUSSEX COUNTY MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	2007	Total
Hamburg Boro.	Total	67	28	37	15	21	8	9	7	192
	Single	67	28	37	15	21	8	9	7	192
	Multi	0	0	0	0	0	0	0	0	0
Hampton Twp.	Total	12	24	23	27	22	20	16	5	149
	Single	12	24	23	27	22	20	16	5	149
	Multi	0	0	0	0	0	0	0	0	0
Hardyston Twp.	Total	173	203	114	81	155	195	110	12	1,043
	Single	173	121	102	61	131	195	99	12	894
	Multi	0	82	12	20	24	0	11	0	149
Hopatcong Boro.	Total	9	6	10	13	14	14	25	18	109
	Single	9	6	10	13	14	14	25	18	109
	Multi	0	0	0	0	0	0	0	0	0
Lafayette Twp.	Total	12	12	13	14	12	15	3	4	85
	Single	12	12	13	14	12	15	3	4	85
	Multi	0	0	0	0	0	0	0	0	0
Montague Twp.	Total	11	23	42	62	59	46	35	27	305
	Single	11	23	42	62	59	44	35	27	303
	Multi	0	0	0	0	0	2	0	0	2
Newton Town	Total	18	18	7	9	32	0	4	2	90
	Single	18	18	7	9	9	0	0	0	61
	Multi	0	0	0	0	23	0	4	2	29
Ogdensburg Boro.	Total	0	0	0	0	0	6	7	3	16
	Single	0	0	0	0	0	6	7	3	16
	Multi	0	0	0	0	0	0	0	0	0

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2007

SUSSEX COUNTY MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	2007	Total
Sandyston Twp.	Total	5	8	16	8	11	12	6	4	70
	Single	5	8	16	8	11	12	6	4	70
	Multi	0	0	0	0	0	0	0	0	0
Sparta Twp.	Total	103	117	134	53	50	75	105	71	708
	Single	103	117	134	53	48	75	71	52	653
	Multi	0	0	0	0	2	0	34	19	55
Stanhope Boro.	Total	9	4	18	12	3	0	3	1	50
	Single	9	4	18	12	3	0	3	1	50
	Multi	0	0	0	0	0	0	0	0	0
Stillwater Twp.	Total	10	15	5	10	14	14	14	12	94
	Single	10	15	5	10	14	14	14	12	94
	Multi	0	0	0	0	0	0	0	0	0
Sussex Boro.	Total	2	4	6	6	6	10	11	7	52
	Single	2	4	6	6	6	10	8	7	49
	Multi	0	0	0	0	0	0	3	0	3
Vernon Twp.	Total	50	149	33	53	30	54	46	28	443
	Single	50	44	33	33	25	54	46	28	313
	Multi	0	105	0	20	5	0	0	0	130
Walpack Twp.	Total	0	0	0	0	0	0	0	0	0
	Single	0	0	0	0	0	0	0	0	0
	Multi	0	0	0	0	0	0	0	0	0

RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2007

SUSSEX COUNTY MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	2007	Total
Wantage Twp.	Total	81	59	68	83	61	79	80	48	559
	Single	81	59	68	83	61	79	80	33	544
	Multi	0	0	0	0	0	0	0	15	15
Sussex County	Total	719	808	679	587	612	668	603	360	5,036
	Single	719	621	667	547	558	666	551	324	4,653
	Multi	0	187	12	40	54	2	52	36	383

Source: U.S. Census Bureau, Manufacturing & Construction Division
Prepared by: New Jersey Department of Labor & Workforce Development, 7/08

Sussex County Agricultural Profile

4/13/2007

US Census of Agriculture

	2002	1997	1992	1987	1982
Farms (number)	1029	827	791	776	613
Land in Farms (acres)	75496	73001	75531	78641	73161
Average Size of Farm (acres)	73	88	95	101	119
Median Size of Farm (acres)	27	28	n/a	n/a	n/a
Estimated Market Value of Land and Buildings					
Average per Farm (dollars)	505823	476842	509716	355122	228669
Average per Acres (dollars)	7136	5493	4992	3671	2149
Market Value of Agricultural Products Sold					
$1,000	14756	19187	19763	19922	18329
Average per Farm (dollars)	14340	23201	24984	25673	29901
Top 5 Agricultural Commodities					
1 Milk					
2 Nursery					
3 Vegetables					
4 Hay/Other Crops					
5 Cattle					
Farms by Value of Sales					
Less than $2500	655	397	350	351	251
$2,500 to $4,999	132	120	106	118	76
$5,000 to $9,999	73	98	105	104	79
$10,000 to $24,999	74	84	93	70	59
$25,000 to $49,999	29	44	25	28	29
$50,000 to $99,999	21	31	45	39	57
$100,000 or More	45	53	67	66	62
Farms by Size					
1 to 9 Acres	219	148	157	104	90
10 to 49 Acres	462	366	319	314	190
50 to 179 Acres	242	200	183	224	199
180 to 499 Acres	88	85	109	108	110
500 to 999 Acres	13	23	21	26	24
1,000 to 1,999 Acres	5	5	2	0	0
2,000 Acres or More	0	0	0	0	0
Total Cropland					
Farms	855	762	716	707	565
Acres	38033	41321	44114	45377	41258
Harvested Cropland					
Farms	738	684	615	618	501
Acres	27776	29788	29631	29742	28579
Irrigated Land					
Farms	93	79	50	39	28
Acres	642	561	390	534	325
Principal Operator by Primary Occupation					
Farming	487	278	296	281	266
Other	542	549	495	495	347
Average Age of Operator	55.3	55.6	53.0	51.3	49.2

NJ Farmland Assessment

	2004	2003	2002	2001	2000	1995	1990	1983
Cropland Harvested (acres)	30360	30083	30851	31524	32805	34131	35376	36706
Cropland Pastured (acres)	5894	6548	6354	6191	5910	7566	7283	10055
Permanent Pasture (acres)	15324	15363	16213	16017	16218	18459	21128	22130
"Active Agriculture" Subtotal (acres)	51578	51994	53418	53732	54933	60156	63787	68891
Unattached Woodland (acres)	32877	34287	36006	34638	34833	32960	26927	
Attached Woodland (acres)	20449	19477	20538	21478	22244	24183	25633	51952*
Equine Acres	461	488	400	413	369	n/a	n/a	n/a
Total for Ag Use (acres)	105365	106246	110362	110261	112379	117299	116347	120847
Total County Land Area (acres)	333603	333603	333603	333603	333603	333603	333603	333603
Percentage Farmland Assessed	31.6%	31.8%	33.1%	33.1%	33.7%	35.2%	34.9%	36.2%
Land with Farmhouse (acres)	2239	1996	1972	1927	1892	1735	1771	1572
Other Non-Ag Land (acres)	1854	2201	1672	1929	1809	1697	1769	2341
Total Non-Ag Land (acres)	4093	4197	3644	3856	3701	3433	3540	6892
Total All Land (acres)	109458	110443	114006	114117	116080	120731	119887	127848
Number of Forms	2467	2439	2514	2530	2522	2499	n/a	n/a
Total Field Crops (acres)	27495	27617	28223	28489	28704	30108	31054	31843
Total Cover Crops (acres)	126	130	186	159	259	399	165	244
Total Fruit (acres)	383	391	401	395	387	431	694	809
Total Berries (acres)	98	101	131	99	118	109	92	137
Grapes (acres)	48	33	29	30	29	11	15	38
Total Nursery (acres)	1731	1873	1773	1826	1819	1874	2262	1885
Total Vegetables (acres)	1028	1037	1155	1214	1297	1613	1687	1601
Total Irrigated Acres	154	174	199	138	149	83	405	514

Top 10 Municipalities by 2004 "Active Ag" Subtotal

1 Wantage	13991
2 Frankford	6554
3 Lafayette	5145
4 Hampton	3674
5 Fredon	3161
Top 5 Municipalities Subtotal	32525
6 Vernon	3029
7 Green	2792
8 Stillwater	2381
9 Hardyston	2297
10 Andover	2201
Top 10 Municipalities Total	45225

* Total Woodland / Wetland

Development Pressure / Trends

	2006	2005	2004	2003	2002	2001	2000	1995	1990	1985	1980
Residential Building Permits (NJ Dept of Labor)											
Single Family Residences (units)	549	666	558	547	667	621	719	382	307	1147	354
Multi-Family Residences (units)	52	2	54	40	12	187	0	0	30	116	15
Total Residential Units	601	668	612	587	679	808	719	382	337	1263	369
Commercial Building Permits (square feet)											
Population (US Census)		153130	152117	150975	148819	146593	144166	138574	130936	122341	116119
Employment (US Census)											
Housing Units (US Census)		59546	59045	58567	57995	57293	56528		51574		43869

Land Use / Land Cover (CRSSA)	**1972**	**1984**	**1995**	**2002**
Developed (acres)		35637	44959	49594
Cultivated / Grassland (acres)		64187	62648	60277
Upland Forest (acres)		183745	184037	181537
Bare Land (acres)		1202	1488	1910
Coastal Wetland (acres)		0	0	0
Inland Wetland (acres)		48889	40508	40297
Unconsolidated Shore (acres)		867	465	474
Water (acres)		8719	9142	9079
Totals		343248	343248	343248

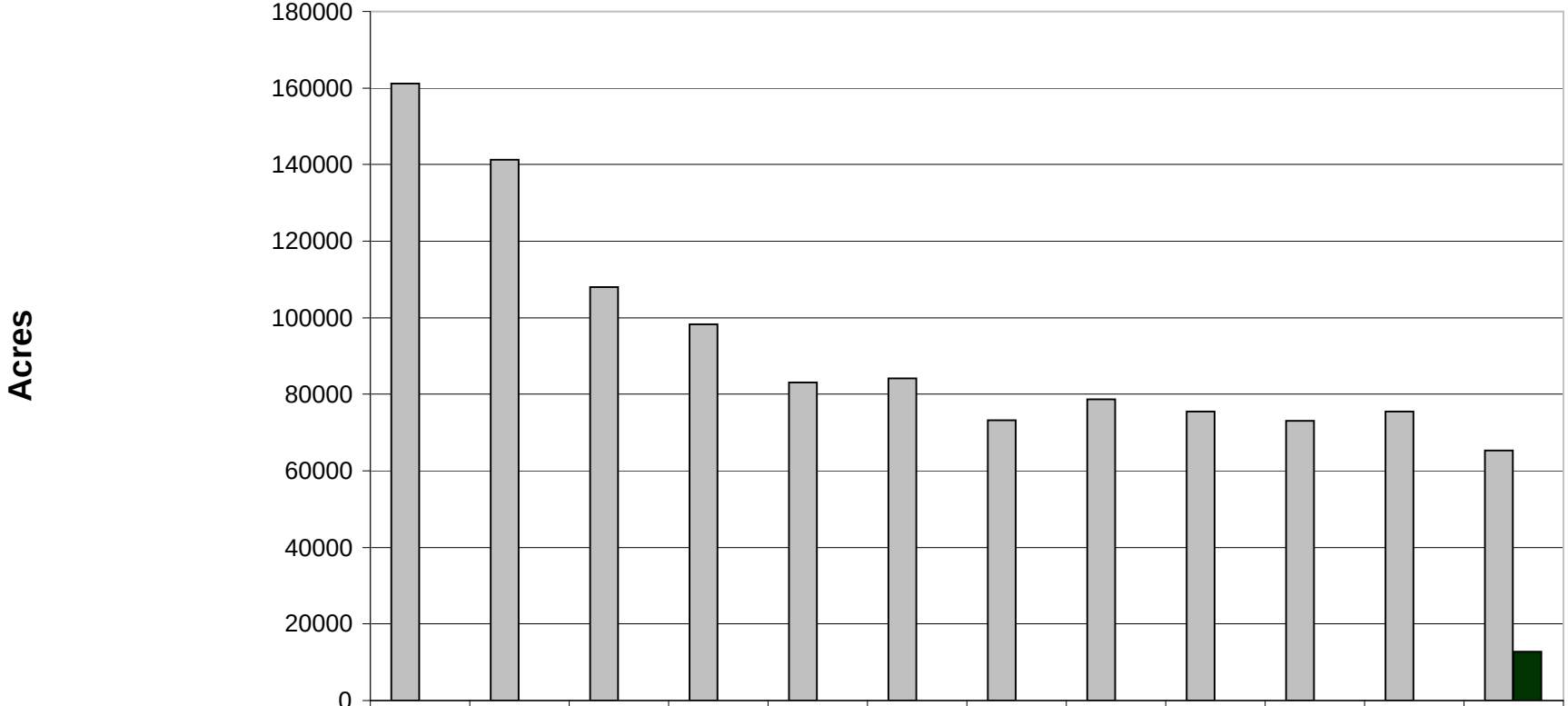
Farmland Preservation Status

Number of Farms Preserved (as of 12/31/06)	
Number of Easements Held by County	76
Number of Easements Held by SADC	4
Total Number of Farms Permanently Preserved	80
Acres Permanently Preserved (as of 12/31/06)	
Acres Preserved by County	9472
Acres Preserved by SADC	1072
Total Acres Permanently Preserved	10544
Total Cost of Acres Preserved (through 12/31/06)	
Per Acre Total Cost	2854
State Cost Share	1973
Percentage of Total Cost	69%
County Cost Share	
Percentage of Total Cost	
Municipal Cost Share	
Percentage of Total Cost	
Federal Cost Share	
Percentage of Total Cost	
Non Profit Organization Cost Share	
Percentage of Total Cost	
Farms Preserved by Program Options	
Fee Simple	
Farms	0
Acres	0
Total Cost Share to Date	
SADC	
County	
Municipalities	
SADC Direct Easement	
Farms	1
Acres	166
Total Cost Share to Date	
SADC	630469
County	
Municipalities	
County Easement Purchase	
Farms	78
Acres	9678
Total Cost Share to Date	
SADC	18476385
County	
Municipalities	
Planning Incentive Grants	
Farms	0
Acres	0
Total Cost Share to Date	
SADC	
County	
Municipalities	
Non Profit Grants	
Farms	2
Acres	330
Total Cost Share to Date	
SADC	2124020
Non Profit	
Other	
Donations	
Farms	0
Acres	0

Preserved Farms by Size	
1 to 9 Acres	0
Total Acres	0
10 to 49 Acres	14
Total Acres	493
50 to 179 Acres	47
Total Acres	4661
180 to 499 Acres	16
Total Acres	4048
500 to 999 Acres	2
Total Acres	1212
1,000 to 1,999 Acres	0
Total Acres	0
2,000 Acres or More	0
Total Acres	0
Pending Applications (as of 6/30/06)	
Farms	43
Acres	3571
Pending Applications by Program Option	
Fee Simple	
Farms	0
Acres	0
SADC Direct Easement	
Farms	2
Acres	213
County Easement Purchase	
Farms	36
Acres	3156
Planning Incentive Grants	
Farms	0
Acres	0
Non Profit Grants	
Farms	5
Acres	202
County Dedicated Tax ($0.00/$100 Assessed Value)	
Total Funding Generated in 2005	
Total Earmarked for Farmland Preservation	
Number of Municipalities Participating in Program	13
Number with Dedicated Taxes	
Total Funding Generated in 2005	
Total Earmarked for Farmland Preservation	
Number of Planning Incentive Grant Municipalities	0
Number of Preliminarily Approved Project Areas	0
Number of Targeted Farms	0
Number of Targeted Acres	0
Number of Municipal Ag Advisory Committees	0
Number of Municipalities Pursuing TDR Programs	1
Number of Municipalities with RTF Ordinances	

Sussex County Land in Farms 1954 - 2007

Permanently Preserved Farmland as of 12/31/08



	1954	1959	1964	1969	1974	1978	1982	1987	1992	1997	2002	2007
Acres	161193	141223	107963	98312	83057	84107	73161	78641	75531	73001	75496	65242
Permanently Preserved Farmland												12806